

MEDINA TOWNSHIP

ZONING BOARD OF APPEALS PUBLIC HEARING

May 21, 2025

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

Roel Seballos- 5009 Hidden Lake Drive

Secretary Farnsworth read the application into the record. The applicant is Roel Seballos. The street address requiring the variance is 5009 Hidden Lake Drive. Present Zoning: SR. Previous variance requests: No.

The variance being requested and reason for the request: Section 402.3E 20' required minimum side yard setback. Access building will be located 18' from side property line. Requesting a 7' variance.

Two letters from neighboring properties were sent with their approval of this variance.

The applicant, Roel Seballos at 5009 Hidden Lake Drive was sworn in. Mr. Seballos read a letter into record as follows:

Dear Zoning Board/Planning Department:

I request a relaxation of the side lot line setback requirements for my 5009 Hidden lake Drive property. Specifically, I am seeking a reduction from 20 feet to 13 feet in the required setback from the side property line. The purpose of this residential accessory building is twofold. One, it will be an additional garage extension house our yard equipment, and two, it will house our equipment for our swimming pool that we are also building.

The current ordinance required a 20-foot setback from the side lot line. My proposed building will be located 13 feet from the side lot line, required a relaxation of 7 feet. The width of the lot makes it prohibitive to meet the setback requirement for our project. If we moved the proposed residential accessory building further away from our existing home, the setback line would decrease even more than 13 feet because the property width gets narrower the further away you get from our existing home. We also want to avoid spoiling the view of the lake in our community for our next-door neighbors to the west of our property. This is why we want to keep the proposed residential accessory building closer than further to our existing home.

We have attempted to reduce the width of our existing plans by reducing the width of the residential accessory building from the original 20 feet x 20 feet plan to 16 feet x 20 feet. We have reduced the width of the concrete on the west side of the proposed swimming pool,

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reducing its length from 40 feet to 35 feet. This results in a reduction total of 11 feet of width from our project's original plans.

Please find a copy of a sealed plot plan enclosed. I have also enclosed letters from our next-door neighbors on both sides of our property and their support of our build line variance application. I greatly appreciate your time and consideration for our request for a relaxation of the side lot build line. We are willing to work with the Zoning Board/Planning Department if you have any questions, comments, or concerns.

Sincerely,
Roel Seballos.

Chair Blakemore asked how far from the house the building is. Mr. Seballos replied it is 17'9" from the house. Mr. Payne asked what is on the side of the property by the new building. Mr. Seballos replied my neighbor's house and the further back we take this the more it takes away from the neighbor's view of the lake.

Alliss Strogin was sworn in. Ms. Strogin stated the way the pool it planned out, if it were to turned in the opposite direction you would not need the variance. Mr. Seballos stated that if the pool is rotated it will not be centered and it will take away the view of the lake for the neighbors.

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

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Mr. Greene made a motion to approve the 7ft. variance to reduce the side yard setback for the accessory building for Roel Seballos located at 5009 Hidden Lake Drive as presented. It was seconded by Mr. Payne.

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

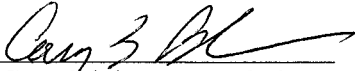
The variance was granted.

The minutes to the BZA March 19, 2025, hearing was approved as written.

Having no other business before the Board the hearing was adjourned at 7:16 p.m.

Respectfully Submitted,

Stephanie Farnsworth
Zoning Secretary


Cary Blakemore, Chairperson