

Franklin Township, Portage County
Board of Zoning Appeals
February 10, 2025

Present: Chair Marilyn Sessions, David Hansford, Sam Abell, and alternate Ron Goodspeed, Board Members; Joe Ciccozzi, Zoning Inspector; Jenny August, Secretary.

Mrs. Sessions called the Board of Zoning Appeals meeting to order at 7:00 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 Bruce Weymss, 1994 Pineview Dr. Kent, OH 44240 representing the property located at the same location (parcel # 12-016-30-00-015-000) was heard for a variance to section 310.04 A of the Franklin Township Zoning Resolution. The code requires a 45-foot front yard setback in the R-1 zoning district and the applicant wishes to complete a residential addition with a 12-foot front yard setback representing a 33-foot variance.

Mrs. Sessions asked who is here to speak to this tonight. Mr. Bruce Weymss of 1994 Pineview Dr. Kent was sworn in. He and his wife would like a first-floor master bedroom. Zoning Inspector Joe Ciccozzi told the board that Mr. Weymss property is a corner lot, so his side yard is also considered a front yard since it borders on two streets. Additionally, the house is already less than the required 45' setback from the center of the road. Mr. Abell said that the Carlton St. right of way is not 60', it is 50', which would change the setback to 17 feet, and reduce the variance request to 28 feet. Mr. Abell said no other homes in this area have anything built that close to the road, and the code is written this way for the safety of the residents.

Mrs. Sessions asked if they have looked at any alternate solutions. Mr. Weymss said the garage is on the other end of the house, and the pool is in the back, so there really is not another place to put it. With the pool there, they could only make it a 12' room, which is not big enough. He also wanted to keep the roof line even with the rest of the house. The location is far enough from the intersection, so they are not concerned with anyone hitting the house. The road is no longer a through street, so there is not a lot of traffic.

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 and no.

Mr. Goodspeed moved to grant the applicant a variance of 28 feet which would allow the applicant to construct a residential addition that only has a 17 foot front yard setback. Mr. Hansford seconded the motion. Mr. Abell voted no. All remaining 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. Hansford moved to approve the minutes from the January 13, 2025 meeting with a second from Mr. Abell. All voted yes. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for March 10, 2025 at 7:00 pm. should any applications be submitted.

Adjournment:

The hearing was adjourned at 7:26 pm.

Respectfully submitted,

Jenny August, Secretary, Board of Zoning Appeals

Approved: _____ Chairperson, Marilyn Sessions