

# MEDINA TOWNSHIP

## ZONING BOARD OF APPEALS PUBLIC HEARING

July 16, 2025

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

### **Bradley Mazurowski- 3514 Hamlin Rd.**

Secretary Farnsworth read the application into the record. The applicant is Bradley Mazurowski. The street address requiring the variance is 3514 Hamlin Rd. Present Zoning: RR. Previous variance requests: No.

The variance being requested and reason for the request: Section 401.3E 25' required minimum side yard setback. Deck will be located 15' from side property line. Requesting a 10' variance.

My House is built 15' from the property line alone with most other houses in the area. I am requesting to build my deck off the corner of my house no further. If this is not possible my back glass door will not open to the deck but to nothing. Building 25' off the property line will force the deck to potentially block my kitchen window and be built over or force me to relocate existing HVAC system. Also potentially putting deck foundation posts in the area of electrical and plumbing for septic along with propane supply lines.

Mr. Bradley Mazurowski was sworn in. Mr. Mazurowski stated the variance will hopefully get close to the property line. There is 2' to the end of the house from the glass door. If the deck is 25' from property line this would put it past the glass door, and it would not be a large deck.

Chair Blakemore asked if the deck would be even with the side of the house. Mr. Mazurowski replied yes.

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 close.
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 move a bunch of stuff.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. Greene made a motion to approve the side yard 10ft. variance for Bradley Mazurowski to be located at 3514 Hamlin Rd. as presented. It was seconded by Mr. Traynor.

ROLL CALL- Greene-yes, Traynor-yes, Gray-yes, Ostmann-yes, Blakemore-yes

The variance was granted.

**Keith Hlynoski- 2780 Plum Creek Pky.**

Secretary Farnsworth read the application into the record. The applicant is Dottie J. Satterfield. The street address requiring the variance is 2780 Plum Creek Pky. for Keith Hlynoski. Present Zoning: RR. Previous variance requests: No.

The variance being requested and reason for the request: Section 401.3E 25' required minimum side yard setback. Pole barn will be located 10' from side property line. Requesting 15' variance.

- A. Placing it 25' from the side pole barn will be too close to the septic system.
- B. That area also lies in a low spot creating too much standing water in and around the proposed building.
- C. The surrounding homeowners are in agreement to placing the barn 10 feet from property line.

Chair Blakemore read a letter from the neighbors into record.

Dear Ms. Farnsworth,

We have no objection to the variance for a pole barn proposed by Keith Hlynoski.

Thank you,

Jerald Howard & Rosalyn Howard.

**Page 3 BZA July 16, 2025**

Keith Hlynoski was sworn in. Mr. Hlynoski stated there is a swale in back and the septic is in front of the swale. All neighbors seem ok with the pole barn.

Chair Blakemore asked if we only approved a 10' variance instead of 15' could you move it. Mr. Hlynoski replied no it would be too close. Chair Blakemore asked if it could be moved to a different side. Mr. Hlynoski replied it would flood.

Alliss Strogin was sworn in. Ms. Strogin stated based off the pictures submitted it shows a lot of green space. The barn should be able to be moved. Mr. Hlynoski stated the swale comes from neighbors' higher pond (can't see on pictures submitted). Swale is 50' from the pole barn and goes diagonally through the yard.

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 yes.
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 no.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Ms. Gray made a motion to approve the side yard 15' variance for the pole barn for Keith Hlynoski located at 2780 Plum Creek Pky. as presented. It was seconded by Mr. Greene. ROLL CALL- Gray-yes, Greene-yes, Ostmann-yes, Traynor-yes, Blakemore-Yes

The variance was granted.

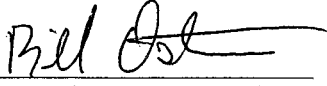
**Page 4 BZA July 16, 2025**

The minutes to the BZA June 18, 2025, hearing was approved as written.

Having no other business before the Board the hearing was adjourned at 7:20 p.m.

Respectfully Submitted,

Stephanie Farnsworth  
Zoning Secretary

  
Cary Blakemore, Chairperson