

# MEDINA TOWNSHIP

## ZONING BOARD OF APPEALS PUBLIC HEARING

November 20, 2024

Chair Blakemore opened the public hearing at 7:00 p.m. Permanent members Blakemore, Payne, Gray, and Morel were in attendance. Permanent member Greene was not present. Alternate members Ostmann and Traynor were present.

### **Ellen Lawer- 4069 Pierce Rd.**

Secretary Farnsworth read the application into the record. The applicant is Medina Exteriors, Inc. The property owner is Ellen Lawer. The street address requiring the variance is 4069 Pierce Rd. Present Zoning: SR / RR. Previous variance requests: no.

The variance being requested and reason for the request: Section 402.3D 70' required minimum front yard depth. Covered front porch will be located 64' exclusive to road ROW. Requesting a 6' variance.

Add protection to the front door and curb appeal.

Brett Ruiz from Medina Exterior, Inc. at 4029 N. Jefferson St. was sworn in. Mr. Ruiz stated he will be adding a front porch to the home.

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.
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 always can. Just don't build it.

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

Mr. Morel made a motion to approve a 6' variance for a covered front porch addition located at 4069 Pierce Rd. as presented. It was seconded by Mr. Ostmann.

ROLL CALL-Morel- Yes, Ostmann-yes, Gray-Yes, Payne-Yes, Blakemore-Yes

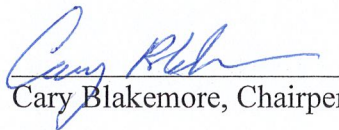
The variance was granted.

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

Having no other business before the Board the hearing was adjourned at 7:07 p.m.

Respectfully Submitted,

Stephanie Farnsworth  
Zoning Secretary

  
Cary Blakemore, Chairperson