



Russell Township Board of Zoning Appeals

FINDINGS OF FACT

VARIANCE REQUEST #577

Applicant: Declan & Elizabeth Synnott

Applicant's Address: 14770 Caves Road

Parcels Covered by Requests:

<u>Parcel Number</u>	<u>Address</u>	<u>Current Owner</u>	<u>Nexus Between Applicant and Parcel</u>
26-064300	14770 Caves Road	Declan & Elizabeth Synnott	Owners

I. The Board of Zoning Appeals held a *Public Hearing* on June 1, 2026.

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

- Declan Synnott, owner
- David Page, 18890 Brewster Road, Chagrin Falls, OH 44023
- Charles Puckett, 14745 Caves Road, Novelty, OH 44072
- Barbara Witte, 14754 Caves Road, Novelty, OH 44072
- Gary Kusner, 14738 Caves Road, Novelty, OH 44072

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

Variance Request #577. The Applicants are seeking an area variance to construct an addition with a side yard setback of 18 ft. The required minimum is 30 feet per Section 5-2(B).

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 26-064300

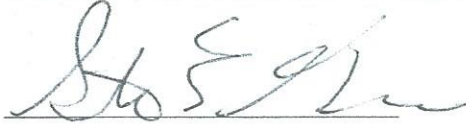
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the Variance.
Yes.
2. Whether the Variance is substantial.
No.
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
No.
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.
6. Whether the property owner's predicament feasibly can be obviated through some method other than a Variance.
No. Location of the septic system, limited space availability on north side of the property, and front yard location would also require a variance. As well as established landscape.
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.
Supportive and positive testimony from neighbors.



Russell Township Board of Zoning Appeals

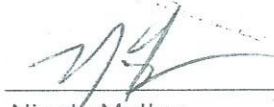
Mr. McGrievy moved to approve Variance Application #577 for the construction of an addition with an 18 ft. setback. Ms. Mulloy seconded the motion, and upon roll call the vote was; McGrievy-yes; Ms. Mulloy-yes; Ms. Walsh-yes; Mr. Gokorsch-yes. The motion was approved.

THE RUSSELL TOWNSHIP BOARD OF ZONING APPEALS


Steve Gokorsch, Chairman

Adrienne Knauer

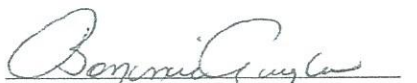
Mark McGrievy



Nicole Mulloy



Kate Walsh



Bonnie Guyer, Zoning Secretary

APPROVED
DATE: 1-4-15
BY: [Signature]