

**MEDINA TOWNSHIP  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
SEPTEMBER 20, 2017**

Acting Chairman Blakemore called the public hearing of the Medina Township Board of Zoning Appeals to order at 7:30 p.m. Permanent Board members West, Gray, Stopa, and Blakemore were in attendance. Mr. Morel was absent. Alternate member Boris Williams sat to create a full five-member Board.

Acting Chair Blakemore explained the procedures of the hearing.

**Mangan variance request-5310 Grand Canyon Dr.**

Secretary Ferencz read the application into the record. The applicant is Mark Mangan. He is also the owner of the property. The address of the property requesting the variance is 5310 Grand Canyon Dr. The present zoning is UR-PUD. Previous variance requests-None. Variation requested and Section No. and Reasons: Section 403.4D.3. Minimum Rear Yard Depth-30 ft. Shed will only be 10 ft. from rear property line, only one corner of the shed. Requesting a 20 ft. variance.

Explanation for the variance request.

- A. Due to the 20 ft. storm sewer easement, inlet rim, and contour of the land. When we get heavy rainfall or during the wet season, it becomes very soggy and soft to the rear of the property. This will make it very difficult to get a riding lawnmower etc. in and out of the shed. Thirty feet off the closer rear property line will put the shed almost on the patio. Amount and position of trees and flower beds limits the placement of the shed.
- B. Storm easement and inlet rim. Contour of land towards storm easement creating of ground during heavy rain and wet seasons. Odd shape of property limits shed placement. Amount of trees, flower beds and patio limit shed placement.
- C. In my opinion I don't think this variance will affect the public interests, property or improvements in such district or will it impair the purpose of the Resolution due to the previously stated circumstances. The position of the shed requested will be hidden partially by the island and pine trees. The shed will also be matching the house and well maintained.

The applicant, Mark Mangan was sworn in. He stated that he had an odd shape lot with a farm behind him. He originally wanted to put the shed in the rear of the property but it gets very soft and soggy in the rear of the yard. Therefore he placed the shed on the south end of the property but on an angle because there were trees in that location as well.

Mr. West stated if the shed was swung forward so it was parallel to the rear property line what would the variance request be maybe only 10 or 12 ft.? Mr. Mangan stated that there were trees in that area and he did not want to have to cut down trees. He added the shed would have two doors and he also needed to accommodate a ramp as well to get a rider mower in an out of shed. Mr. Mangan added he did not think that space between the two trees in the rear of the property would be wide enough to accommodate the shed being placed between them.

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Acting Chair Blakemore asked how large the lot was? Mr. Mangan responded .41 acres. The shed would be 14x10. He added the variance was only for one corner of the shed so he didn't think it would be that big of a deal.

The applicant produced pictures to the Board to see exactly where the shed would be located.

Acting Chair Blakemore asked if any correspondence had been received either pro or con. Secretary Ferencz stated no.

Hearing no further comments by the Board members, the Board considered the Duncan Factors:

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The Board stated yes.
2. Is the variance substantial? The Board stated yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The Board stated yes trees could be cut down or the shed could be moved closer to the patio.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes, due the trees and the condition of the rear of the property when it rains remaining very soft and soggy.

Ms. Strogin Chair of the Zoning Commission was sworn in. She stated there appeared to be a clear place to put the shed by the patio. Mr. Mangan stated no, that would be too close to the patio to accommodate the ramp as well as the fact the door would have to then be placed in the back of the shed for access.

Mr. West made a motion to approve the 20ft. rear yard depth variance for the construction of a 10x14 shed to be located at 5310 Grand Canyon Dr. Dr. It was seconded by Mr. Stopa. ROLL CALL-West-yes, Stopa-yes, Williams-yes, Gray-yes, Blakemore-yes.

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The minutes to the July 19, 2017 BZA meeting were approved as written.

Having no further business before the Board the meeting was officially adjourned at 7:49 p.m.

Kim Ferencz, Zoning Secretary

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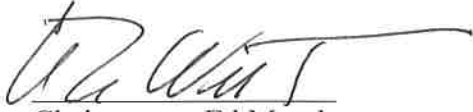
Carey Blakemore, Acting Chairperson

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Having no further business before the Board, the hearing was officially adjourned at 7:43 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary

A handwritten signature in black ink, appearing to read "Ed Morel", written over a horizontal line.

~~Chairperson, Ed Morel~~

Acting Chairperson