

Franklin Township, Portage County
Board of Zoning Appeals
May 8, 2023

Present: Chair Justin Moneyppenny, David Hansford, Marilyn Sessions, Shawn Martin, and Sam Abell, Board Members; Joe Ciccozzi, Zoning Inspector; Jenny August, Secretary.

Mr. Moneyppenny 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 David Moekle 7753 Addie Street. Kent, OH 44240 representing the property at 1471 North Blvd. Kent, OH 44240 (parcel number 12-076-20-00-127-000) was heard for a variance to sections 310.06, 310.04 and 310.03 of the Franklin Township Zoning code. The code requires in an R-1 district a minimum of 1200 square feet on the ground floor, a minimum lot size of 20,000 square ft and a 12-foot side yard setback for a single-family home in a R-1 district. The applicant requested a variance of 264 sq feet on the first floor to allow for a first-floor square footage of 936 square feet, a side yard setback variance of 5 feet allowing the house to be 7 feet of the side lot line, and a lot variance of 11,600 square feet allowing a home to be built on a lot of 8,400 square feet.

Mr. Moneyppenny asked who was here to speak to this tonight. Mr. David Moekle of 7753 Addie St. in Kent was sworn in. He said there used to be a house on this lot that he grew up in. The house burnt down in 1996. The driveway and well are still there. He needs to move out of his current house soon and would like to build on this lot.

Mr. Ciccozzi said if he were using the same footprint as the previous home, he would not need a variance. The home he is building is actually smaller, but still alters the original footprint.

Mr. Moneyppenny asked if he will be able to utilize the driveway and well. Mr. Moekle said yes. Mr. Abell asked if the setbacks and lot size will be the same. Mr. Moekle said very close to what the original home was.

Mr. Moneyppenny opened public comment. Mr. Gary Snyder who also resides at 7753 Addie St. Kent was sworn in. He stays with Mr. Moekle. He said there is no reason to build a home the same size as the old one. It is not for a big family now. The new home will be smaller than the original one, yet bigger than the neighboring houses.

The Standards for an Area Variance were reviewed by the board:

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

Regarding code section 313.03, Mr. Moneyppenny moved to grant a 11,600 square foot variance which would allow the applicant to build a home on an 8400 square foot lot instead of the required 20,000 square foot minimum. Mr. Hansford seconded the motion. All board members voted yes. The variance request is approved.

Regarding code section 313.04, Mr. Abell moved to grant a side yard setback variance of 5 feet allowing the house to be built 7 feet from the side lot line instead of the required 12 feet. Mr. Hansford seconded the motion. All board members voted yes. The variance request is approved.

Regarding code section 313.06, Mrs. Sessions moved to grant a variance of 264 square feet allowing for 936 square feet of living space on the first floor. Mr. Hansford seconded the motion. All board members voted yes. The variance request is approved.

Mr. Money Penny 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 accept the minutes from the April 10, 2023 meeting. Mr. Abell seconded the motion. All board members voted yes. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for June 12, 2023 at 7:00 pm to consider any applications that may come in.

Adjournment:

The hearing was adjourned at 7:20 pm.

Respectfully submitted,

Jenny August
Secretary, Board of Zoning Appeals

Approved as submitted:

Chairperson, Justin Money Penny

Approved as amended:

Chairperson, Justin Money Penny