

Franklin Township, Portage County
Board of Zoning Appeals
February 8, 2021

Present: Chair David Hansford, Glenn Russell, Marilyn Sessions, Justin Moneyppenny, Board Members; Joe Ciccozzi, Zoning Inspector.

Mr. Hansford called the Board of Zoning Appeals meeting to order at 7:00 p.m. He introduced the Board Members and explained the procedures for the meeting.

7:00 Hearing:

At 7:00 p.m. an application by Innerface Architectural Signage, 5849 Peachtree Road, Atlanta, GA 30341 representing Crystal Clinic, LLC 2335 Second Street Cuyahoga Falls, Ohio 44221 for the property located at 2007 State Route 59 (parcel number 12-021-00-00-031-000) was heard for a variance to Section 700.04.A.2 which limits wall signs to 24" of vertical wall space. The applicant wishes to construct a wall sign that is 36" in height.

Mr. Hansford asked who would like to speak to this tonight. Ms. Cione Belknap of 35280 Lakeland Blvd. Eastlake Ohio was sworn in. She said the reason for the variance request is due to the logo. To condense the logo down to 24", then it would cause the Crystal Clinic lettering to be 7 inches. With a 110-foot setback, it will be too hard to read from the street.

The Board had no questions.

Mr. Hansford opened the meeting to public comment. There were no comments.

Mrs. Sessions moved to grant a 12" height variance which would allow the applicant to construct a 36" sign on parcel # 12-021-00-00-031-000. Mr. Russell seconded the motion. All Board members voted yes. The variance was approved.

Next Meeting: Mr. Russell moved to set the next meeting for March 8, 2021 at 7:00 p.m. Mr. Moneyppenny seconded. All voted yes.

Approval of Minutes: Mr. Hansford said there needs to be a correction to the spelling of Mr. Wiggins. It is in the minutes as Mr. Wiggers and needs to be Wiggins. Mr. Hansford moved to approve the minutes as amended from the December 12, 2020 meeting. Mrs. Sessions seconded the motion. Mr. Moneyppenny abstained. All others voted yes. The meeting minutes were approved as amended.

7:15 Hearing:

At 7:15 p.m. an application by Paino Associates, 1258 Windward Lane, Kent representing Ben and Natalie Koberna, 7394 S.R. 43 Kent (parcel number 12-068-20-00-001-000 and 12-068-20-00-002-000) was heard for a variance to Section 310.04A which requires a front yard setback of 45 feet. The applicant wishes to construct a pool and pool house that will be 24 feet from the property line.

Mr. Hansford asked who was here to speak to this tonight. Mr. Peter Paino of 1258 Windward Lane Kent Ohio was sworn in. Mr. Paino reviewed the site plan and said when they were designing the layout of the pool, they considered the high end of the land, and also looked at where the sun will be. The family also wanted a lap pool which is 40 feet, and a pool house. They were creating a family area without disturbing the trampoline and play area for the kids. This will not impact any neighbors in a negative way.

Mr. Russell asked if the pool will be fenced in. Mr. Paino said the entire yard is already fenced in. Mr. Hansford said 80% of the houses on SR 43 are in the same setback. Mr. Russell agreed, and said the house is already not in compliance.

Mr. Koberna of 7394 S.R. 43 was sworn in. They replaced the wooden fence when they moved in. They were awarded a grant from Portage County MRDD that paid for it because their children are all nonverbal with autism, and the fence keeps them from wandering off. They will be replacing the other part of the fence as part of this project.

There were no comments from the public. Mr. Hansford reviewed the standards for an area variance: A- Yes, B- Yes, C- No, D- No, E- yes, F- yes, G- yes

Mrs. Sessions moved to grant a variance of 21 feet which would allow the applicant to construct a pool and pool house 24 feet from the property line, with a second from Mr. Russell. All Board members voted yes. The motion was approved.

Mr. Hansford 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.

Adjournment: The meeting was adjourned at 7:26 pm

Respectfully submitted,

Jenny August
Secretary, Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford