

Franklin Township, Portage County
Board of Zoning Appeals
May 10, 2021

Present: Chair David Hansford, Glenn Russell, Shawn Martin, Marilyn Sessions, Justin Money Penny, Board Members; Joe Ciccozzi, Zoning Inspector; Jenny August, Secretary.

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 Scott Yahner, 1444 Ravenna Rd. Kent, OH 44240 for the property located at the same address (parcel number 12-059-00-00-004-000) was heard for a height variance to section 405.06 item 6. The code allows for 16' of vertical height for an accessory structure and the applicant is requesting a 5-foot 6-inch variance for a total height of 21.5 feet.

Mr. Hansford asked who was here to speak to this tonight. Mr. Scott Yahner of 1444 Ravenna Road Kent was sworn in. He explained to the Board that he would like to build an accessory building to match the roofline of his house. Mr. Hansford asked if it will be used for a commercial application. Mr. Yahner said no.

There were no comments from the public.

Mr. Hansford reviewed the Standards for an Area Variance:

A- Yes, B- No, C- No, D- No, E- Yes, F- Yes, G- Yes.

Mrs. Sessions moved to grant a variance of 5 ft 6 inch in height for an accessory building. Mr. Hansford seconded the motion. All Board members voted yes. The variance request was granted.

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.

Approval of Minutes: Mr. Russell moved to approve the minutes from the April 12, 2021 meeting. Mr. Money Penny seconded the motion. Mr. Martin abstained. All others voted yes. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for June 14, 2021 at 7:00 p.m.

7:15 Hearing:

At 7:15 p.m. an application Mike and Jill Mattingly, 957 Ravenna Rd. Kent, OH 44240 for the property located at the same address (parcel number 12-079-00-00-033-001) was heard for a height variance to section 405.06 item 6. The code allows for 16' of vertical height for an accessory structure and the applicant requested a 4-foot variance for a total height of 20 feet.

Mr. Hansford asked who was here to speak to this tonight. Mr. Mike Mattingly of 957 Ravenna Road, Kent was sworn in. He would like to have a taller pitch for his daughter to practice gymnastics in there, and he also needs additional storage for vehicles. It will not be used for any commercial purpose.

There were no comments from the public.

Mr. Hansford reviewed the Standards for an Area Variance:

A- Yes, B- No, C- No, D- No, E- Yes, F- Yes, G- Yes.

Mr. Russell moved to grant a variance of 4 ft which would allow the applicant to construct an accessory building that is 20 feet in height. Mr. Money Penny seconded the motion. All Board members voted yes. The variance request was granted.

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.

7:30 Hearing:

At 7:30 p.m. an application by Christopher Heltzel 7511 Skyview Dr. Kent, OH 44240 for the property located at the same address (parcel number 12-067-20-00-054-000) was heard for front yard setback variance to section 310.04 item A. The code allows for a 45-foot front yard setback, and the applicant requested a 12-foot variance for a 12' x 26' front porch and ramp to be installed.

Mr. Hansford asked who was here to speak to this tonight. Mr. Christopher Heltzel of 7511 Skyview Drive Kent was sworn in. His wife's mother lives with them and is now needing to use a handicapped ramp. They thought it would look nice with a porch and roof. The front of the house is 60 feet from the edge of the road. The porch including the ramp is 12 feet. The roof overhang covers the ramp and extends another foot.

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.

Mr. Martin moved to grant a variance of 12 feet which would reduce the required 45-foot setback to a 33-foot setback so the applicant can construct a front porch with a ramp.

Mr. Hansford seconded the motion. All Board members voted yes. The variance is 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 7:35 pm

Respectfully submitted,

Jenny August
Secretary, Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford