

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

Chair Blakemore opened the public hearing at 7:00 p.m. Permanent members Blakemore, Gray, Greene, Morel were in attendance. Permanent member Payne was absent. Alternate Ostmann sat in for a full Board. Alternate Traynor was also in attendance.

Landmark Homes variance request-4531 Maggie Marie Blvd.

Secretary Farnsworth read the application into the record. The applicant is Landmark Homes on behalf of the property owner Richfield Group. The property requesting the variance is 4531 Maggie Marie Blvd. Present Zoning: SR Previous variance requests: No.

The variance being requested and reason for the request: Section 402.3D.-70 ft. required minimum front yard depth. House will have a 60' front yard depth. Requesting a 10 ft. variance. This request was tabled from the previous June 21, 2023 meeting.

Secretary Farnsworth then read the attached letter from the applicant, Landmark Homes.

Subject: Request for Variance for Front Yard Setback

I am writing on behalf of the Baumgartner Family. Thank you for your guidance as we work through this Variance process. As we discussed at the June Meeting. We would like to amend our request with regards to the variance. In the interest of working with the River Trace HOA and the Baumgartner's future neighbors we are formally amending our request to a 10' variance for the front yard setback. A 60' setback will we hope be sufficient to make the design work on the site and allow the home to be creatively designed to fit the neighborhood design aesthetic and be congruent with the other homes in the area. We look forward to the July meeting and finding a way to make this work for everyone.

Yours sincerely,

Tim Pelton
330-571-8100
tpelton@landmarkhomes.biz
Landmark Homes

Chair Blakemore asked if anyone had any comments. Mr. Aaron Moran (4461 Maggie Marie Blvd.) was sworn in. He spoke on behalf of the River Trace HOA and the association does support the variance request.

The Board then reviewed the Duncan Factors

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? Yes

2. Is the variance substantial? The Board stated not so much anymore.
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 potentially but not easily.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. Ostmann made a motion to grant the 10' front yard variance for the property at 4531 Maggie Marie Blvd. Lot# 23 for a 10' front yard setback. It was seconded by Mr. Greene.
ROLL CALL-Ostmann-yes, Greene-yes, Gray-yes, Morel-yes, Blakemore-yes.

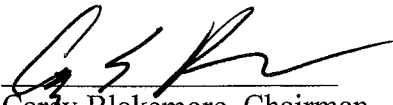
The variance was granted.

The minutes to the BZA June 21, 2023 hearing were approved as written.

Having no other business before the Board the hearing was adjourned at 7:08 p.m.

Respectfully Submitted,

Stephanie Farnsworth
Zoning Secretary


Carey Blakemore, Chairman