



## Russell Township Board of Zoning Appeals

### FINDINGS OF FACT

#### VARIANCE REQUEST #576

**Applicant:** Ronald & Sandra Loczy

**Applicant's Address:** 8630 Pine Hollow Lane

#### **Parcels Covered by Requests:**

| <u>Parcel Number</u> | <u>Address</u>        | <u>Current Owner</u>  | <u>Nexus Between Applicant and Parcel</u> |
|----------------------|-----------------------|-----------------------|-------------------------------------------|
| 26-213806            | 8630 Pine Hollow Lane | Ronald & Sandra Loczy | Owner                                     |

I. The Board of Zoning Appeals held a *Public Hearing* on April 13, 2026.

The Board of Zoning Appeals considered *testimony* from the following individuals:

- Ronald & Sandra Loczy (owners)
- Ann McHugh, 8722 Pine Hollow Drive
- William Jackson, 8580 Pine Hollow Drive
- Pam Young, 8583 Perry Drive

The Board of Zoning Appeals also considered all *exhibits* admitted into the record by applicant.

**Variance Request #576** . 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.

II. The Board of Zoning Appeals considered testimony and exhibits to render its findings of fact. In the event of multiple variances, each request was considered as a component of the overall submission. The Board of Zoning Appeals' decision should not be construed as approving items within the building and site plans admitted into evidence by applicant that deviate from the Zoning Resolution and were not specifically presented to the Board of Zoning Appeals for consideration. To the extent any such deviations from the Zoning Resolution exist, they must be presented at a later date by the applicant.



## **Russell Township Board of Zoning Appeals**

### **FINDING OF FACTS FOR PARCEL 26-213806**

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance.

**Yes**

2. Whether the Variance is substantial.

**Yes**

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

**No. Testimony given noted the proposed structure is not outside character of the neighborhood.**

4. Whether the Variance would adversely affect the delivery of governmental services.

**No**

5. Whether the property owner purchased the property with the knowledge of the zoning restrictions.

**No. Property was purchased 40 years ago.**

6. Whether the property owner's predicament feasibly can be obviated through some method other than a Variance.

**No. Location of the septic system, leach field and topography of the property point to the proposed location as the practical solution.**

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the Variance.

**Yes, due to the unique topography and character of the neighborhood maintained.**

8. Such other criteria which the board believes relates to determining whether the Zoning Regulation is equitable.

**Setbacks are met**



## Russell Township Board of Zoning Appeals

**Mr. McGrievy moved to approve the Variance Application #576 for the construction of a 30x36 Accessory Structure 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.**

### THE RUSSELL TOWNSHIP BOARD OF ZONING APPEALS

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Steve Gokorsch, Chairman

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Adrienne Knauer

A handwritten signature in blue ink, appearing to read "Mark McGrievy", written over a horizontal line. To the right of the signature, the word "Absent" is handwritten in blue ink.

Mark McGrievy

A handwritten signature in blue ink, appearing to read "Nicole Mulloy", written over a horizontal line.

Nicole Mulloy

A handwritten signature in blue ink, appearing to read "Kate Walsh", written over a horizontal line.

Kate Walsh

A handwritten signature in blue ink, appearing to read "Bonnie Guyer", written over a horizontal line.

Bonnie Guyer, Zoning Secretary

