

**MEDINA TOWNSHIP
BOARD OF ZONING APPEALS
PUBLIC HEARING
AUGUST 5, 2011**

Chair Morel called the public hearing of the Medina Township Board of Zoning Appeals to order at 10:00 a.m. Board members West, Karson, Morel and DeMichael were present. Alternate board member Boris Williams sat in for a full Board. Chair Morel introduced the Board members and explained the public hearing procedure to those present.

Variance Requests

Henschel variance request-3887 Granger Rd.

Chair Morel reviewed the application. The applicant is Medina Lions (Jim Craddock). The property owners are Walter and Joyce Henschel. The property requiring the variance-3387 Granger Rd. Present Zoning-SR. Previous Requests-Yes. Variation Requested: Section 402.3 D. Front Yard Depth-80 ft. exclusive of the road right of way. Need a variance of 62 ft. to construct a handicapped ramp. The explanation for the variance request: House built in 1929-Pre-existing, non-conforming. This is the only location for handicap ramp in front of house and will extend a max of 12 ft. Also, for the health, safety and welfare of the resident allowing entrance and exit of the home.

The applicant Mr. Jim Craddock was sworn in. He stated that Mr. Henschel is in a rehabilitation facility. The Medina Lion's Club would be the sponsor to help fund the project. Mr. Henschel is 85 yrs. old. The house was built in 1929 and has two entrances-the front porch and sidewalk; and down the steps from the kitchen and out the back door of the home. Mr. Craddock continued that when you go down the back steps you go down three steps and then you have to move over 3 or 4 ft. to go out the back door because it lines up with the basement stairs. Therefore there really is no way to put a ramp on the rear of the house without tearing up the whole house.

Mr. Craddock stated the variance being requested is to add an extension to the front porch and a ramp down to the sidewalk. The extension and ramp would not stick out more than a foot from the existing sidewalk. Again the house was built in 1929 so it is much closer to the street than what the zoning code now requires.

Mr. Craddock stated the Henschels' are in their 80's and therefore how long the ramp would remain was undetermined but could be removed if and when the time comes.

Chair Morel stated this was definitely a hardship and the reason for the BZA.

The Board then reviewed the Duncan Factors.

1. Will the property yield a reasonable return or a beneficial use without the variance request? The Board stated it appears the owner cannot use the house unless the variance is granted.

2. Is the variance substantial? The Board stated yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.
4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? Mr. Craddock stated the Henschels' have been married 60 yrs. and the house was moved from its original location closer to the river to its current location approximately in 1950.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The Board stated there was not due to the way the house was structured in the rear.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. Williams made a motion to grant a 62 ft. Front Yard Depth variance for the construction of a handicap ramp for the property located at 3387 Granger Rd. It was seconded by Ms. Karson.

ROLL CALL-Williams-yes, Karson-yes, West-yes, DeMichael-yes, Morel-yes.

Meeting Minutes Approval

Mr. West made a motion to approve the April 20, 2011 meeting minutes as written. It was seconded by Ms. Karson.

ROLL CALL-West-yes, Karson-yes, Williams-abstain (not present at hearing)
DeMichael-yes, Morel-yes.


The May 18, 2011 minutes remained tabled for approval, as there were not enough Board members present at this hearing that were in attendance at that hearing.

The next BZA hearing is scheduled for August 17, 2011.

Having no further business before the Board, the hearing of Board of Zoning Appeals was officially adjourned at 10:15 a.m.

Respectfully Submitted,

Kim Ferencz
Zoning Secretary


Ed Morel, Chairman