RECORD OF PROCEEDINGS

MADISON TOWNSHIP BOARD OF ZONING APPEALS

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ERNMENT FORMS & SUPPLIES	844-224-3338 FORM NO. 10148	
Held	Wednesday, June 29, 2022 7:00 p.m.	20

Chairman Diak opened the Meeting of the Madison Township Board of Zoning Appeals at 7:05 p.m., with the following people present: Mr. J. Boyle, Ms. E. Francis, Mr. B. Dubiel, and Mr. T. Sill. Mr. M. Ungers was present as Interim Zoning Inspector.

Mr. Ungers informed the Board of the Special Meeting to Amend Variance #21-005 that was approved on November 4, 2021 for a 42.77 ft. lot width variance in order to create one (1) lot with 100 feet of lot frontage and one (1) lot with 57.23 feet of lot frontage. The Variance request at the time, did not call for a minimum lot area reduction, since the intended parcels being split were projected to both satisfy the minimum lot area required by the Madison Township Zoning Resolution for R-2 Single Family Dwelling. However, when the legal description from the required survey was presented to Mr. Dave Radachy, Director of Planning and Community Development for Lake County, it stated less lot area, on the newly created parcel, than what was proposed in the Variance. The reasoning lies in the completed survey. It has been brought to the attention of the Zoning Office that a federal ruling has disallowed licensed surveyors to continue using property line coordinates that now reside in Lake Erie and to instead place new property pins at the current highwater mark on dry land, along the path of the existing coordinate. Forgoing the land that currently lies in Lake Erie at the time of the performed survey, and creating a new rear property line, reduces the lot area to less than required in R-2 Single Family. In light of the unforeseen scenario, the BZA has been requested to meet and vote on amending Variance #21-005 to allow for the new parcel's reduction in lot area, as well as the already approved frontage reduction.

This meeting was advertised in the News-Herald legal section June 28, 2022.

Mr. Sill motioned to Approve the Amendment. Seconded by Mr. Boyle.

Mr. Ungers called for Roll Call.

Minutes of

Ms. Diak: Yes

Mr. Francis: Yes

Mr. Boyle: Yes

Mr. Sill: Yes

Mr. Dubiel: Yes

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

Roll call: All "Ayes."

The meeting was adjourned at 7:10p.m.

Lora Diak, Chairman

Tom Sill, Secretary