

**Richfield Township Board of Zoning Appeals
June 20, 2022**

The meeting was opened at 6:30 p.m. on June 20, 2022, with the following members in attendance:

Jeffrey Smola, Chair
Natalie Grubb, Member
Geoffrey Graham
Rob Kapitan
Jerry Ryba, Alternate Member

Also in attendance:

Patricia Ryan, Zoning Inspector
Matthew and Cathleen Deliberato, Residents
RPD officer

Lawrence Folk, applicant
Suzanne Scott, applicant

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. Due to lack of decision from the SCPC Mr. Smola made the motion to continue the case 659-22 until July 18, 2022, at 6:30 p.m. Mr. Graham seconded. All members present voted to approve. Motion passed 5-0-0.

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 to stay further proceedings on this case until further notice due to pending litigation. Ms. Grubb seconded. All members present voted to approve. Motion passed 5-0-0.

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.

Mr. Folk came forward, was administered the oath and explained the practical difficulties on his property. He stated the property is large but has numerous riparian, topographic, septic and utility line constraints. He was not aware of the 40' side yard setback for accessory buildings.

The Board and Mr. Folk discussed possible remedies to reduce or remove the variances. Mr. Smola stated if he would find it more acceptable to eliminate the front variance and turn the building to minimize the side variance. Mr. Folk stated he would attempt to rework his building location and return at the meeting in July.

Mr. Smola made a motion to continue the case until July 18, 2022 at 6:30. Mr. Kapitan seconded. All members present voted to approve. Motion passed 5-0-0.

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.

Ms. Suzanne Scott came forward and was administered the oath. She presented the case and explained the reasons for the building size and placement. She stated her son was going to move in once the house and garage were remodeled. He needed a 3-car garage for his SUV, tractor and mower. The Board questioned if the building could be extended to the rear and Ms. Scott stated the SCHD disapproved that due to the proximity to the septic system. After further discussion the applicant requested the case be continued.

Mr. Smola made a motion to continue the case until July 18, 2022 at 6:30 p.m. Mr. Kapitan seconded. All members present voted to approve. Motion passed 5-0-0.

NEW BUSINESS: None.

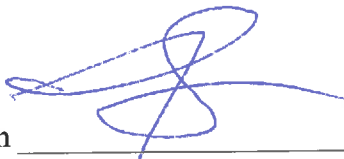
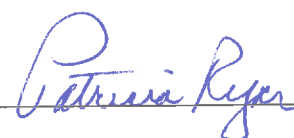
MINUTES:

A motion was made by Mr. Graham to approve the minutes from March 2022. Mr. Kapitan seconded. Motion passed 4-0-1. Mr. Ryba abstained.

A motion was made by Mr. Graham to approve the minutes from April, 2022. Mr. Smola seconded. All members present voted to approve. Motion passed 5-0-0. Motion passed 3-0-2. Mr Ryba and Mr. Kapitan abstained.

A motion was made by Ms. Grubb to approve the minutes from June, 2022. Mr. Ryba seconded. Motion passed 4-0-1. Mr. Graham abstained.

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

Chairperson  Secretary  Date 7/18/22