

Richfield Township Board of Zoning Appeals
December 19, 2016

The meeting was opened at 6:30 p.m. on December 19, 2016 with the following in attendance:

Dennis Skoda
Jeff Smola
Ryan Rawlings
Natalie Grubb
Christi Gable

Zoning Inspector Laurie Pinney
2017 BZA member Mark Totten
Five resident/applicant attendees

Bob Lucas and Ken Bowmer had provided prior notice that they would be unable to attend.

Mr. Rawlings continued his recusal on continued Case 623-16 and left the room for the entirety of the hearing.

Case 623-16 is a request to continue a variance for a temporary sign located at 4859 Broadview Road, parcel # 48-00800 in an R-1 Rural Residential district and received majority approval (three to two) at the November meeting, with finalization of the resolution continued to this meeting.

A motion was made by Mr. Skoda and seconded by Ms. Gable to accept Resolution 623-16. The motion failed, with Mr. Skoda and Ms. Gable voting yes, Mr. Smola voting no and Ms. Grubb abstaining. The case was tabled until the January 2017 meeting.

Mr. Rawlings rejoined the meeting for Case 624-16, which was opened at 6:40 p.m. and is a request for variance from RTZR 301-4-O-3 to modify the required front yard area to allow construction of an accessory building on a property located at 2677 Southern Road, parcel # 48-00222 in an R-1 Rural Residential district. Following discussion by the Board about the request for variance to modify the defined front yard instead of requesting a variance specifically to allow the proposed accessory structure, applicant/property owner Dale Fashinpaur was sworn in at 6:45 p.m. and provided information on the request. Following discussion by the Board, the Applicant modified his requested variance to RTZR 402-4-A, which, if granted, would allow only the currently-proposed structure in the front yard at this time.

A motion was made by Mr. Smola and seconded by Mr. Skoda to accept the modification of the variance request and provide a tentative approval, pending finalization of a resolution at the January meeting. The motion passed with unanimous approval of those in attendance.

Case 625-16 was opened at 7:20 p.m. and is a request for variance from RTZR 402-3 to allow a subdivision of property creating two lots that are less than the required minimum net lot area on a property located at the corner of Oviatt Road and Dunheath Drive, parcel # 48-01810 in an R-1

Rural Residential district. Applicant/property owner Jon Bigadza was sworn in at 7:20 and provided information on the request. Neighboring resident Jon Bonfiglio, of 4226 Oviatt Road was sworn in at 7:27 and objected to the request.

Following discussion by the Board, a motion was made by Mr. Skoda and seconded by Mr. Rawlings to grant a tentative approval, pending finalization of a resolution at the January meeting. The motion passed by majority vote, with four in favor and one opposed.

Case 626-16 was opened at 7:50 p.m. and is a request for variance from RTZR 405-3-B to allow construction of a residence not meeting the front setback requirements on a property located at the corner of Hamilton Drive and Glentroll Lane, parcel # 48-02752 in an R-4 Planned Residential district. Applicant/builder Steve Moore and potential property owner Ron Auletta were sworn in at 7:50 p.m. and provided information on the request.

Following discussion by the Board, the Applicant was requested to obtain additional information on soil conditions necessitating the request and the case was continued to the January meeting.

Having no further business, the Board turned to administrative matters and a motion was made by Mr. Skoda and seconded by Mr. Smola to accept the minutes of November 21, 2016. The motion passed by majority approval, with abstentions by Ms. Grubb and Mr. Rawlings.

Having no further business, a motion was made to adjourn by Mr. Skoda at 8:20 p.m. The motion was seconded by Ms. Grubb and received unanimous approval of those in attendance.

Chairperson _____ Secretary _____ Date _____