

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP BOARD OF ZONING APPEALS

Meeting

PUBLIC HEARING & REGULAR MEETING

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

Thursday, April 9, 2020

20

7:00 p.m.

Chairman B. Dubiel opened the Meeting of the Madison Township Board of Zoning Appeals at 7:00 p.m., with the following people present: Mr. T. Sill, Mr. E. Francis, Ms. L. Diak, Mr. R. Glover, and Chairman B. Dubiel. Mr. F. Walland was present as Zoning Inspector and Mrs. M. Howell.

Mr. Walland requested a motion to approve the minutes from the January 9, 2020 Meeting.

A motion to approve the minutes from the January 9, 2020 Meeting was presented by Ms. Diak, seconded by Mr. Francis.

Roll call: Chairman Dubiel: Yes Mr. Francis: Yes
Ms. Diak: Yes Mr. Sill: Yes

Mr. Glover abstained due to the fact that he was absent from the January 9, 2020 Meeting.

Chairman Dubiel administered the Oath of Accuracy to any member in attendance who wished to speak during the hearing.

Mr. Walland stated for the record that the first Public Hearing this evening is for Variance Request #20-001 for Karin & David Saywell, owners of 7489 Lake Rd., Permanent Parcel #01-A-091-0-00-001-0, and the parcel is zoned R-2, Single Family Residential. Mr. Walland informed those in attendance that the applicant is requesting a variance to the required minimum lot width in order to split the parcel. Mr. Walland stated for the record that there are currently two (2) homes on the parcel, which are legal non-conforming. He informed those in attendance that the applicant would like to demo the dwelling that is closest to Lake Erie and rebuild it. However, there can only be one dwelling on a parcel. He informed those in attendance that the existing frontage on Lake Road is 173.34 feet. He informed the Board that the applicant would like to create two lots, each having a frontage of approximately 86.67 feet. Mr. Walland stated for the record that the applicant is seeking a 13.33 foot variance for each of the lots that would be created with the lot split. He informed those in attendance that per Section 107.3 of the Zoning Resolution, the minimum lot width is one hundred (100) feet.

Mr. Walland stated for the record that the neighbor and owner letters were mailed on March 18, 2020 and the Public Hearing was advertised in The News-Herald Legal Section on March 20, 2020.

Mr. David Saywell, 10620 Hickory Hill, Kirtland, OH.

Mr. Saywell stated that the property was purchased in 1919 by his wife's grandfather. He stated that the original parcel was twelve (12) acres and has since been split into two six (6) acre parcels. He stated that the dwellings are currently summer homes that cannot be used during the winter months. Mr. Saywell stated that he and his wife plan to build a year round home. Mr. Walland commented that in the past a new home was approved with the understanding that the new home cannot be occupied until the old dwelling is removed from the parcel. Ms. Diak asked what the neighboring lots have for frontage. Mr. Saywell stated that the neighbor next to them is actually smaller than what they are proposing for the parcels. Ms. Diak asked who lives in the other house on the parcel. Mr. Saywell stated that the cottages are opened up in the summer and his wife's cousin uses the other cottage. Chairman Dubiel stated that he would like a stipulation that only one home can be built on the parcel. Mr. Walland and Mrs. Howell reiterated that it is located in an R-2 Zoning District and only one (1) dwelling is permitted on the parcel.

Mr. Walland asked if the Board had any further questions. The Board did not.

Mr. Walland asked the Board members to vote on Variance Request #20-001.

Mr. Sill: Yes Chairman Dubiel: Yes Ms. Diak: Yes
Mr. Francis: Yes Mr. Glover: Yes

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Held _____ **Thursday, April 9, 2020** _____ 20____
7:00 p.m.

The Board members voted and unanimously approved Variance #20-001, for a minimum lot width variance in order to split the six (6) acre parcel into two (2) parcels.

Mr. Walland stated for the record that the second item on the agenda this evening is for Variance #20-002 for Mr. Bill Widlits, located at 1360 Park Ave., Permanent Parcel #01-B-115-A-00-009-0, and is zoned R-2, Single Family Residential. He informed those in attendance that the applicant is seeking a setback variance to construct a covered front porch on the front of his house located on the southwest corner of Swetland. Mr. Walland stated for the record that the setback is established by the average setback of all existing buildings on the south side of the road, which is thirty (30) feet.

Mr. Walland stated for the record that the applicant is planning to construct an eight (8) foot addition and a six (6) foot covered porch on the north side of the dwelling for a total of fourteen (14) feet. He informed the Board that the existing setback for this dwelling is forty-two (42) feet. He added that with the additional fourteen (14) feet of structures, the north edge of the covered porch would have a setback of twenty-eight (28) feet. Mr. Walland stated that the applicant is requesting a two (2) foot variance to construct a covered porch.

He stated that Section 125.6 of the Madison Township Zoning Resolution, permits an open, uncovered front porch to extend up to ten (10) feet into the front yard setback.

Mr. Walland stated for the record that the neighbor and owner letters were mailed on March 18, 2020 and the Public Hearing was advertised in The News-Herald Legal Section on March 20, 2020.

Mr. Bill Widlits, 546 Chestnut, Geneva, OH.

Mr. Widlits stated that the house was built by his grandfather years ago and the property came up for sale, so he and his wife purchased the property. He informed the Board that he and his wife hope to retire in the next year or two and this would be their retirement home.

Chairman Dubiel asked if there were any other questions. The Board had no further questions. Chairman Dubiel commented that he took a bike ride over to the neighborhood and spoke to the neighbors and no one had any objections to the variance request.

Mr. Walland asked the Board members to vote on Variance Request #20-002.

Mr. Sill: Yes Chairman Dubiel: Yes Ms. Diak: Yes
Mr. Francis: Yes Mr. Glover: Yes

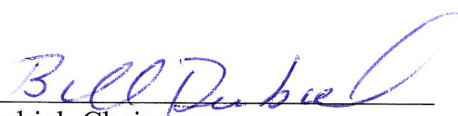
The Board members voted and unanimously approved Variance #20-002, for a covered front porch with a two (2) foot setback variance.

Mr. Walland informed the Board that there is a proposed Verizon Store going in just west of Circle K.

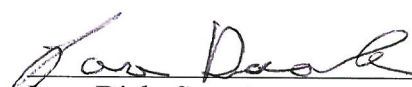
There being no further matters before the Board, a motion was presented by Mr. Francis to adjourn the meeting, seconded by Mr. Sill.

Roll call: All "Ayes."

The meeting was adjourned at 7:26p.m.



Bill Dubiel, Chairman



Lora Diak, Secretary