

Russell Township Board of Appeals Meeting Minutes

Russell Township Hall

Date: August 4, 2025

Mr. Steve Gokorsch, Chairman

Present: Mr. Dushan Boucek, Vice-Chairman

Ms. Adrienne Knauer

Mr. Mark McGrievy

Ms. Nicole Mulloy

Bonnie Guyer, Zoning Secretary in attendance

Meeting Notice published in the Chagrin Valley Times and Geauga Maple Leaf on July 24 & July 31, 2025. Certified letters sent July 24, 2025.

Also in attendance:

Scott & Lori Fine, 13828 Chillicothe Road

Andrew & Alana Radonich, 13795 Chillicothe Road

Theresa Yondo & Bruce Murphy, 13796 Chillicothe Road

Derek & Brownell Patterson, 13768 Chillicothe Road

Michael Bonner, 9570 Kinsman Road

Charles Butters, 14818 River Glen Drive

Ronald DiNardo, 8510 Fairmount Road

I. Call to Order

Chairman Gokorsch opened the meeting at 7:00pm

Chairman Gokorsch described the role and responsibilities of the Board of Zoning Appeals.

II. Variance Application #570, submitted by Applicants Scott & Lori Fine, owners of property at 13828 Chillicothe Rd. parcel number 26-152300. The Applicants are seeking a reduction of the 30 ft. side-yard variance to 24 ft. for construction of an attached garage on the side of the house.

Mr. Duchon motioned to move into public comment for Variance #570. Ms. Mulloy seconded the motion, and it passed unanimously.

The applicants, Scott & Lori Fine, stated there is a need for access to the home especially during inclement weather. Configuration of the lot limits options for construction of an attached garage. Much of the lot is not buildable. The Fines were unaware of these restrictions as well as being unaware of a riparian setback at the time of purchase. Design of the garage will match the house architecture.

Public Comment

Bruce Murphy & Theresa Yondo expressed several concerns:

- Concerned about the location of the lot line. Unsure if the current markers are accurate. Noted the importance of setbacks.
- Stated the garage could be smaller.
- Lightening is a concern.

Neighbors Derek Patterson, Ronald DiNardo & Andrew Radonich expressed support for the set-back variance to build an attached garage. Further, both noted improvements and enhancements to the property.

In response to BZA members' inquiries:

- Michael Bonner, architect, noted that the nearest neighboring house is 142 feet from the proposed structure.
- Mr. Fine agreed that the north side of the proposed structure will be light free.

Exhibits:

Exhibit A – Site plan from Michael A. Bonner Architect

Exhibit B – General Warranty Deed

Mr. McGrievy motioned to accept the exhibits. Ms. Knauer seconded the motion, and it passed unanimously.

Mr. Boucek moved to close the public hearing for Variance Application #570. Ms. Mulloy seconded the motion, and it passed unanimously.

Mr. Boucek moved to approve the Variance Application #570 for a 24 ft. side-yard setback. Ms. Mulloy seconded the motion, and upon roll call the vote was Mr. Boucek-yes; Ms. Knauer-yes; Mr. McGrievy-yes; Ms. Mulloy-yes; Mr. Gokorsch-yes. The motion was approved.

III. Review and Sign July 7, 2025, Minutes

Ms. Mulloy motioned to accept July 7, 2025, minutes. Ms. Knauer seconded the motion, and it passed unanimously.

IV. Additional Discussion/Business

- Zoning Commission will vote to initiate the amendment to the Russell Township Zoning Resolution on August 27, 2025.
- Dave Dietrich is providing part-time assistance to the Zoning Office.

V. Adjourn

Mr. Boucek motioned to adjourn the meeting at 8:00p.m. Ms. Knauer seconded the motion, and it passed unanimously.

Steve Gokorsch
Chairman

Date

Bonnie Guyer
Zoning Secretary

Date