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**MEDINA TOWNSHIP
ZONING BOARD OF APPEALS
ORGANIZATIONAL/PUBLIC HEARING
March 15, 2023**

Acting Vice Chair Bill Ostmann called the organizational/ meeting of the Medina Township Board of Zoning Board of Appeals to order at 7:00 p.m. Permanent members Morel and Gray and Payne were in attendance. Alternate member Greene sat in for a full Board. were in attendance. Alternate Traynor was also in attendance.

ORGANIZATIONAL MEETING

Election of Officers

Secretary Ferencz called for nominations for Chairperson of the BZA for 2023.

Mr. Ostmann nominated Mr. Blakemore as Chairperson of the Board of Zoning Appeals for the calendar year 2023. It was second by Mr. Morel. The nominations were closed.
ROLL CALL- Ostmann-yes, Morel-yes, Greene-yes, Gray-yes, Payne-yes.

Secretary Ferencz turned the meeting over to Acting Vice Chair Ostmann to call for nominations for Vice Chairperson of the Board of Zoning Appeals for the calendar year 2023.

Mr. Morel made a motion to nominate Bill Ostmann as Vice Chairperson of the Board of Zoning Appeals for the calendar year 2023. It was second by Ms. Gray. The nominations were closed.

ROLL CALL-Payne-yes, Gray-yes, Green-yes, Morel-yes, Ostmann-yes.

Set hearing dates/Confirm hearing posting

The Commission stated they would continue to meet on the 3rd Wednesday of the month at 7:00 p.m. Posting of the meeting would be placed on the Town Hall marquee, website and The Gazette accordingly.

The organizational meeting was closed at 7:06 p.m.

PUBLIC HEARING

The public hearing was opened at 7:06 p.m. Permanent members Payne, Morel, Gray were in attendance. Alternates Ostmann and Greene sat in for a full board.

Frantz variance request- 3211 Hamlin Rd.

Secretary Ferencz read the application into the record. The applicant is Mr. Dan Becker from Becker Custom Builders. The current property owner is his mother in law Lynn Frantz. The street address requiring the variance is 3211 Hamlin Rd. Present Zoning: RR. Previous variance requests: none.

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The variance being requested and reason for the request: Section 401.3D 100; required Minimum Front Yard Depth. Garage bump out will be located 95' from front yard setback. Requiring a 5 ft. variance.

House is a two-story colonial with laundry in basement. Mom in law wants a 1st floor laundry and only location feasible to allow for the new laundry and mud room and still be able to fit the two cars.

The applicant, Mr. Dan Becker was sworn in. He stated he his mother-in-law is in her 80's and wants a first-floor laundry room as she doesn't want to go up and down the stairs to the basement to do laundry. The Board members stated the request was reasonable and the amount of the variance request was not substantial to obviate the problem.

Having 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 yes.
2. Is the variance substantial? The Board stated no.
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?
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 variances. The Board stated maybe not easily.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board yes.

Mr. Greene made a motion to approve a 5 ft. area variance of Section 401.3.D-Front yard setback 100 ft. exclusive of road right of way. The purpose is to construct a garage bump out (for new laundry and mud room) and still be able to house 2 cars in the garage for the property located at 3211 Hamlin Rd. as presented. It was seconded by Ms. Gray.
ROLL CALL-Greene-yes, Gray-yes, Morel-yes, Payne-yes, Ostmann-yes.


The variance was granted.

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The minutes to the BZA December 21, 2022, hearing were approved as written. Having no other business before the Board the hearing was adjourned at 7:12 p.m.

Respectfully Submitted,

Kim Ferencz
Zoning Secretary



Bill Ostmann, Vice Chairman

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**MEDINA TOWNSHIP
ZONING BOARD OF APPEALS
PUBLIC HEARING
April 19, 2023**

Chair Blakemore opened the public hearing at 7:00 p.m. Permanent members Blakemore, Gray and Greene were in attendance. Permanent members Payne and Morel were absent. Alternates Ostmann and Traynor sat in for a full board.

Albrecht variance request- 3831 Granger Rd.

Secretary Ferencz read the application into the record. The applicant is Mr. Thomas Albrecht. The street address requiring the variance is 3831 Granger Rd. Present Zoning: SR to RR. Previous variance requests: none.

The variance being requested and reason for the request: Section 401.3D required Minimum Front Yard Depth-100 ft. Deck will be 49 ft. from front yard depth.

House was built in 1942 and is pre-existing and non-conforming to today's zoning. With today's current zoning no deck will be able to be attached to any side of the house due to the distance of the house to the right of way. The new deck will be on the back of the house and will wrap around approximately one third of the west side of the deck. In 2002, the minimum front yard depth was increased from 80 ft. to 100 ft. which is increasing the requested variance by 20 ft. Also the house is in the Suburban Rural District, but due to not being connected to sewer it defaults to the Rural Residential, which the minimum front yard depth is 100 ft. instead of the 80 ft. for Suburban Residential which also increases the requested variance by 20 ft. I have been investing in this historic house in Medina Township that was an eyesore and had an exterior in disrepair that I would like to continue to improve and in turn make our Township a better place to be in the process.

The applicant, Mr. Thomas Albrecht was sworn in. He stated he grew up in Medina Township on Hamilton Rd. and passed this house every day on his way to school. He added he felt this was a house that deserved to be upgraded and has done much work to it as the photos attached show. The deck will be a great addition to the house. We plan to be here a long time and have a family here. The deck would not go any closer to the road than the house.

Chair Blakemore asked how far the house is from the road right of way. Mr. Albrecht responded, the house is approximately 35-40 ft. from the road right of way.

Mr. Greene stated the reason this property has to follow the RR regulations was because it was not connected to sewer, so the front yard setback is 100 ft.

Ms. Stroger, Chair of the Zoning Commission was sworn in. She stated this property was pre-existing, non-conforming use which can be increased up to 35 ft. without a variance. Since the deck would not be any closer to the road right of way than the house is; she saw no reason to deny the variance.

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Having 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 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 variances.
The Board stated yes, but that means no deck.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board yes.

Mr. Greene made a motion to approve a 51 ft. area variance for a deck to be constructed 49 ft. from the front yard setback for the property at 3831 Granger Rd. as presented. It was seconded by Mr. Ostmann.

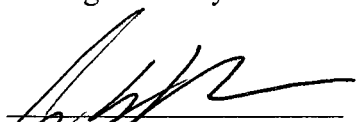
ROLL CALL-Greene-yes, Ostmann-yes, Gray-yes, Traynor-yes, Blakemore-yes.

The variance was granted.

The minutes to the BZA March 15, 2022, hearing were approved as written. Having no other business before the Board the hearing was adjourned at 7:14 p.m.

Respectfully Submitted,

Kim Ferencz
Zoning Secretary


Carey Blakemore, Chairman