

Russell Township Board of Appeals Meeting Minutes
Russell Township Community Room
Date: April 13, 2026

Present: Mr. Steve Gokorsch, Chairman
Mr. Mark McGrievy
Ms. Nicole Mulloy
Ms. Kate Walsh

Regrets: Ms. Adrienne Knauer

Frank Kolk, Zoning Inspector &
Bonnie Guyer, Zoning Secretary in attendance

Also In Attendance:

Ronald & Sandra Loczy, 8630 Pine Hollow Drive
Karen Winkler, 8639 Pine Hollow Drive
Ann McHugh, Ed Mallinak, 8722 Pine Hollow Drive
William Jackson, 8580 Pine Hollow Drive
Pam Young, 8583 Perry Drive
Charles Butters, 14818 River Glenn
Mike Walsh, 15349 Dale Road

I. Call to Order at 7:00pm

Announcements:

Public meeting notices published in the Maple Leaf and Chagrin Valley Times on April 2nd and 9th 2026. Public meeting notices sent to residents on March 24, 2026

II. New Board Member

Chairman Gokorsch welcomed Kate Walsh and introduced her as the new BZA member.

III. Organization

Chairman Gokorsch opened the floor for Vice-Chairman nominations. Ms. Mulloy nominated Mr. McGrievy for vice chairperson. Ms. Walsh seconded the nomination. Mr. McGrievy was elected Vice-Chairman by acclamation.

Chairman Gokorsch noted four of the five BZA members are present for this meeting. The applicant can elect to postpone the meeting until all members are available. The applicant chose not to postpone.

Chairman Gokorsch described the role and responsibilities of the Board of Zoning Appeals. Mr. Gokorsch noted this is an area variance. As such the Board must consider the practical difficulty due to the unique physical characteristics of the property.

- IV. Variance Application #576**, submitted by Applicants Ronald & Sandra Loczy, 8630 Pine Hollow Drive, parcel number 26-213806. The Applicants are seeking an area variance to construct a 30x36 Accessory Structure in the front yard. Per Section 4.7(V) of the Russell Township Zoning Resolution accessory buildings shall not be located in the front yard or in front of a principal building.

Mr. McGrievy moved to open the public hearing for Variance Application #576. Ms. Mulloy seconded the motion, and it passed unanimously.

Chairman Gokorsch swore in the following attendees:

- Ronald & Sandra Loczy, 8630 Pine Hollow Drive
- Charles Butters, 14818 River Glenn
- William Jackson, 8580 Pine Hollow Drive
- Pam Young, 8583 Perry Drive
- Ann McHugh, 8722 Pine Hollow

Mrs. Loczy, a resident of 40 years, described the reasons for the variance request which include:

- The unique conditions of the property
- Facing from the street, the house is on right side of the driveway, proposed structure is left of the driveway and approximately 149 feet from the street.
- Septic and leach field are in the backyard, limiting suitable building locations.
- The proposed location represents the most practical and least disruptive area for the accessory structure.

The Zoning Inspector noted the backyard is flat until the property drops off to a ravine beyond the leach field.

In response to BZA board members' inquiries the appellants responded:

- The east side of the property is deeply forested, and there is another ravine on the west side of the property.
- There will be no outside lighting or accessible water in the building.
- Opening will face east.
- Smaller structure was not considered due to the number of vehicles and tools requiring storage.
- Structure will be utilized only for storage.

- Structure will not be visible, or rarely visible, from the street or neighbors' houses.

Public Comment

- Ann McHugh – supports the request, proposed structure fits with neighborhood character.
- Pam Young – has a view of the property, no objections, lovely property, good addition to the neighborhood.
- William Jackson – his property is west of the Loczy property, no concerns

There was no additional discussion or public comment.

Mr. McGrievy moved to close the public hearing. Ms. Mulloy seconded the motion, and it passed unanimously.

Exhibits:

Exhibit A: Site Plan noting the topography

Exhibit B: Updated Duncan Factor responses

Exhibit C: Geauga Realink map

Ms. Mulloy moved to accept Exhibits A, B, & C Ms. Walsh seconded the motion, and it passed unanimously.

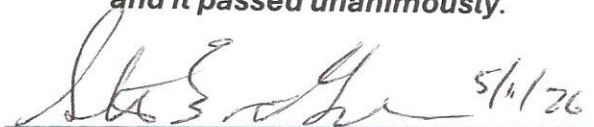
Mr. McGrievy moved to approve the Variance Application #576 as amended for the construction of 30x36 accessory building in the front yard. Ms. Mulloy moved to second, and upon roll call the vote was; Mr. McGrievy-yes; Ms. Mulloy-yes; Ms. Walsh-yes; Mr. Gokorsch-yes. The motion was approved.

IV. March 2, 2026, Minutes

Mr. McGrievy moved to accept March 2, 2026, minutes. Ms. Mulloy seconded the motion, and it passed unanimously.

V. Adjourn

Ms. Mulloy moved to close the meeting at 7:45. Mr. Gokorsch seconded the motion, and it passed unanimously.

 5/11/26

Steve Gokorsch
Chairman

Date

 5-11-2026

Bonnie Guyer
Zoning Secretary

Date

