

RECORD OF PROCEEDINGS

Minutes **MADISON TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARING** Meeting **AND REGULAR MEETING MINUTES**

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

Held Thursday November 14, 2024 at 7:00 p.m. on 20

The Madison Township Board of Zoning Appeals Meeting was called to order at 7:01 p.m. by Acting Chairman T. Brass, with the following people present Mr. B. Dubiel, Mr. J. Boyle, Mr. T. Brass, Mrs. Diak and Mr. Francis (Alternate). Mr. Ungers, Zoning Inspector, was present. Mr. C. Bernard, Assistant Zoning Inspector, was present.

Mr. Brass requested a motion to approve the minutes from September 12, 2024. Mrs. Diak presented a motion to approve the minutes from September 12, 2024, Regular minutes, seconded by Mr. Boyle With no discussion the minutes were approved:

“All Ayes” - Minutes approved 5-0.

Acting Chairman Mr. Brass opened the public hearing for Variance Request #24-006 for Ante Miocic for the purpose of building a residential home and needing set-back relief. Mr. Brass invited Ante Miocic (37606 Grove Ave. Willoughby, Oh) to the podium.

Mr. Ungers read the following zoning brief:

Conditional Use Permit Application #24-006

Applicant & Property Owner:

Ante Miocic

Location of Variance Request:

1834 W Tuttle Park Rd

Property Zoned:

R-2, Single Family

The applicant is seeking a 9 ft. front yard setback Variance to build a single-family dwelling at Permanent Parcel # 01-B-130-J-00-075-0. The front yard setback in the R-2 zone is 40 ft and the applicant wishes to construct the front foundation 31 ft from the W Tuttle Park Road right of way.

The Neighbor/Applicant letters were mailed on October 31st, 2024 and the Public Hearing was advertised in The News-Herald Legal Section on November 2nd, 2024.

The Zoning Office received no response from anyone regarding this Hearing.

Mr. Miocic passed out a rendering of the proposed home to go with the site plan that was provided to the board. This will help the board envision what the proposed home will look like. Mr. Miocic stated he spoke with the neighbors and explained what he wanted to do and none of the neighbors had an issue with the proposal of a new home. Mr. Miocic stated if the variance is granted he would probably move forward with the project in the spring. Mr. Miocic stated the closest neighbor structure would be the neighbor's garage. Mr. Miocic stated the reason he's asking for a front yard variance, as opposed a rear yard variance, is so that he can maintain 30 feet between his house and the neighbor to the rear. Asking for a front yard variance will have less impact on the neighbors. Mr. Francis stated he appreciated that Mr. Miocic went and talked to the neighbors to get their feedback before coming to the board.

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Thursday November 14, 2024

Held

7:00 p.m.

20

Mr. Francis presented a motion to approve variance request #24-006, motion to approve was seconded by Mrs. Diak. There was no further discussion.

“All Ayes” – Variance Request #24-006 was approved 5-0

Mr. Brass closed the hearing at 7:10PM.

Acting Chairman Mr. Brass opened the public hearing for Variance Request #24-007 at 7:10PM. A variance request to split off a parcel of land that will have an accessory structure, without a primary structure. Mr. Brass invited Ronald & Margaret Gabriel (7323 South Ridge Rd.) to the podium.

Mr. Ungers read the following brief:

Applicant & Property Owner: Ron & Marty Gabriel

Location of Variance Request:

7323 S Ridge Rd

Property Zoned:

R-1, Residential & M-1, Light Manufacturing

The applicant is seeking a Variance to allow an Accessory Structure to be permitted on a newly created vacant lot.

The Neighbor/Applicant letters were mailed on October 31st, 2024 and the Public Hearing was advertised in The News-Herald Legal Section on November 2nd, 2024.

The Zoning Office received no response from anyone regarding this Hearing.

Mrs. Gabriel stated that her and her husband are looking to sell the home but their son still uses the barn and the thought is to create a lot split leaving approximately two (2) acres with the house and leaving the rest with the barn. Mrs. Gabriel stated they were planning on leaving approximately one hundred and ninety-four (194) feet of frontage for the house and approximately a little over one hundred (100) feet of frontage with the barn. Mr. Ungers that both lots will meet our zoning requirements for frontage and acreage, the only question before the board is allowing a new parcel be created with only an accessory structure.

Mr. Brass asked for clarification if a second structure, that is close to the house, if it would be going with the house or the barn. Mrs. Gabriel stated that that's additional garage and it would stay with the house. Mr. Brass asked if the new lot would be a buildable lot in the future. Mr. Ungers stated that it would be buildable as it meets our requirement for frontage and acreage. Mr. Boyle asked if the owner wanted to build another structure on the property would we require another variance. Mr. Ungers stated we would require another variance for any structure built other than a new dwelling. Mr. Brass asked about access and a separate drive. Mrs. Gabriel stated there's already a separate drive in place.

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Mr. Francis presented a motion to approve variance request #24-007, seconded by Mr. Brass. With no discussion the variance request was approved.

“All Ayes” – Variance Request #24-007 was approved 5-0.

Mr. Brass closed the public hearing at 7:25PM.

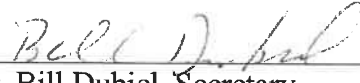
Mr. Ungers stated he did not have any old or new business to discuss this evening.

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

All “Ayes.” – Meeting adjourned at 7:25 PM



Mr. Thomas Brass Acting Chairman



Mr. Bill Dubiel, Secretary