

MEDINA TOWNSHIP

ZONING BOARD OF APPEALS PUBLIC HEARING

August 20, 2025

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

Robert Cummings- 3594 Huffman Rd.

Secretary Farnsworth read the application into the record. The applicant is Robert Cummings. The street address requiring the variance is 3594 Huffman 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. The shed will be located 10' from the property line. Requesting a 15' variance.

My wife and I are planning to build a tool/garden shed on our property. The shed we plan is 16' by 20' and we are requesting a variance for 10' from our neighbors' property line. His property is used for farming and his home is approximately 300-400' from our property. The shed would have no effect on governmental services. When we purchased the property we had no plans to build the shed and had no knowledge of the regulations regarding shed building. We are requesting a variance to allow the building to be closer to our home. This is very important to us, we are an older couple, we both have arthritis, and I have Parkinson's disease, have some trouble walking and standing and had a mild stroke. The shed would allow us to be closer to our equipment and tools as we have a large property to maintain.

Mr. Robert Cummings was sworn in. Mr. Cummings stated the property was bought back in 2018. We added a pond and upgraded the house. We would like the shed for tools, tractor, and equipment. Looking at building a 12'x20' shed with a 16' porch. The yard gets level towards the neighbor's yard.

Mr. Payne asked if the shed could be closer to the pond. Mr. Cummings responded no because of the slope. Mr. McElyea asked if the neighbors are okay with the shed. Mr. Cummings replied yes.

Ms. Sharon Cummings was sworn in. Ms. Cummings stated we plan to die in this home and have built it for that purpose. We have ramps on the house and the interior is wheelchair accessible. The shed will be level allowing us the ability to drive a car straight up to it. The side we are looking to build the shed on is level, but the other side of the property goes down and water sets, so we have water issues. The porch on the shed is so the neighbors have something nice to look at and we can enjoy the view of the pond.

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

Mr. Traynor made a motion to approve the side yard 15ft. variance for Robert Cummings to be located at 3594 Huffman Rd. as presented. It was seconded by Mr. Greene.

ROLL CALL- Traynor-yes, Greene-yes, McElyea-yes, Payne-yes, Ostmann-yes.

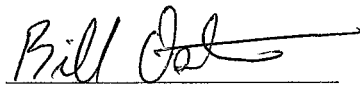
The variance was granted.

The minutes to the BZA July 16, 2025, hearing was approved as written.

Having no other business before the Board the hearing was adjourned at 7:15 p.m.

Respectfully Submitted,

Stephanie Farnsworth
Zoning Secretary



Bill Ostmann, Chairperson