

Richfield Township Board of Zoning Appeals
January 18, 2021

To meet requirements of Ohio HB 197 and 404 to prevent the spread of COVID-19, the regular meeting was held remotely via the MS Teams meeting software and was opened at 6:33 p.m. on January 18, 2021 with the following in attendance:

Jeff Smola
Natalie Grubb
Geoffrey Graham
Rob Kapitan

Township Administrator Mindy Remec
Zoning Inspector, Laurie Pinney
Summit County Assistant Prosecuting Attorney Raymond Hartsough

Christi Gable had notified that she was not available to attend the meeting.

Continued Case 644-20 applicant Randy Hooke and legal counsel Mark Stockman were in attendance. The request is for variance from minimum frontage requirements to subdivide a property having area in both Richfield Township and the Village of Richfield on Southern Road, in an R-1 Rural Residential district. The hearing had been opened at the November 16, 2020 meeting and continued to the December 21, 2020 meeting, then continued again to the January 18, 2021 meeting, each time at the request of the applicant. An alternate plan had been provided to the township on January 13, 2021 and a modification to that plan had been delivered to the township office on January 18, 2021. Both the January plan versions had an easement area for an access driveway, resulting in the new plan having no frontage for any of the proposed parcels B-E. Because the new proposal is substantially different than the original submitted request, the Board encouraged the applicant to withdraw Case 644-20, consider alternate options, including dedicating a public road that would provide the required minimum frontage for each lot and re-submit a new proposal if necessary. Mr. Hooke agreed to withdraw and will provide withdrawal notice in writing.

Case 645-21 was opened and is a request for variance from maximum height to construct an accessory building at 3119 Medina Line Road, in an R-1 Rural Residential district. Stephen Funk, legal counsel on behalf of the applicant provided details of the request, followed by discussion with applicant Jason Baylor, of Payne and Payne Builders and subject property owners Daniel and Deborah Hursh. Discussion centered around the definition of grade at main entrance and the varied elevation on each side of the proposed building. The Board suggested the applicant re-evaluate the plan and set a special meeting for February 1, 2021, 6:30 p.m. to continue the hearing, which will be cancelled if the applicant is able to come up with a solution not requiring the requested variance.

Case 646-21 was opened and is a request for conditional use approval to construct a residence not meeting the minimum sixty (60) foot front yard setback on a property located at 3742 Braemar Drive, in an R-4 Planned Residential district. Applicant Jason Baylor, of Payne &

Payne Builders was sworn in and presented details of the request. Applicants Brandon and Samantha York were also in attendance for questions. Following questions and discussion by the Board, a motion was made by Mr. Smola to accept BZA Resolution 646-21, approving a request for conditional use to allow construction of a residence located fifty (50) feet from the front property line. The motion was seconded by Mr. Graham and received unanimous approval of those in attendance.

The Board then turned to approval of minutes. A motion was made by Mr. Kapitan and seconded by Ms. Grubb to approve the minutes of November 16, 2020. The motion received majority approval, with an abstention by Mr. Smola. A motion was made by Mr. Graham and seconded by Mr. Smola to approve the minutes of December 21, 2020. The motion passed by majority, with an abstention by Mr. Kapitan

Having no further business, a motion was made to adjourn by Mr. Smola at 8:48 p.m. The motion was seconded by Ms. Grubb and received unanimous approval of those in attendance.

Chairperson _____ Secretary _____ Date _____