

MEDINA TOWNSHIP

ZONING BOARD OF APPEALS PUBLIC HEARING

June 19, 2024

Chair Blakemore opened the public hearing at 7:02 p.m. Permanent members Blakemore, Greene, Payne, Gray and Morel were in attendance. Alternate members Ostmann ~~sat on the Board.~~ **was present.** Alternate member Traynor was not present.

Bret and Gina Hotchkiss- 3109 Hamlin Road

Secretary Farnsworth read the application into the record. The applicants are Bret and Gina Hotchkiss. The street address requiring the variance is 3109 Hamlin Road. Present Zoning: Rural Residential District. Previous variance requests: two.

The variance being requested and reason for the request: Section 401.3D 100' required minimum front yard depth. 1 ½ story 2 car garage with patio, will be located 86' exclusive of right-of-way. Requesting a 14' variance.

Without a variance the garage would be 8'x30'. Gina and I will continue parking our vehicles outside. The home built on this lot in 1948, was only 45' from the right-of-way. So, with the home and all its components (water, septic, and power) this has restricted our options to meet the 100' limit. The location of the proposed garage shouldn't materially impair the resolution.

The applicant, Bret Hotchkiss at 3109 Hamlin Road was sworn in. Mr. Hotchkiss stated they are restricted because of the septic system 11' off filler bed and only have 1' to play with. If the garage is not located here the hillside would have to be cut and the garage would have to be further back.

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, could cut the hillside.
2. Is the variance substantial? The Board stated no (14%).
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, cutting the hillside.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. Payne made a motion to approve a 14' variance for a new garage for the property located at 3109 Hamlin Road as presented. It was seconded by Mr. Greene.

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

The variance was granted.

The minutes to the BZA February 21, 2024, hearing was approved as written.

MISC.

Chair Blakemore stated he spoke with the Trustees and asked if there was an option to take online courses for the 6-hour education requirement. He was told that online courses are available and wanted to know if the Board would be willing to stay after a meeting or to come in when there is no application for a scheduled meeting. The Board members agreed that it would be a good idea and helpful to be able to get the hours completed. Chair Blakemore stated he will talk to the Trustees about the Board doing this. ZI Ridgley stated the Board should still try to attend a person meeting because the information provided at those is highly informative and to make sure whatever meetings they attend to get a certification.

Having no other business before the Board the hearing was adjourned at 7:23 p.m.

Respectfully Submitted,

Stephanie Farnsworth
Zoning Secretary



Cary Blakemore, Chairperson