



HINCKLEY TOWNSHIP
1410 RIDGE ROAD
P.O. BOX 344
HINCKLEY, OHIO 44233
330-278-4181

*Small Town
Big Hearts*

Chairman
Martha Catherwood

Vice-Chairman
Raymond Schulte

Trustee
David Sambor

Fiscal Officer
Colleen Swedyk

November 9, 2016

**NOTICE OF HEARING
HINCKLEY TOWNSHIP**

The Hinckley Township Board of Zoning Appeals will hold a Public Hearing on Wednesday, November 23, 2016 at **7:00 p.m.** in the Town Hall Meeting Room of 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 (AP0209) was submitted by Henry deGroh, property owner of 723 Bellus Road, Hinckley, Ohio (Permanent Parcel Number 01603D16036) requesting a variance to construct an accessory building at the stated address, in a location that does not meet the front yard setback of not less than the principle building required by the Hinckley Township Zoning Regulations. Inspection of this property will take place on Saturday, November 19, 2016 at 10:00 a.m.

Zoning Reference: **Chapter 6 – District Regulations: Sub-Section 6R1.6.A.1. Accessory Building/Structure Regulations** 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, during regular office hours, Monday 10:00 a.m. to 6:00 p.m., Tuesday, Wednesday and 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: November 23, 2016.

All interested parties are asked to attend this hearing or to send written comments to the Hinckley Township Board of Zoning Appeals, P.O. Box 344, Hinckley, OH 44233.

Suzanne Peterlin, Zoning Contact
Hinckley Township
Board of Zoning Appeals
330.278.4181

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

HINCKLEY TOWNSHIP
Hinckley, Ohio 44233

Application No. APD 209

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.

1. Location of Property: Township Lot # / Subdivision Name and Sublot # 68 PPN- 01603D16036
Address 723 Bellus Rd. Hinckley OH
2. Name of Owner: Henry de Groh Name of Applicant: Henry de Groh
Mailing Address: 723 Bellus Rd Mailing Address: _____
Phone Number: 330 606-9503 Phone Number: same
3. Relationship of Applicant to Property: Self
4. Property Zoned as: Residential Zoning Reference: BR1.6 A-1
5. Nature of Variance (Describe in detail the nature of request): proposed shed in front of house
see attached letter

(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.

6. 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)
- a. that there are practical or technical difficulties or unnecessary hardships in carrying out present regulations
 - b. 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: H de Groh Date: 10/10/2016

(FOR OFFICIAL USE ONLY)

Date Received 10/10/16 Filing Fee \$ 400.00 pd 10/10/16 ck # 6750
Date Newspaper was Notified 11/7/16 Date Legal Ad Appeared in Newspaper 11/9/16
Date Property Owners were sent notice (by regular U.S. Mail) 11/8/16
Date of Site Inspection/Review 11/19/16 @ 10:00 am
Date of Hearing 11/23/16 @ 7:00 pm Approved _____ Denied _____
Conditions: Yes _____ No _____
Comments: _____

Application for Variance to
Hinckley Township Board of Zoning Appeals

Oct. 8, 2016

From: Henry C. de Groh III
723 Bellus Rd.
Hickley OH 44233

Variance: It is requested that I be allowed to place a shed in front of my house.

I have a unique condition that prevents the shed I wish to build from complying with one (1) of Hinckley Twp. Zoning Resolutions; all other Resolutions are met. I wish to request a minor departure from the zoning resolution. My parcel of land is narrow making it impossible to put the requested shed next to the house; there is insufficient space, steep grades, and valuable mature trees behind the house that make the placement of the shed behind the house problematic and burdensome. These difficulties would impose unnecessary hardships that the Variance would prevent. There are better places on the property for the shed; I request permission to use one of them.

This circumstance is unique because my house is set back 500 ft. from the road and cannot be seen from the road, or from neighboring houses due to the presence of wooded areas. Most neighboring houses are set back about 100 ft. The requested location for the proposed shed is set back 250 ft. from the road, cannot be seen from the road, and includes a buffer of trees between it and neighboring houses, thus the variance will not in any way alter the essential character of the neighborhood, nor will adjoining properties suffer any detriment.

The zoning 'even with or behind the residence' is to prevent people from putting sheds in front of their houses where they could be seen from the road, thereby detracting from the appeal of the house, property, and neighborhood. The requested variance preserves the spirit and intent of the zoning because the requested shed will not be seen from the road, and will be very similar in design to a neighbor's shed on the east side of my driveway; therefor substantial justice will be done by granting the variance.



The above pictures are of my property from the road, showing none of the buildings on my property can be seen from the road.



The above image on the left shows my existing garage which is about 300' in front of my house; the center image shows my neighbor's shed as we approach the proposed site which is behind the trees on the left; the image on the right shows my westerly neighbor's view of the site area, which is totally eclipsed by trees and tall grass.



The above left and center images show the building site, surrounded by trees on 3 sides; in the image on the right I try to show the narrow space between the property line and my house, and the cramped space and mature trees at the back of my house.

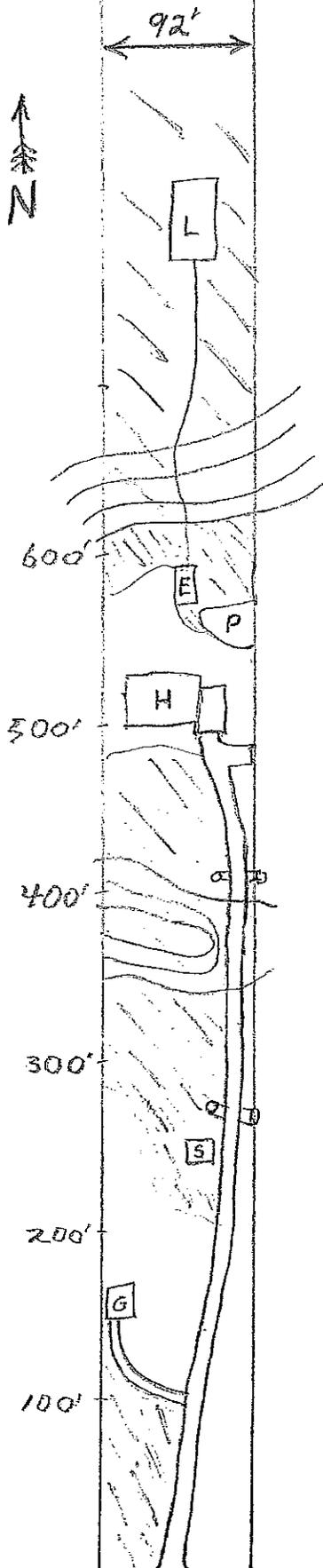
I believe the plot plan, and above images and descriptions have addressed all of the applicable "Basic Conditions"; I further believe "Special Condition" 1. has been demonstrated since the Variance shall prevent unnecessary hardships due to practical difficulties.

I would very much appreciate Approval of my Variance.

Thank you,

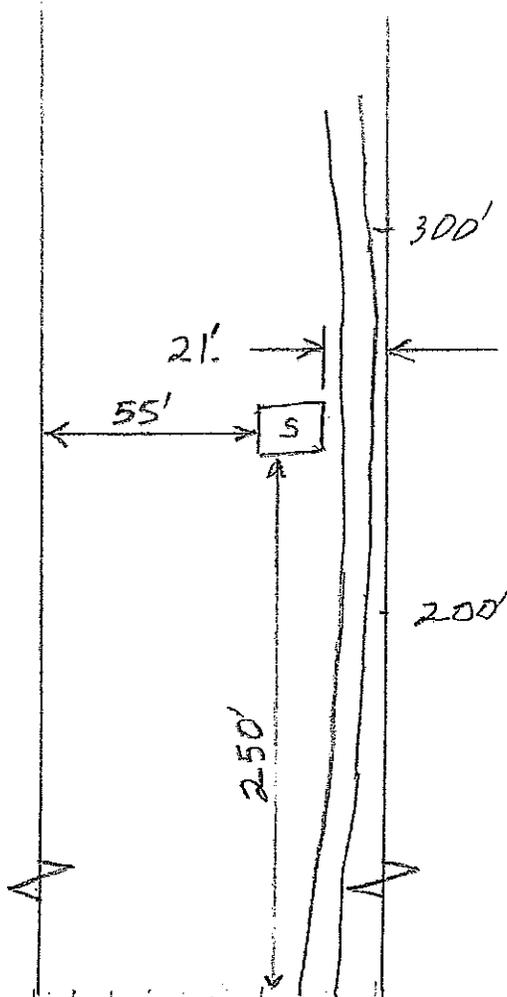
Henry de Groh

Henry de Troch, 723 Bellus Rd.



Plot Plan Legend

- G – Existing 20'x20'x15' height garage, 400 sq.ft, ~6000 cu.ft.
- S – Requested Shed, 12'x16'x10' height, 192 sq.ft, 1920 cu.ft.
- H – House, 30'x65'x20' height, 2000 sq.ft, 40,000 cu.ft.
- P – Playground.
- E – Septic system.
- L – Leach field.
-  – Wild, prairie, wooded areas.
-  – Steeply graded areas.

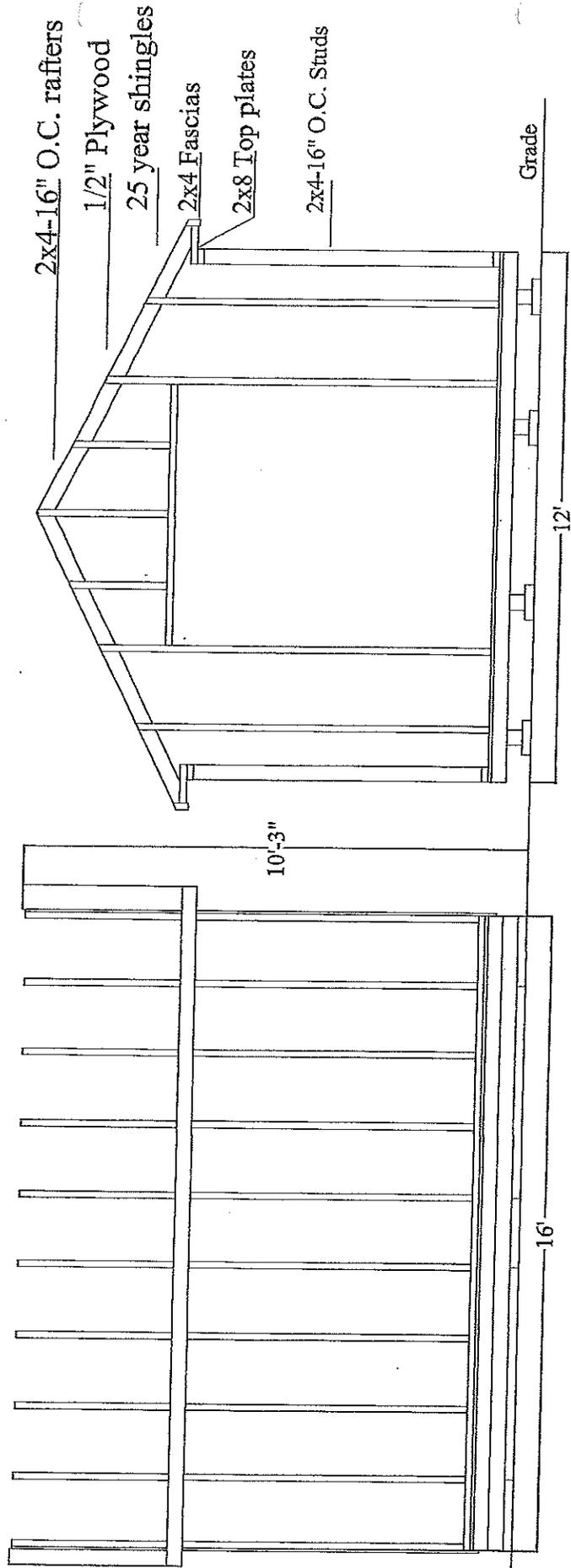


Bellus Rd

12'x16' Gable

Front Wall

End Wall



2x4-16" O.C. Wall Studs

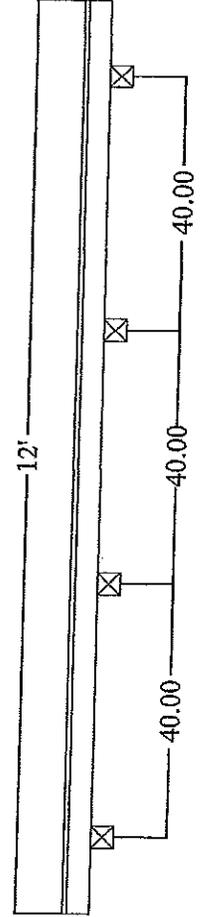
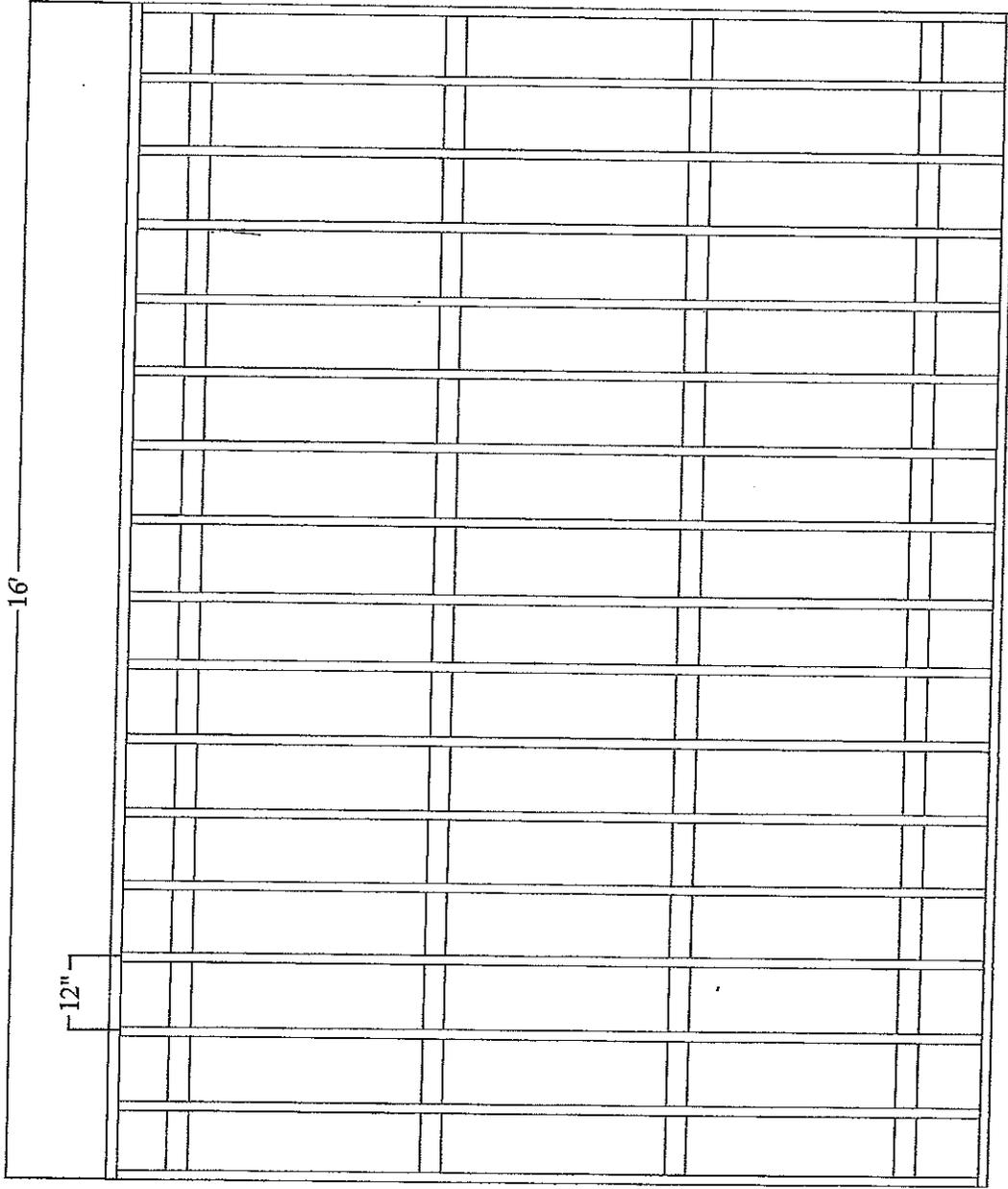
2x4-16" O.C. Rafters

1/2" Plywood roof sheathing

25 year 3-tab shingles

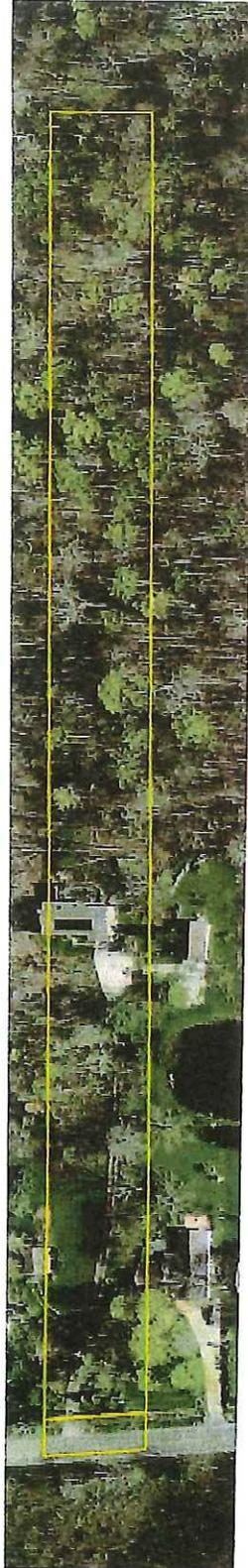
5/8" Premium pine T1-11 siding

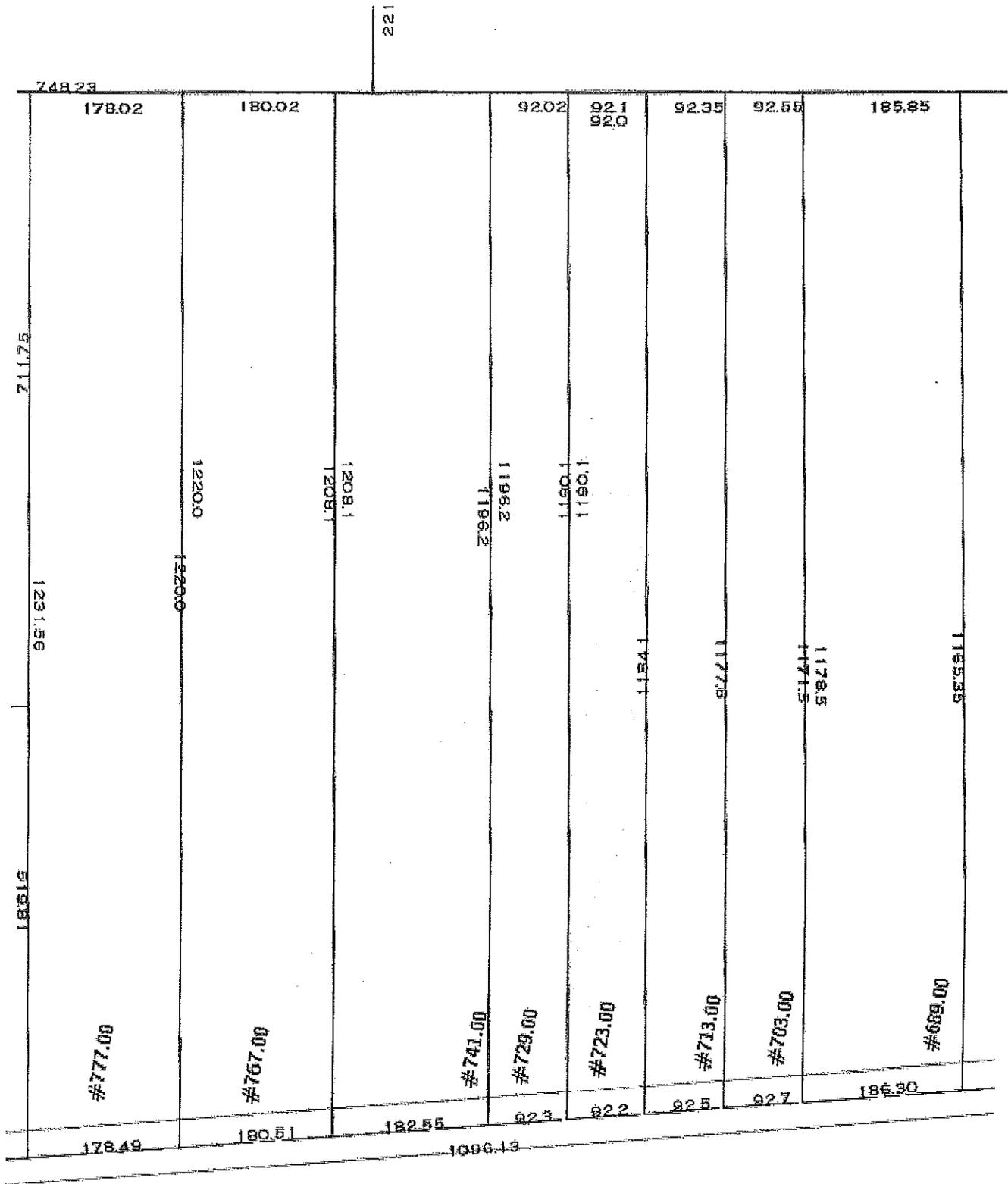
Drawings by: Storage Buildings Unlimited
278 Main Street
Wadsworth, Ohio 44281



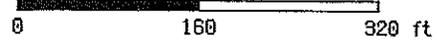
12 x 16 Floor
2 x 4 Floor joists 12" O.C.
3/4" Plywood decking
4 x 4 Treated skids

Parcel Airphoto and '06 Contours Flip Map 2011





Parcel Query - Map Legend and Scale



Layer Control PDF Save E-I