

Franklin Township, Portage County  
Board of Zoning Appeals  
May 12, 2025

Present: Chair Marilyn Sessions, Justin Money Penny, and Sam Abell, Board Members; Joe Ciccozzi, Zoning Inspector; Jenny August, Secretary.

Mrs. Sessions called the Board of Zoning Appeals meeting to order at 7:15 p.m. She introduced the Board members and explained the procedures for the meeting.

**7:00 Hearing:**

At 7:00 p.m. an application by Jeff & Mary Goodwin, 900 Gemberling Drive Kent, OH 44240 representing the property at the same location (parcel number 12-066-10-00-028-000) was heard for an area variance to sections 310.04 A of the Franklin Township Zoning code. The code requires that a residential structure must have a front yard setback of 45 feet from the right of way in a R-1 (low density residential) district. The applicant requested an area variance to allow the construction of a residential addition with a front yard setback of 20 feet representing a front yard variance of 25 feet.

Mrs. Sessions asked who is here to speak to this tonight. Ms. Bridget Tipton of Rick Hawksley Architect, 458 W. Main St. Kent was sworn in representing the Goodwins who reside at 900 Gemberling Drive in Kent. She explained to the board that the home is currently a split level with three levels. The Goodwins are looking to make their home more accessible. The current attached garage will become the primary living area with the bedroom, bathroom, laundry room and the entry/mudroom. The breezeway will allow for a ramp. There are other options but there are problems that go with them. One option is to shorten the length of the ramp, but then it will be steeper. Another option compromises the rear yard.

Mr. Goodwin of 900 Gemberling Drive was sworn in. He said that the lot is strangely positioned, plus it is a corner lot. The house was built in 1963 before Gemberling Drive was put in, and it was built to face the lake. The current layout impedes emergency services and they have already had some issues relating to that. Ms. Tipton said all of the doorways in her design will be 36" wide.

There were no citizens in attendance for public comment.

Mrs. Sessions and the board reviewed the Standards for an area variance:  
A-yes, B- yes, C-no, D- no, E-yes, F- yes, G- yes.

Mr. Money Penny moved to grant the applicant a variance of 25 feet which would allow the applicant to construct a residential addition with a front yard setback of 20 feet in a rural residential district where 45 feet are required. Mr. Abell seconded the motion. All board members voted yes. The variance was approved.

Mrs. Sessions noted that there was a 30-day appeal period that would begin after the minutes of this meeting were journalized. The journalizing will occur at the next meeting of the Board of Zoning Appeals.

**Approval of Minutes:**

Mr. Abell moved to approve the minutes from the April 14, 2025 meeting with a second from Mr. Moneypenny. All board members voted yes. The meeting minutes were approved.

**Next Meeting:** The next meeting is scheduled for June 9, 2025 at 7:00 pm. should any applications be submitted.

**Adjournment:**

The hearing was adjourned at 7:31 pm.

Respectfully submitted,

Jenny August, Secretary, Board of Zoning Appeals

Approved: \_\_\_\_\_ Chairperson, Marilyn Sessions