



Small Town
Big Hearts

HINCKLEY TOWNSHIP

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

Raymond Schulte, Chairman • James Burns, Vice-Chairman • Melissa Augustine, Trustee • Martha Catherwood, Fiscal Officer

July 6, 2020

CORRECTION NOTICE OF HEARING HINCKLEY TOWNSHIP

The Hinckley Township Board of Zoning Appeals will hold a Public Hearing on Wednesday, July 22, 2020 at 7:00 p.m. in the Administration Building located at 1410 Ridge Road, which is on the southwest corner of the intersection of State Routes 3 & 303. *CDC guidelines to be followed.*

Subject of hearing is as follows:

An Application for Variance (AP0244) was submitted by applicant John Sumodi, proposed buyer, on behalf of Michael Brookins, property owner of 1824 West Drive Hinckley, Ohio (Permanent Parcel Number 01603D15063) requesting two variances to construct a new home, at the stated address, in a location that does not meet 1) the minimum front yard setback of 90 feet or 120 feet from the centerline on a private street; and 2) the minimum rear yard setback of 50 feet required by the Hinckley Zoning Regulations. Inspection of this property will take place on Saturday, July 18, 2020 at 10:00 a.m.

Zoning Reference: **Chapter 6: Sub-Section 6R1.4.D. and 6R1.4.F.** 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.

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 – 330-278-4181
Board of Zoning Appeals



June 22, 2020

Hinckley Township - Board of Zoning Appeals
1410 Ridge Road
Hinckley, OH 44233

RE: Sumodi Residence – Supporting Letter for Application for Variance, Items 5 & 6 of attached Application

Dear Members of the Hinckley Township Board of Appeals:

Upon denial of the Zoning request dated 6/18/20 from Hinckley Township Zoning Inspector, I formally appeal to Hinckley Township Board of Zoning Appeals, requesting setback variances revised from the original 6/17/20 Zoning request as follows with supporting exhibits.

Application Item 5: Nature of Variance Requests

This application serves as a request for two (2) setback variances from a 6/17/20 Zoning application for rear yard setback required per code Section 6.R1.4.(F) of 18ft. and should be 50ft.; and front yard setback 6.R1.4.(D) 78ft. and should be 90ft. from right-of-way and 120ft. from centerline. I am requesting setback variances revised from the original 6/17/20 Zoning request as follows with supporting exhibits.

	Setback Per Code	Variance Request	Proposed Setback Per Variance Request
Front Yard	120'	40'	80'
Rear Yard	50'	34'	16'

Included with this application is copy of the Sumodi Residence building plans with dimensions by Vesta Designs and Variance Exhibit by TGC Engineering. The buildable area for the residence is shown on the Variance Exhibit including setback dimensions per code and proposed, topography, and the proposed location of the residence, driveway, and septic. Soil evaluation has been completed for locating septic and the final septic design is currently work in-progress by TGC Engineering.

Item 6: Justification of Variance

Considering the slope of the topography and driveway, the current code Section 6.R1.4.(F) 50ft. rear yard setback and Section 6.R1.4.(D) 90ft. from right-of-way and 120' from centerline front yard setback severely limits, next to impossible, the property owner from building a home within these limitations.

Each of the four (4) formerly legal non-conforming lots, if not combined, would have had a 75ft. front yard setback with 15ft. setback at side and rear property lines. Evidenced by surrounding properties, that are within the variance dimensions that I am requesting or even closer to their property lines. In addition, the proposed home location is 30ft. above the road with no neighbors on either side, therefore the elevation should not affect neighbors.

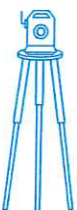
Respectfully,

John Sumodi
Legacy Homes of Medina Inc.

RECEIVED

JUL 13 2020

HINCKLEY TOWNSHIP

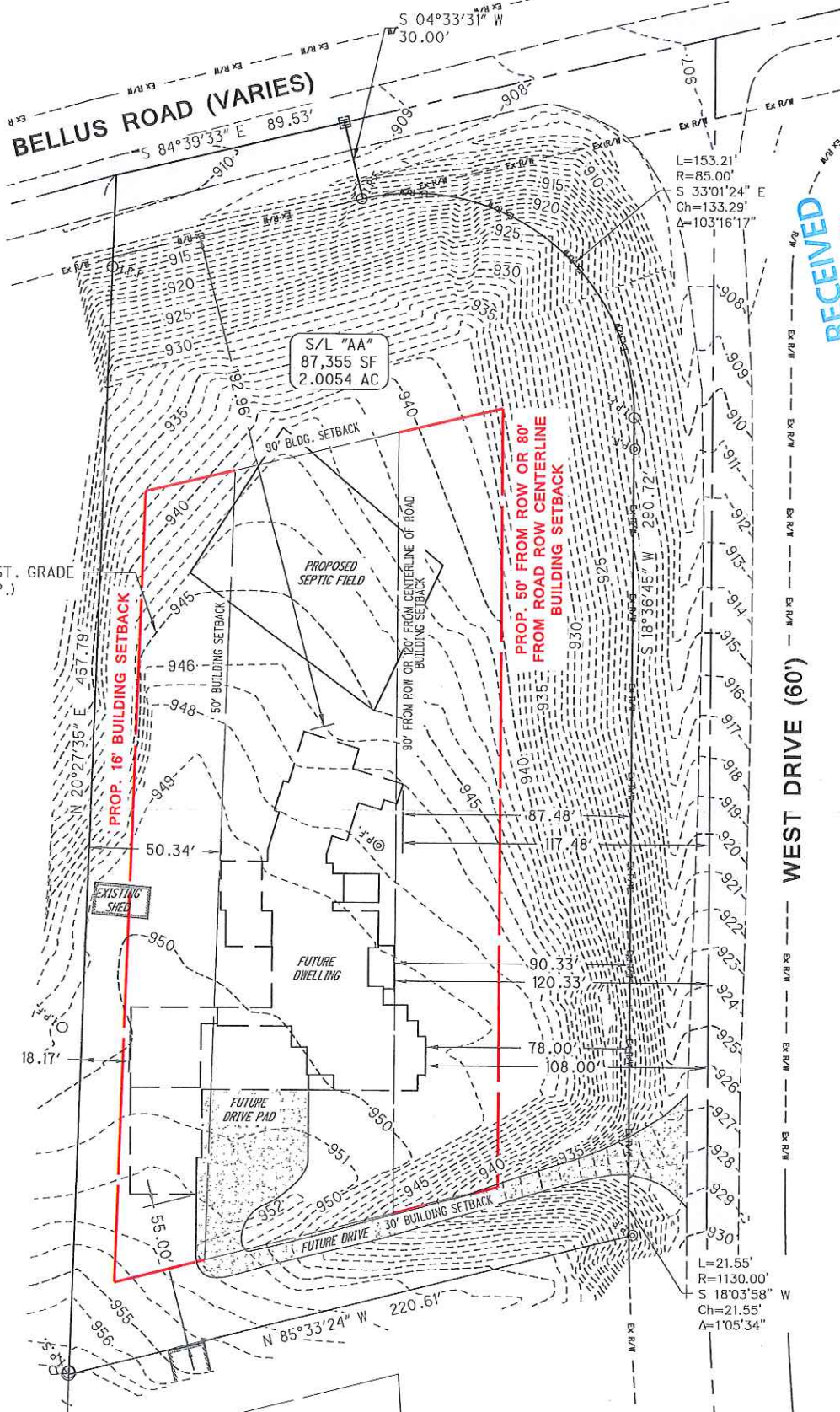


TGC ENGINEERING + 1310 SHARON COPLEY RD + P.O. BOX 37 + SHARON CENTER, OH 44274

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TGCENGINEERING.COM
TCRANE@TGCENGINEERING.COM

VARIANCE EXHIBIT



RECEIVED

JUL 13 2020

HINCKLEY TOWNSHIP

PARCEL DATA:		VARIANCES REQUESTED:						
LOCATION	HINCKLEY TOWNSHIP, MEDINA COUNTY, OHIO							
SUBDIVISION	C. CHRISTMAN'S ACRES	ROW SETBACK PER CODE	ROAD ROW CENTERLINE SETBACK PER CODE	VARIANCE REQUEST	ROW SETBACK PER VARIANCE REQUESTED	ROAD ROW CENTERLINE SETBACK PER VARIANCE REQUESTED	SETBACK PER VARIANCE REQUEST	
SUBLOT #	AA	90'	120'	40'	50'	80'	N/A	
LOT SIZE	2.0054 AC.	FRONT YARD						
ADDRESS	TBD WEST DRIVE	REAR YARD	50'	N/A	34'	N/A	16'	
PARCEL #	TBD							
 TGC Engineering, LLC 1310 SHARON COPLEY ROAD, P.O. BOX 37 SHARON CENTER, OHIO 44774 (PHONE) 330.593.8204 (FAX) 658.820.8433		BUILDER: LEGACY HOMES OF MEDINA 2085 CENTER ROAD HINCKLEY, OH 44233	OWNER:	REVISIONS: ▲ 2020-06-22 ▲ 2020-09-23 ▲ 2020-07-10	DRAWN BY: VVV 2020-06-18 CHECKED BY: VVV 2020-06-18	PROJECT # 2295 DATE 2020-06-18	PROJECT NAME: WEST DRIVE LOT IMPROVEMENT PLAN SHEET NUMBER: 1 TOTAL SHEETS: 1	

Plot File: c:\pvc\enb\enb\c2295 west drive lot improvement\plan\c2295 final.dwg. Source: 7/10/2020 3:41:30 (m/min) Drawn: 7/10/2020 4:45:00 (m/min) Plot Date: 7/10/2020 4:45:00 (m/min) Plot Scale: 1"=40'