

June 7,2016

Richfield Township Zoning Board of Appeals

Attendance: Rick Eisel Jim Fritsch Dale Perz John Lumbrezer Kathy Allen

The meeting was called to order by Rick Eisel and the Pledge of Allegiance was recited. The meeting was called to determine if a variance should be granted for the property at 11202 Sylvania avenue. The owner of the property wishes to add on a garage to the front of the house bringing the setback from the road to 83.5 ft. from the road. The current house also does not meet current side lot regulations as it is 14.8ft from the lot line.

Neighbors in attendance were against it as the original neighborhood was built as Richfield Garden Estates with a set setback from the street to keep all the homes in line. Terry Kashmir representing his mother was concerned that the view from her home would now be blocked due to the garage extension.

James Ferguson had questions about the variances, he also was opposed to the addition due to the uniformity of the current houses.

As the houses were built in the fifty's some of the original ordinances are no longer being followed as the home owners association is no longer active. The garage cannot be built behind the far side of the house as there is an in-ground pool located there. All neighbors in attendance opposed the addition to the property.

John made the suggestion to only come out 8 ft. and to connect the current addition to the house by the placing a hallway at the back of the current garage. This would not need a variance as the addition would be 100 ft. from the road.

Those in attendance were as asked to step out while the board deliberated. John questioned if the addition was planned this way as a way of cutting costs. Dale stated granting him a variance to come out 8ft. It was determined that a variance was not needed for this.

Kathy questioned what happens when Sylvania avenue is widened creating an even smaller setback.

After further deliberation the public was asked to return for the vote of the Board. A roll call of the board was called with all members voting against the variance.

Respectfully submit

Kathy Allen, secretary

