



Small Town  
Big Hearts

# HINCKLEY TOWNSHIP

1410 Ridge Road Hinckley, Ohio 44233  
330-278-4181 | [www.hinckleytp.org](http://www.hinckleytp.org)

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

April 14, 2023

## NOTICE OF HEARING HINCKLEY TOWNSHIP

The Hinckley Township Board of Zoning Appeals will hold a Public Hearing on Wednesday, April 26, 2023 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:

An Application for Variance (AP0273) was submitted by applicant Nikola Ivanovic, property owner of 2353 Ridge Road Hinckley, Ohio (Permanent Parcel Number 01603D31001) requesting two variances to split his five acre parcel into two lots with one lot not meeting 1) the minimum Lot Width at Building Line of 175 feet and 2) the minimum Lot Width at Street Right of Way of 175 feet. Inspection of this property will take place on Saturday, April 22, 2023 at 10:00 a.m.

Zoning Reference: **Chapter 6: District Regulations - Sub-Section 6R1.4.B & 6R1.4.C.** of the Hinckley Township Zoning Regulations.

Copies of this application and other supportive material will be available for public viewing from the date of this notice to the date of hearing at the Zoning Office 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](http://www.hinckleytp.org) under Community tab - 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. Log into [www.hinckleytp.org](http://www.hinckleytp.org) for Zoom option to observe/listen only. Must be in-person to speak/participate in meeting.

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. AP0273

**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 Chapter 13 of the Hinckley Township Zoning Resolution.

1. Location of Property: Permanent Parcel # / Subdivision Name and Sublot # 016 03D 31 001  
 Address 2353 Ridge Rd
2. Name of Owner: Iranovic, Nikola Name of Applicant: Same  
 Mailing Address: 2353 Ridge Rd  
Hinckley, OH 44233 Mailing Address: \_\_\_\_\_  
 Phone Number: (440) 382-8909 Phone Number: \_\_\_\_\_
3. Relationship of Applicant to Property: Owner Building Line MINIMUM lot wd. at 6RL. 4. B (NI)
4. Property Zoned as: R-1 (Residential) Zoning Reference: Chapter 6  
Sub-Section 6RL.4.C  
(minimum lot width at street rightaway)
5. Nature of Variance (Describe in detail the nature of request): Please see attached letter

(Use a separate sheet of paper if necessary)

In addition to this application nine (9) 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: [Signature] Date: 3/16/2023

**(FOR OFFICIAL USE ONLY)**

Date Received 3/16/2023 Filing Fee \$550.00 ck # 229  
 Date Newspaper was Notified 4/10/2023 4/12/2023 Date Legal Ad Appeared in Newspaper 4/12/2023  
 Date Property Owners were sent notice (by regular U.S. Mail) 4/10/2023 4/14/2023  
 Date of Site Inspection/Review April 22, 2023 @ 10:00 am  
 Date of Hearing April 26, 2023 @ 9:00 pm Approved \_\_\_\_\_ Denied \_\_\_\_\_  
 Conditions: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Comments: \_\_\_\_\_

To: Board of Zoning Appeals

From: Nikola Ivanovic  
2353 Ridge Road  
Hinckley, Ohio 44233

I own a five acre parcel on Ridge Road with an existing home on one section of the five acres.

I would like to split the five acres into two lots as follows: One parcel a standard lot of 2.696 acres with 175 foot frontage.

The second lot with the existing home would be a standard lot as far as acreage 2.304 acres. The remaining frontage would be 149.5 feet.

I am asking for a variance on the frontage of 25' 6 inches. According to the certified survey by Petar Erak, Professional Surveyor in 2022.

By creating two lots the existing home would be for my brother Paul. And I would build a new home on the created standard lot.

When the new lot line is in place there are three small building that are no longer in compliance with zoning setbacks, and I would tear those three buildings down.



3/16/2023

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Nikola Ivanovic



# Map



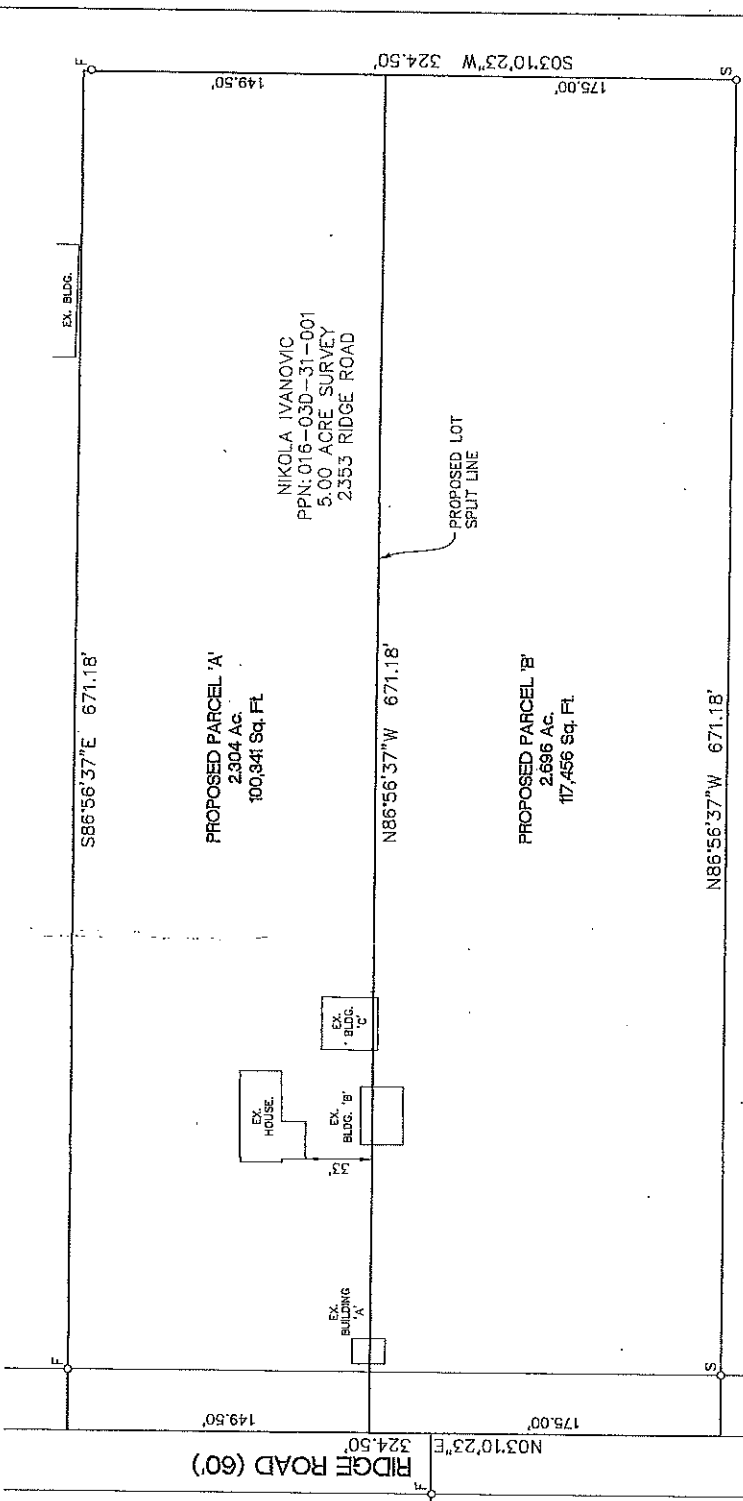
NIKOLA  
IVANOVIC  
2353 Ridge  
5 acres  
324 Frontage

440-382-8909

# PROPOSED LOT SPLIT MAP

OF PARCEL NUMBER  
016-03D-31-001  
TOWNSHIP OF HINCKLEY  
MEDINA COUNTY  
STATE OF OHIO

OWNER: NIKOLA IVANOVIC  
DOC. NO. 2019DR022574  
10/30/2019  
217,797 SQ. FT  
5.000 AC.



NIKOLA IVANOVIC  
PPN: 016-03D-31-001  
5.00 ACRE SURVEY  
2355 RIDGE ROAD

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT I HAVE PREPARED THIS SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS SURVEY WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4233-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY IS NOT CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.



9/20/2022  
DATE

PETAR ERAK  
A REGISTERED SURVEYOR IN THE STATE OF OHIO (#8719)  
1000 W. STATE ST. SUITE 100  
BROADVIEW HTS. OH 44147  
440-350-0067

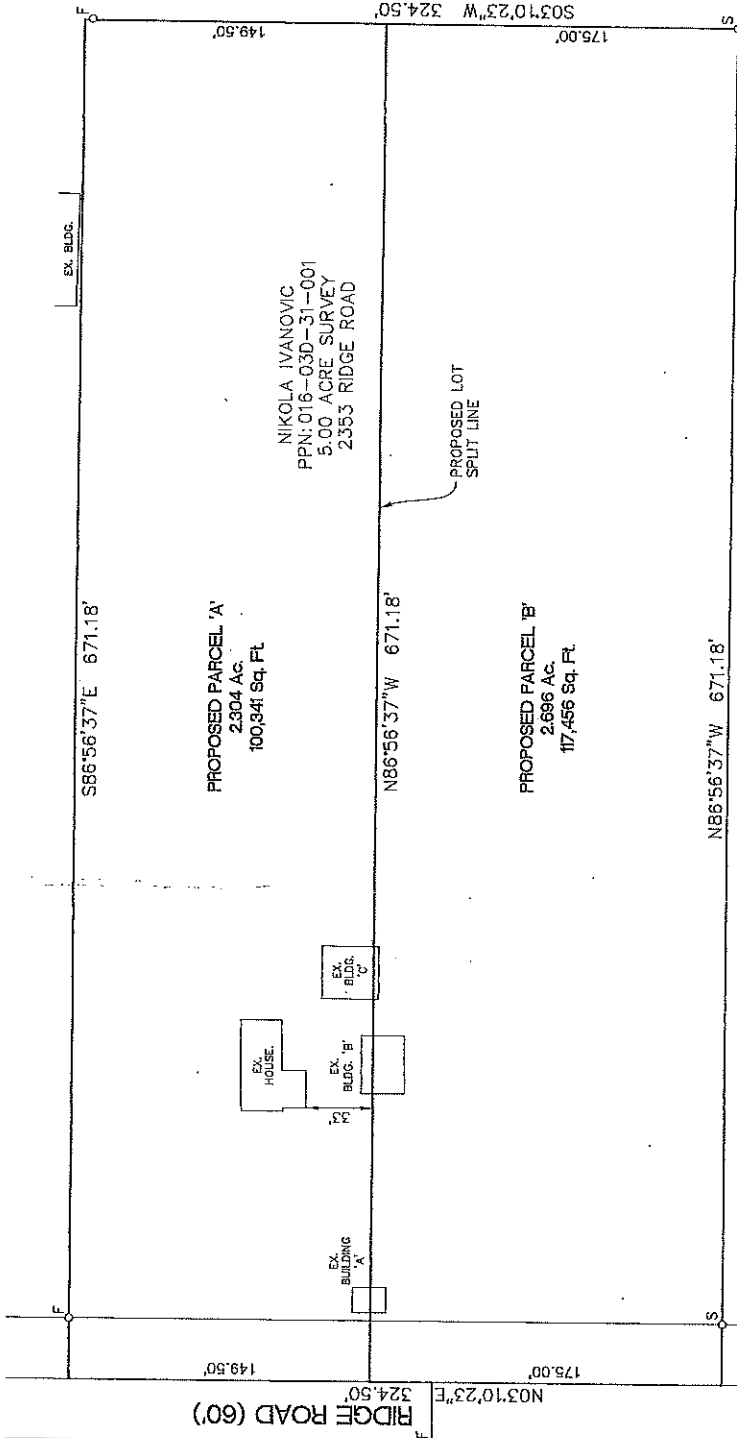
|           |              |
|-----------|--------------|
| DATE      | 9/28/2022    |
| REVISIONS |              |
| SCALE     | 1" = 60 FEET |
| DR.       | PE CH. DE    |
| CAD FILE: | IVANOVIC.DWG |

440-382-8909

# PROPOSED LOT SPLIT MAP

OF PARCEL NUMBER  
016-03D-31-001  
TOWNSHIP OF HINCKLEY  
MEDINA COUNTY  
STATE OF OHIO

OWNER: NIKOLA IVANOVIC  
DOC. NO. 20190R022574  
10/30/2019  
217,797 SQ. FT  
5.000 AC.



NIKOLA IVANOVIC  
PPN: 016-03D-31-001  
5.00 ACRE SURVEY  
2353 RIDGE ROAD

PROPOSED PARCEL 'A'  
2.304 Ac.  
100,341 Sq. Ft.

PROPOSED PARCEL 'B'  
2.696 Ac.  
117,456 Sq. Ft.

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS SURVEY WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE IN FEET DIVIDED BY TEN THOUSAND). AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS, I AM CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.



Petar Erak  
REGISTERED SURVEYOR IN THE STATE OF OHIO (#8719)  
468 TOLLUS PARKWAY #4147  
BROADVIEW HTS. OH 44147  
440-395-0854

9/26/2022  
DATE

|           |                         |
|-----------|-------------------------|
| DATE      | 9/26/2022               |
| REV.:     |                         |
| REVISIONS |                         |
| SCALE     | 0 30 60<br>1" = 60 FEET |
| DR.       | PE CH DE                |

DR. CAD FILE: IVANOVIC.DWG

**Sub-Section 6R1.4 AREA, YARD AND HEIGHT REGULATIONS**

- A. **Minimum Lot Area:** 87,120 square feet, (2 acres)
- B. **Minimum Lot Width at Building Line:** 175 feet
- C. **Minimum Lot Width at Street Right-of-Way:** 175 feet, except 70 feet for lots on curved streets or cul-de-sac turnarounds measured on the arc. (See Definitions of "Cul-de-sac Street" and "Lot, Width of")
- D. **Minimum Front Yard Setback:** 90 feet from the street right-of-way or 120 feet from the centerline on a private street.
  - 1. Corner lots shall comply with the front yard setback for each street on which the lot has frontage.
  - 2. Notwithstanding the setback distances set forth above, in areas where the average depth of at least two existing front yards on lots within two-hundred (200) feet of the lot in question and within the same block front are less than or greater than the required front yard, the minimum required front yard on such lot may be modified by the Township Zoning Commission with approval of the Township Board of Trustees. In such case, this shall not be less than the average depth of said existing front yards on the two lots immediately adjoining or, in the case of a corner lot, the depth of the front yard on the lot immediately adjoining, provided, however, that the required depth of the front yard on any lot shall not be less than twenty-five (25) feet.
- E. **Minimum Side Yard Width:** 30 feet
- F. **Minimum Rear Yard Depth:** 50 feet
- G. **Minimum Setback from Side Lot Line for Driveways:** 5 feet
- H. **Maximum Height of Buildings or Structures:** 35 feet
- I. **Riparian Setback Requirements** shall be met.
- J. **Alternative Energy Facilities Setback Requirements** shall be met.
- K. **Sub-Standards Lots**
  - 1. Lots of record as of August 21, 1970, failing to meet the requirements set forth herein, may be built on provided they are not reduced in area to less than their recorded size as of August 21, 1970, are approved by the Medina County Health Department for sanitary facilities, and meet the following provisions: