

MEDINA TOWNSHIP

ZONING BOARD OF APPEALS PUBLIC HEARING

October 15, 2025

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

Arlene Olear- 3483 Nichols Rd.

Secretary Farnsworth read the application into the record. The applicant is Kaye Construction LLC. for Arlene Olear. The street address requiring the variance is 3483 Nichols Rd. Present Zoning: RR. Previous variance requests: No.

The variance being requested and reason for the request: Section 401.3D 100' required minimum front yard setback. Residential addition will be located 22' exclusive of road right-of-way. Requesting a 78' variance.

Existing front porch is in bad structural and aesthetic condition. New front porch will allow for the condition to be replaced and provide adequate comfortable use.

Mr. Ryan Kaye was sworn in.

Chair Blakemore asked if this an addition or replacement. Mr. Kaye replied replacement of existing porch.

Alliss Strogin was sworn in. Ms. Strogin asked if the replacement porch will be the same size. Mr. Kaye replied it will be 18 inches larger to fit a table.

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

Mr. Ostmann made a motion to approve the 78 ft. front yard setback for Arlene Olear to be located at 3483 Nichols Rd. as presented. It was seconded by Mr. Taynor.

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

The variance was granted.

Chair Blakemore stated the 2026 calendar for the Board of Zoning Appeals meetings has two months with the meeting being before the Board of Zoning Commissions which forces residents to wait two months for their application to be heard. The months are April and July of 2026. He continued we would have to move the meetings to the fourth Wednesday of the month for April and July 2026.

Mr. Taynor made a motion to approve the change to the fourth Wednesday of the month for April and July 2026 for the Board of Zoning Appeals meetings. It was seconded by Mr. Ostmann.


ROLL CALL- Taynor-yes, Ostmann-yes, McElyea-yes, Gray-yes, Blakemore-yes.

The minutes to the BZA September 17 2025, hearing was approved as amended.

Having no other business before the Board the hearing was adjourned at 7:13 p.m.

Respectfully Submitted,

Stephanie Farnsworth
Zoning Secretary


Cary Blakemore, Chairperson