

Franklin Township, Portage County
Board of Zoning Appeals
March 13, 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 Kevin Stone at 140 Wanda Court Kent, OH 44240 representing the property at the same location (parcel number 13-063-10-00-004-083) was heard for a variance to section 601.01-B56 N 4 b 1. The zoning resolution code requires a residential lot have a rear yard setback of 10 feet in a PUD (planned unit development). The applicant is requesting a 7-foot 4 inch variance to the rear yard setback maintaining a setback from the rear property line of 2 feet 8 inches.

Mr. Moneyppenny asked who was here to speak to this tonight. Mr. Kevin Stone of 140 Wanda Court, Kent was sworn in. He would like to build a patio and deck but it will extend into the rear yard setback. At this time, Zoning Inspector Joe Ciccozzi informed the board that he has done some research and has discovered that the zoning code does not address rear yard setbacks for decks in a rural residential PUD. He could actually build his deck right to the property line. The Zoning Commission will need to create language for the code to address this. General provisions would not apply because it only addresses the side yard.

The board agreed that Mr. Ciccozzi can leave it up to his own discretion to write a permit until the zoning commission has created language to address this. Mr. Stone will be refunded his variance hearing fee.

Approval of Minutes: Mr. Martin moved to accept the minutes from the December 12, 2022 meeting. Mr. Hansford seconded the motion and the board members voted yes. The meeting minutes were approved.

Next Meeting: The next meeting is scheduled for April 10, 2023 at 7:00 pm to consider any applications that may come in.

Adjournment:

The hearing was adjourned at 7:52 pm.

Respectfully submitted,

Jenny August
Secretary, Board of Zoning Appeals

Approved as submitted:

Chairperson, Justin Money Penny

Approved as amended:

Chairperson, Justin Money Penny