



Russell Township Board of Zoning Appeals

FINDINGS OF FACT

VARIANCE REQUEST #573

Applicant: Todd Korner

Applicant's Address: 7300 Kinsman Road

Parcels Covered by Requests:

Parcel Number	Address	Current Owner	Nexus Between Applicant and Parcel
26-192600	7300 Kinsman Road	Todd Korner	Owner

I. The Board of Zoning Appeals held a *Public Hearing* on December 1, 2025

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

- Todd Korner (Owner)

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

II. **Variance Request #573**, submitted by Applicant Todd Korner, owner of property at 7300 Kinsman Road, parcel number 26-192600. The Applicant is seeking a reduction of the required 100 ft. rear yard setback to 75 ft. for construction of a new home, per Section 5.2(B) and construction of a detached garage in front yard, per section 4.7(V).

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.

FINDING OF FACTS FOR PARCEL 26-192600

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.**

House, yes; Garage, no



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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.
Houses in the area are dissimilar but include ranch homes.
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.
Yes
6. Whether the property owner's predicament feasibly can be obviated through some method other than a Variance.
Potential alternate options but topography render them undesirable.
7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the Variance.
Yes.
8. Such other criteria which the board believes relates to determining whether the Zoning Regulation is equitable.
Utilize downlighting; north side screened with pine trees; patio uses only landscape lighting; frosted glass garage door. Further noted that the house is located on Rt. 87.

III. ***Motion made by Mr. Bouchek to approve Variance Zoning Resolution #573 seeking a reduction of the required 100 ft. rear yard setback to 75 ft. for construction of a new home, per Section 5.2(B) and construction of a detached garage in front year, per section 4.7(V).***
Ms. Mulloy seconded and upon a roll call the vote was. Bouchek-yes; Ms. Mulloy-yes; Mr. Gokorsch - yes. The motion passed.

THE RUSSELL TOWNSHIP BOARD OF ZONING APPEALS

Steve Gokorsch, Chairman

Adrienne Knauer

Nicole Mulloy

Dushan Bouchek, Vice Chairman

Mark McGrievy

Bonnie Guyer, Zoning Secretary