

Franklin Township, Portage County
Board of Zoning Appeals
December 13, 2021

Present: Chair David Hansford, Glenn Russell, Shawn Martin, Marilyn Sessions, and 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 Steven McCoy and Maria Apointe, 7779 State Route 43 Kent, OH representing the property located at the same address (parcel numbers 12-076-20-00-243-000 & 12-076-20-00-244-000) was heard for a variance to section 405.06 A.5. The code does not allow for an accessory structure in the R-1 zoning district to be placed in the front yard. The applicant had requested to allow a previously placed accessory structure to remain on the north side of his northern most lot since there is not sufficient room to place it on the side of or in back of the house.

Mr. Hansford asked who is here to speak to this tonight. Mr. Steven McCoy of 7779 State Route 43 Kent was sworn in. He said he has two lots on SR 43 and his house sits at the back of the yard. When he placed the shed at the end of September, he did not realize he needed a variance. There is only one other possible location for the shed but it is on a hill.

Ms. Maria Apointe of 7779 SR 43 was sworn in. She said the other location for the shed would be very difficult because it is a very narrow area and there is a big hill. Mrs. Sessions asked if any neighbors have said anything about it. Mr. McCoy said no. Mr. Ciccozzi said it aligns with the deck and the tree line. Mr. Martin said it is 96 square feet, and asked if it is a permanent structure. Mr. McCoy said it is not permanent.

Mr. Hansford reviewed the Standards for a Variance:
A- yes, B- no, C- no, D- no, E- no, F- no, G- yes and no.

Mr. Hansford opened up the meeting to public comment.

Ms. Romi Fox of 1559 North Blvd. Kent was sworn in. She said she is not here to speak against neighbors, but she is here to speak for the zoning code. This shed detracts. A smaller shed could go in the back corner. The front yard has been driven on. So far, the improvements they have made to this property have been nice except for this shed. She also said Realtors need to do a better job of making people aware of the rules. Some

homeowner's association like the Twin Lakes Association try to make people aware. Mrs. Sessions asked Mrs. Fox what she thinks would be a solution to this situation. Mrs. Fox said the solution is to put a smaller shed in the back. Mr. McCoy told the Board that he is not trying to make the property look bad. It is a very nice shed and they are proud of the property. He said it will look nice in the spring.

Mr. Hansford closed public comment.

Mr. Martin asked Mr. McCoy if he owns or rents the home. Mr. McCoy said he is in a lease to own agreement.

Mr. Moneypenny moved to allow the applicant to place an 8 X 12 accessory structure on the north side of their northernmost lot per the submitted drawings. Mr. Russell seconded the motion. All Board members voted yes.

Approval of Minutes: Mr. Hansford moved to approve the minutes from the November 8, 2021 meeting. Mrs. Sessions seconded the motion. All Board members voted yes except Mr. Martin who abstained. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for January 10, 2022 at 7:00 p.m. if an application should be submitted.

Adjournment:

The hearing was adjourned at 7:27 pm.

Respectfully submitted,

Jenny August
Secretary, Board of Zoning Appeals

Approved as submitted:

Chairperson, David Hansford

Approved as amended:

Chairperson, David Hansford