

Board of Zoning Appeals

Munson Township

Minutes of September 18, 2024

Vice-Chair Danielle Konrad called the meeting to order at 6:31pm with Don Ondrejka, Jim O'Neill, Alternates Roger Simpson and Carol Maver, and Secretary Paula Friebertshauser present. Dennis Pilawa and Joe Tomaric were absent. Court Reporter Lynn Regovich was present. The Pledge of Allegiance was said.

Ms. Konrad explained that the Board of Zoning Appeals is a quasi-judicial Board which acts in the role of judges. A court reporter is present so that anyone wishing to speak for or against the case must be sworn in for the record. The record is made up of testimony and evidence presented. Anyone not in agreement with the decision of the Board could file with the Court of Common Pleas within 30 days after the minutes of the meeting are approved. The next meeting is October 16, 2024.

Don Ondrejka moved and Roger Simpson seconded to approve the minutes of August 21, 2024, as written. Motion carried, 3-0.

CASE 24-20: Bradley New 11681 Chestnutdale Rd., Chardon OH – requests to construct a home addition including a front porch 14' from the left/west side property line and 22' from the road right-of-way. Violates SEC. 411 Minimum Dimensional Requirements – minimum side yard is 25' and minimum setback from the road right-of-way is 80'.

Ms. Konrad read the variance request and violations. Zoning Inspector James Herringshaw was sworn in. He referred to the site plan that indicated the home is 27 feet from the road right-of-way and Mr. New is asking to be 5 feet closer in front; the side has a 20-foot setback and he is asking for 14 feet closer. It is a .25-acre lot. Inspector Herringshaw referred to photos taken from the view north on Chestnutdale; from the nearest affected property owner; view from the proposed site towards Chestnutdale; and view of the home from Chestnutdale looking south. He pointed out that the row of trees is mostly on Mr. New's property.

Bradley New was sworn in. He explained they moved there 12 to 13 years ago and love the community and nature preserve. The home was built in 1932 and with three children they need more room.

Ms. Konrad stated for the record that seven affected property owners were notified in Case 24-20. There was no public comment.

Don Ondrejka moved and Jim O'Neill seconded to grant the variance in Case 24-20 as written. Mr. Ondrejka commented that the lot is a unique parallelogram and is typical to the rest of the Bass Lake Community. Mr. Simpson added there is no way the delivery of government services would be affected; there would still be access all around. Ms. Konrad said there was no testimony that adjoining properties would suffer a detriment. Upon the roll call, all members voted unanimously, 5-0. Motion carried.

The meeting was adjourned at 6:40pm


Dennis Pilawa, Chair


Date


Paula Friebertshauser, Secretary


Date