

**RECORD OF PROCEEDINGS**

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held Thursday, October 14, 2021 20        
7:00 p.m.

Chairman Francis opened the Meeting of the Madison Township Board of Zoning Appeals at 7:03 p.m., with the following people present: Mr. J. Boyle, Ms. L. Diak, Mr. B. Dubiel, Mr. E. Francis, and Mr. T. Sill. Mrs. M. Howell was present as Zoning Inspector and Mr. M. Ungers was present as Assistant Zoning Inspector.

A motion to approve the minutes from the September 9, 2021 Meeting was presented by Mr. Sill, seconded by Mr. Boyle.

Roll call: All "Ayes."

Chairman Francis administered the Oath of Accuracy to any member in attendance who wished to speak during any of the hearings this evening.

Mrs. Howell informed those in attendance that the first Public Hearing is for Variance Request #21-005 for Mr. Jeffrey Craft, and the property is located 6599 Swetland Rd., Permanent Parcel #01-B-115-0-00-002-0 and is zoned R-2, Single Family Residential. She informed those in attendance that the applicant, Mr. Michael Warren, on behalf of Mr. Craft, is requesting a variance to the required minimum lot frontage in order to split the parcel. Mrs. Howell stated for the record that per Section 107.3 of the Zoning Resolution, the Minimum Lot Width is one hundred (100) feet in the R-2 Zoning District. Mrs. Howell stated that the applicant is seeking a 42.77-foot Lot Width variance in order to create one (1) lot with one hundred feet of frontage and a second lot with 57.23 feet of frontage.

Mrs. Howell stated for the record that the Neighbor/Applicant letters were mailed on September 30, 2021 and the Public Hearing was advertised in The News-Herald Legal Section on September 30, 2021. Mrs. Howell informed those in attendance that there has been no contact from area residents regarding this hearing.

Mrs. Howell informed those in attendance that the owner and applicant were unable to attend the meeting this evening, therefore, she is requesting a motion to table Variance Request #21-005 until Thursday, November 4, 2021.

A motion to continue Variance Request #21-005 until November 4, 2102 was presented by Ms. Diak, seconded by Mr. Sill.

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

Mrs. Howell informed those in attendance that the next Public Hearing this evening is for Mr. & Mrs. Hupp and that the property is located on Chimney Ridge Dr., Permanent Parcel #01-B-119-A-00-020-0, and is zoned R-1, Suburban Residential.

Mrs. Howell stated for the record that the applicant is requesting a four (4) foot variance to the required Sum of Side Yards in the R-1 Zoning District, and that per Section 106.3 of the Zoning Resolution, the Minimum Sum of Side Yards in the R-1 Zoning District is thirty-five (35) feet. She informed those in attendance that the Hupp Family would like to construct a new dwelling on this vacant parcel, with a maximum construction length of seventy-four (74) feet, and that the maximum construction length for a parcel with one hundred-five (105) feet of frontage in the R-1 Zoning District is seventy (70) feet.

Mrs. Howell stated for the record that the Neighbor/Applicant letters were mailed on September 30, 2021 and the Public Hearing was advertised in The News-Herald Legal Section on September 30, 2021. Mrs. Howell informed those in attendance that one neighbor called inquiring about the variance and was provided the details of the variance request. She stated that it appeared that the neighbor did not have an issue with the variance request.

# RECORD OF PROCEEDINGS

Minutes of

## MADISON TOWNSHIP BOARD OF ZONING APPEALS REGULAR MEETING & PUBLIC HEARING MINUTES

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Thursday, October 14, 2021

Held \_\_\_\_\_ 7:00 p.m. \_\_\_\_\_ 20 \_\_\_\_\_

Mr. Keeney Hupp, 489 Glenwood Dr., Painesville, OH.

Mr. Hupp stated that he and his wife are planning to relocate to Madison permanently and live next to their granddaughter. He informed the Board that they have already purchased the vacant lot for which they are seeking the variance. The property has already been surveyed and plans have been drafted for the construction of a house. He stated that the floorplan is consistent with those found on Chimney Ridge Drive as well as spacious enough to host their family members. He explained to the Board that in order to provide enough garage space for family vehicles, the house plan they've chosen would require a four (4) foot variance. Mr. Hupp informed the Board that if the variance were denied, he would be forced to build a large outbuilding in the rear of the property. He stated that that would be a hardship for his wife and himself in the winter months. Mr. Hupp explained to the Board that they do not get around easily anymore and walking to and from a detached garage in the winter would be an ever-growing struggle for them. An attached garage with a four (4) foot variance would eliminate that hardship. He stated that most of the lots in the development have frontage of one hundred ten (110) feet and the lot they have purchased is only one hundred five (105) feet. Mr. Hupp informed the Board that although they are asking for the four (4) foot variance to the Minimum Sum of Side Yards, the total distance between the two (2) neighboring houses will be thirty-six (36) feet. He added that is one (1) foot more than the intent of the residential setback requirements.

Mr. Francis asked the Board if they had any more questions. They did not. Mr. Francis then asked if anyone else would like to speak.

Mrs. Morrisa McCray, 2215 Chimney Ridge Dr., Madison, OH.

Mrs. McCray stated that she was Mr. Hupp's granddaughter and lives next to the parcel in question. Mrs. McCray informed the Board that she did not have a problem with this variance in any way.

Chairman Francis asked if there were anymore questions from the Board. The Board had no further questions. Chairman Francis asked the Board to vote on Variance Request #21-006.

Ms. Diak: Yes      Mr. Francis: Yes      Mr. Boyle: Yes  
Mr. Sill: Yes      Mr. Dubiel: Yes

The Board members unanimously approved Variance Request #21-006.

Mrs. Howell informed Mr. Hupp that the Zoning Office will send him a letter acknowledging the approval of his variance.

A motion to close the Public Hearing for Variance #21-006 at 7:15 p.m. was presented by Mr. Sill, seconded by Ms. Diak.

Roll Call: All "Ayes."

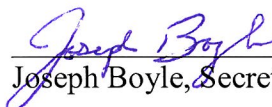
There being no further matters before the Board, a motion was presented by Mr. Sill to adjourn the meeting, seconded by Mr. Boyle.

Roll call: All "Ayes."

The meeting was adjourned at 7:17 p.m.



Evan Francis, Chairman



Joseph Boyle, Secretary