



Small Town
Big Hearts

HINCKLEY TOWNSHIP

1410 Ridge Road Hinckley, Ohio 44233
330-278-4181 | www.hinckleytp.org

Melissa Augustine, Chairman • Jack Swedyk, Vice-Chairman • Monique Ascherl, Trustee • Martha Catherwood, Fiscal Officer

March 7, 2022

NOTICE OF HEARING HINCKLEY TOWNSHIP

The Hinckley Township Board of Zoning Appeals will hold a Public Hearing on Wednesday, March 23, 2022 at 7:00 p.m. at the Administration Building located at 1410 Ridge Road, which is on the southwest corner of the intersection of State Routes 3 & 303.

Subject of the hearing is as follows:

- 1) An Application for Variance (AP0264) was submitted by applicant Darci Chaddock, property owner of 233 Stone Canyon Court Hinckley, Ohio (Permanent Parcel Number 01603B06116) requesting to install an inground pool at said property in a location that does not meet the required setback of fifteen feet from principal building. Inspection of this property will take place on Saturday, March 19, 2022 at 10:00 a.m.

Zoning Reference: **Chapter 6: District Regulations - Sub-Section 6R1.6.A.1.** of the Hinckley Township Zoning Regulations.

Copies of these applications and other supportive material will be available for public viewing from the date of this notice to the date of hearing at the Zoning Department located in the Administration Building at 1410 Ridge Road, Monday 10:00 a.m. – 6:00 p.m., Tuesday through Thursday 9:00 a.m. to 2:00 p.m. and Friday 9:00 a.m. to noon. Information may also be found on the Hinckley Website at www.hinckleytp.org under News and Events titled Board of Zoning Appeals – Public Hearing.

All interested parties are asked to attend this hearing(s) or to send written comments to the Hinckley Township Board of Zoning Appeals, P.O. Box 344, Hinckley, OH 44233. Log into www.hinckleytp.org for Zoom option.

Suzanne Peterlin, Zoning Contact
Hinckley Township – 330-278-4181
Board of Zoning Appeals

Copies:
 White - File
 Canary - Zoning Dept.
 Pink - County
 Goldenrod - Applicant

HINCKLEY TOWNSHIP
 Hinckley, Ohio 44233

Application No. AP0264

APPLICATION FOR VARIANCE
 BOARD OF ZONING APPEALS

The undersigned hereby applies to request a Variance Hearing before Hinckley Township Board of Appeals. The undersigned also agrees that he/she has received and read the pass out materials as such: 1) Brochure - What You Need to Know To Apply For a Variance; 2) An example copy of the Application itself; 3) A letter to Applicant stating that a letter of support is needed to address the Basic and Special Conditions to be included with their filing; and 4) A copy of Section 13 of the Hinckley Township Zoning Resolution.

- Location of Property: Township Lot # / Subdivision Name and Sublot # Preserves of Wakefield Run #48
 Address 233 Stone Canyon Court, Hinckley OH 44233
- Name of Owner: Darci and Jason Chaddock Name of Applicant: Darci Chaddock
 Mailing Address: 233 Stone Canyon Court Mailing Address: same
Hinckley OH 44233
 Phone Number: 216-410-1657 Phone Number: same
PPN 01603B06116
- Relationship of Applicant to Property: owner
- Property Zoned as: R1 - Residential Zoning Reference: CH 6: Sub Section 6R1.6.A.1
- Nature of Variance (Describe in detail the nature of request): We are requesting approval for a 10' setback from our deck (principal bldg) vs 15' due to a concern w/ erosion. our backyard has a preservation easement w/ a small stream so the yard starts to slope close to the pool. If pushed back to 15' we lack the available yard space to spare 5'.
 (Use a separate sheet of paper if necessary)

In addition to this application eight (8) sets of plans drawn to scale must accompany this application. Dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question must be shown.

- Justification of Variance: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: (Please attach these comments in the letter of support)
 - that there are practical or technical difficulties or unnecessary hardships in carrying out present regulations
 - that the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

By signing this application, the applicant hereby agrees to give permission to the Board of Zoning Appeals members to enter the property in question to perform a site review. The applicant further agrees that if the variance is approved then permit fees will also be warranted.

I certify that the information contained in this application and its supplements is true and correct.

Signature of Applicant: Darci J Chaddock Date: 2-18-22

(FOR OFFICIAL USE ONLY)

Date Received 2/18/2022 Filing Fee \$50000 CK# 1468
 Date Newspaper was Notified 3/7/2022 Date Legal Ad Appeared in Newspaper 3/9/2022
 Date Property Owners were sent notice (by regular U.S. Mail) 3/8/2022
 Date of Site Inspection/Review March 19, 2022 @ 10:00am
 Date of Hearing March 23, 2022 @ 7:00pm Approved _____ Denied _____
 Conditions: Yes _____ No _____
 Comments: _____

Jason & Darci
CHADDOCK

Dear Variance team,

Thank you for your sincere consideration in approving our request to maintain a 10' setback for our pool. Once you visit our property, we hope you see why this is so important to us. We have limited yard for the pool, and the further back the pool is positioned, its closer to the drop-off ravine and concerns for erosion, etc. Trees, shade, and other factors play a part as well, but erosion & safety is most important. →

We have 3 children as well, so
when friends and family come
to spend time here in the summers,
we want to ensure utmost safety
for our children and guests.

Thank you again and we look
forward to a positive outcome to
this important request.

Sincerely, Dorel & Jason Chaddock

2/18/22

Letter from Premier Pools & Spas BUILDER for Variance for Darci and Jason Chaddock Pool Project

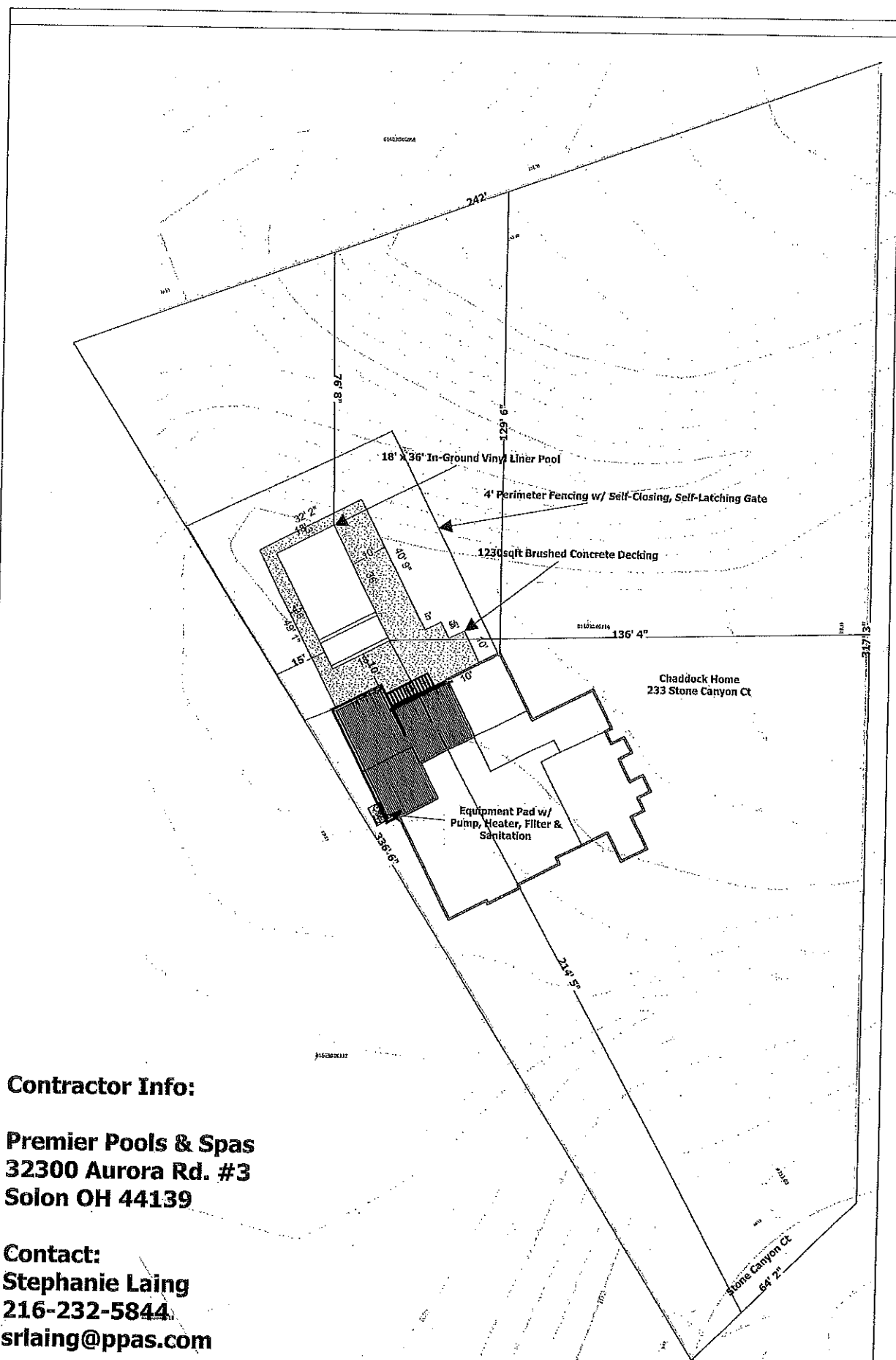
My name is Stephanie Laing, owner of Premier Pools & Spas, we are contracted to build an inground vinyl liner pool for Darci and Jason Chaddock. The original permit application was denied due to the pool being located 10 feet from the house/deck. We believe this to be the best location of the pool for the Chaddock family as there is a significant slope beyond the pool area towards the rear property line. We would like to keep this location to avoid that area for the lifetime success of the pool and to avoid the cost of retaining walls or possible erosion of land into this preservation space. This is the flattest area of the yard for this pool.

We understand the guideline is to have the pool located 15' from the house/deck for safety and safety is a very high priority of our company. We believe that the particular pool layout the Chaddock's have chosen would be safely located 10' away since the pool entry has a step into a large tanning ledge where the depth is approx. 10"-12" of water.

The step and tanning ledge entry of this pool is 10' long. The shallow end would be 20' away from the deck discouraging anyone from wanting to jump into less than 12" of water. The Chaddock's also have an auto cover on their pool giving more control over pool usage under their supervision and to prevent any entrance to the pool with out their permission. The Chaddock's have discussed in-depth what they can do to make their pool as safe as possible including an extra ledge at the deep end to exit safely. The tanning ledge steps they have chosen are very safe and creates more length from the deck to avoid any horse play.

We believe this variance should be granted for the pool project since the sunledge is a deterrent from jumping into the pool from the deck and any accidental fall would also not be into a deep enough area, combined with the auto cover preventing any entrance to the pool when they are not their to monitor their pool, and finally the erosion concerns by going closer to the sloped area of the rear yard. They are highly vigilant in regards to the safety of their pool. Thank you for this consideration.

Stephanie Laing Owner Premier Pools & Spas Cleveland 216-232-5844 srlaing@ppas.com



Contractor Info:

Premier Pools & Spas
32300 Aurora Rd. #3
Solon OH 44139

Contact:
Stephanie Laing
216-232-5844
srlaing@ppas.com

Approx. Project Cost: \$86,000.00

APPLICATION for ZONING PERMIT

The undersigned hereby applies for a Zoning Permit for the described use, to be issued on the basis of the information contained within this Application and its attachments. Prior to completion of this application, the applicant must 1) meet ALL applicable requirements defined on the Zoning Application Guide and Zoning Requirements Sheet and 2) follow ALL applicable Township Zoning Regulations.

1 Property/Project Address/Location:
233 Stone Canyon Ct Hinkley OH
Street Address

Permanent Parcel Number: 016-03B-06-116
48 / Wakefield Run
Sub/lot # and Subdivision

2 District / Property Zoned As: RI- Residential

3 Owner Name: <u>Darci Chaddock Jason Chaddock</u>			4 Applicant Name: <u>Pool Persons dba Premier Pools & Spas</u>		
<u>233 Stone Canyon Ct</u> <small>Street Address</small>	<u>Hinkley</u> <small>City / State</small>	<u>44233</u> <small>Zip</small>	<u>32300 Aurora Rd #3</u> <small>Street Address</small>	<u>Solon/OH</u> <small>City / State</small>	<u>44139</u> <small>Zip</small>
<u>216-410-1657</u> <small>Home Phone</small>	<u>216-410-1657</u> <small>Cell Phone</small>		<u>216-232-5844</u> <small>Home/Business Phone</small>	<u>440-796-3120</u> <small>Cell Phone</small>	
<u>darcichaddock@gmail.com</u> <small>Email Address:</small>			<u>srlaing@ppas.com</u> <small>Email Address:</small>		

5 Proposed Use Description: Residence Business Light Industrial

New Home/Dwelling Garage (Attached) *Addition

Accessory Building (Detached) Agriculture Building (Exemption Form Required)

Deck Gazebo Patio Porch Pavilion Fence

Pool Above In-ground Pond (Pond Permit Required)

Sign-Temporary (Add details) Sign-Permanent Special Event (Add details)

Alternative Energy Facilities Other/Details:

6 Sewage Disposal Type: Central Sewer *Septic System

7 Off Street Parking Yes No No. of Spaces _____

Forms / Requirements Met? OFFICE USE

Plot Plan (location, setbacks and dimensions of both the lot and the building / proposed project) _____

Building Plans in 1/4 inch scale (one 1/4 inch equals one foot) _____

Property Address / Tax Map Slip _____

*Health Department Certificate _____

Sanitary Sewer Tap In Permit _____

Storm Water Management / Erosion Control Permit _____

Culvert / Driveway Permit _____

8 Lot Description:

Acres 1.0634 Standard Substandard Rear Lot

Right-of-Way Frontage 64 ft Setback from Right-of-Way 211.5 ft

Side Yard Width Left Side 336 ft Right Side 317 ft

Rear Yard Depth 130 ft

Lot Width at Building Line _____ ft

Distance from Principal Building 10 ft

Distance Between Driveway & Side of Line _____ ft

9 Building Description:

No. of Stories: _____ Height _____ feet above grade

Basement Yes No Walkout Yes No

First Floor Area _____ sq ft

Second Floor Area _____ sq ft

Lower Living Area _____ sq ft

Garage Area _____ sq ft

Other (Explain) _____

I hereby certify that all information and attachments to this application are true and correct. I have read and understand the Township Zoning Regulations pertinent to this application and agree to meet all requirements if this zoning permit is granted. Guide/Requirements Sheet Received & I acknowledge this permit expires two years from date of action. sl

[Signature] 1/20/22
Signature of Applicant Date Initials

Date Received 1/21/2022 Approved Denied (see comments)

BASE PERMIT FEE \$ _____
 sq ft X + \$ _____

2-2-2022 [Signature]
Date of Action / Reviewed Signature of Zoning Inspector

TOTAL: \$ _____

Date Paid / Issued _____

Comments: Pool 10' set back from principal Bldg
cons 6R1.6.A.1 Accessory structures shall not be
closer than fifteen (15) feet from the principal
building.

FIRST ZONING INSPECTION	Date Requested _____	SECOND ZONING INSPECTION	Date Requested _____
Date Inspected _____		Date Inspected _____	
Placard Posted YES / NO Comments: _____		Comments: _____	