

**Richfield Township Board of Zoning Appeals**  
**May 16, 2022**

The meeting was opened at 6:30 p.m. on May 16, 2022, with the following members in attendance:

Jeffrey Smola, Chair  
Natalie Grubb, Member  
Jerry Ryba, Alternate Member

Also in attendance:

Patricia Ryan, Zoning Inspector  
Don Faulhaber, Resident  
Jim Vocaire, Resident  
Paul Caruso, Resident

Matthew and Cathleen Deliberato, Residents  
Attorney Marvin Evans

This meeting was held in a hybrid mode on Teams as well as in person. No one attended via Teams.

**OLD BUSINESS:**

**Continued Case 659-22.** The case is for Mark and Angela Kyei of 3649 W. Galloway Dr. PPN # 48-02119 in Richfield Township. The applicant is applying for a 49' rear yard setback variance to construct an inground pool in their rear yard. This case was continued until the Summit County Planning Commission decided on the riparian variance. That meeting, having been canceled, is not scheduled for May 26, 2022. The owners have again requested a continuance.

Mr. Smola made the motion to continue the case 659-22 until June 20, 2022, at 6:30 p.m. Ms. Grubb seconded. All members present voted to approve. Motion passed 3-0-0.

**Continued Case 660-22.** This is an appeal of the Zoning Inspector's decisions on 5 complaints filed by Mr. Don Faulhaber of 5145 Hecker Dr.

Mr. Smola made a motion at 6:32 to enter executive session. Mr. Ryba seconded. All members present voted to approve. Motion passed 3-0-0. The Board and attorney Marvin Evans left the room.

The Board returned and voted to reenter regular session at 6:50 p. m.

Mr. Smola stated the Board was in a difficult situation with 2 members not being present tonight leaving just 2 who have heard the case from the beginning. He noted they have a new member joining the Board tonight who has not been at the meetings so he would most likely have to abstain. Also, the Becknell representative who the Board requested be present to provide information was not able to travel due to being ill with Covid. Mr. Smola requested the applicant approve continuing the case until June 20, 2022, at 6:30 p.m. The applicant agreed.

Mr. Faulhaber stated there is no need for the Becknell representative to come to the property since all the leaves are out and the lights are now hidden. He also said the glare was an issue on the east end of the building and residents on Black and Columbia are also impacted.

Mr. Vocaire noted they did not hear from Becknell since the last meeting as promised.

Mr. Smola made a motion to continue case 660-22 to the June 20, 2022, meeting at 6:30 p.m. Ms. Grubb seconded. All members present voted to approve. Motion passed 3-0-0.

**NEW BUSINESS:**

**Case 664-22,** the property owner is requesting two variances on property located at 2662 Boston Mills Rd., PPN# 48-02112, in the R-1 District: 1) a 15' side yard setback variance from Section 402-4-C to

construct an accessory building 25' from the side property line and, 2) a variance from Section 301-4-O-3 to locate the accessory building partially in the front yard.

Ms. Ryan said Mr. Folk had called in today and requested the case be continued until the next meeting. Mr. Smola made a motion to continue case 664-22 to the June 20, 2022, meeting at 6:30 p.m. Mr. Ryba seconded. All members present voted to approve. Motion passed 3-0-0.


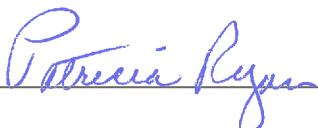
**Case 665-22**, the owners are requesting a variance from Section 301-4-O-3 to construct new 32' x 46' accessory building at 4708 Townsend Road, PPN# 48-00688 at the same location in the front yard as the existing 24' x 24' accessory building. The new building will extend further into the front yard.

No one was present to address the request.

Mr. Smola made a motion to continue case 665-22 to the June 20, 2022, meeting at 6:30 p.m. Ms. Grubb seconded. All members present voted to approve. Motion passed 3-0-0.

Minutes could not be approved due to lack of members present at those meetings not being in attendance this evening.

With no other business before the Board Mr. Smola made a motion to adjourn. at 7:02p.m. Ms. Grubb seconded. All members present voted to approve.

Chairperson  Secretary  Date 6-20-22