



CITY of MEDINA
Board of Zoning Appeals
Regular Meeting Minutes
December 8, 2022

Meeting Date: December 8, 2022

Meeting Time: 7:00 PM

Present: Brandilyn Fry, Robert Henwood, Bert Humpal, Paul Roszak, Andrew Dutton (Community Development Director), Sarah Tome (Administrative Assistant)

Absent: Mark Williams

Approval of Minutes

Mr. Roszak made a motion to approve the minutes from November 10, 2022 as submitted.

The motion was seconded by Mr. Henwood.

Vote:

Fry	<u>Y</u>
Henwood	<u>Y</u>
Humpal	<u>Y</u>
Rozsak	<u>Y</u>
Approved	<u>4-0</u>

The Court Reporter swore in all attendees.

Applications

1. Z22-32 David Youse 870 North Court Street VAR

Mr. Dutton stated that the applicant was requesting an Area Variance to Section 1137.05 to allow a building in the rear yard setback. He noted that the site was part of a larger property incorporating Giant Eagle. Mr. Dutton indicated that the applicant had revised the site plan to remove the trash enclosure. He added that the proposed bank was located 9.4 ft. from the rear property line. Mr. Dutton stated that the applicant had indicated the following regarding the Standards for Variances and Appeals:

- The character of the neighborhood would not be altered and the variances were not substantial as the reduced setbacks were adjacent to existing drives and parking areas, which would not be impacted.
- Alternatives to the requested variances would limit the development of the site and would reduce parking and/or the inclusion of the drive-up ATM.

- The request was within the spirit and intent of the zoning code and would not impose a hardship on surrounding businesses.

Present for the case was Erin Gogolin, 1 Allegheny Square, Suite 402 in Pittsburg, and Vaughn Bensen, of Feinknopf Macioce Schappa Architects, 995 West 3rd Avenue in Columbus.

Mr. Henwood asked how the bank would handle trash pickup. Ms. Gogolin stated that they would have roll out bins that would be taken to the curb.

There was a discussion as to traffic line of sight issues. Mr. Dutton stated that he did not think traffic within the Giant Eagle parking lot would be impacted by the project.

Mr. Humpal opened the public hearing. There were no members of the public present to address the Board.

Mr. Roszak made a motion to approve the variance, stating that the character of the neighborhood would not be substantially altered and that alternatives to the variance would limit the development of the site. Mr. Roszak added that the request was within the spirit and intent of the Zoning Code and would not impose a hardship on surrounding businesses.

Mr. Henwood seconded the motion.

Vote:

Henwood	<u>Y</u>
Humpal	<u>Y</u>
Roszak	<u>Y</u>
Fry	<u>Y</u>
Approved	<u>4-0</u>

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Bert Humpal, Chairman