

**MEDINA TOWNSHIP  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
December 20, 2023**

Chair Blakemore opened the public hearing at 7:00 p.m. Permanent members Blakemore, Greene, Payne, Gray and Morel were in attendance. Alternate members Ostmann and Traynor were in attendance.

**Paul and Michele Ray- 3457 Hamlin Road**

Secretary Farnsworth read the application into the record. The applicants are Paul and Michele Ray. The street address requiring the variance is 3457 Hamlin Road. Present Zoning: Rural Residential District. Previous variance requests: none.

The variance being requested and reason for the request: Section 401.3E- Minimum side yard width of 25'. Variance of 6'-8" is requested for side yard setback of 18'-4" for new garage addition.

The existing garage is located in close proximity to the existing septic system as shown on attached drawing A1-1. The location of the existing septic system restriction option for the expansion of the garage. The 25'-0" side yard setback variance of 6'-8" is not significantly impacted as the closest structure on the adjacent neighbor's property are over 150' from the proposed garage addition.

The applicant, Paul Ray at 3457 Hamlin Road was sworn in. Chair Blakemore asked how close is the septic tank? Mr. Ray replied closer than 25' from the property line. Chair Blakemore asked why do you need 25' off property line? Mr. Ray replied they do not have enough space to put with the existing garage.

Mr. Morel asked if the neighbor to the north is 150' from the house? Mr. Ray replied yes 125' from the house. Mr. Morel asked how far from the road is the house? Mr. Ray replied 300' from the road.

Chair Blakemore asked how far is the house from the property line? Mr. Ray replied 34'-35'.

Having no further comments from 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 no but close (27%).

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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 a smaller garage.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. Ray stated this is the only plan he was able to make work. He wanted it to be by the shed, but it was not going to work due to wetlands.

Mr. Green made a motion to approve a 6ft. 8in. side yard setback of 18ft. 4in. for new garage addition variance for the property located at 3457 Hamlin Road as presented. It was seconded by Ms. Gray.

ROLL CALL-Greene- Yes, Gray- Yes, Morel-Yes, Payne-Yes, Blakemore-Yes

The variance was granted.

The minutes to the BZA November 15, 2023, hearing was approved as written.

Having no other business before the Board the hearing was adjourned at 7:14 p.m.

Respectfully Submitted,

Stephanie Farnsworth  
Zoning Secretary



Cary Blakemore, Chairman