



Russell Township Board of Zoning Appeals

FINDING OF FACTS FOR PARCEL 26-167100

- 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, 50%

- 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.**

The board recognized a neighbor's visibility concern. The board indicated landscape screening were important to address the visual concern.

- 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 septic system and topography inhibit alternate locations.

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

Yes. Side yard setback of house is also 15ft.

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

Applicants to install effective feasible screening, such as trees or other landscaping, to protect the neighbor's view.

THE RUSSELL TOWNSHIP BOARD OF ZONING APPEALS

Steve Gokorsch, Chairman

Mark McGrievy, Vice-Chairman

Adrienne Knauer

Nicole Mulloy

Kate Walsh

Bonnie Guyer, Zoning Secretary



Russell Township Board of Zoning Appeals

FINDINGS OF FACT

VARIANCE REQUEST #578

Applicant: Kateryna Nanotska & Sergei Pavlov

Applicant's Address: 14480 Caves Road

Parcels Covered by Requests:

Parcel Number	Address	Current Owner	Nexus Between Applicant and Parcel
26-167100	<u>14480 Caves Road</u>	<u>Kateryna Nanotska & Sergei Pavlov</u>	Owners

- I. The Board of Zoning Appeals held *Public Hearings* on August 3, 2026 & September 14, 2026
- The Board of Zoning Appeals considered *testimony* from the following individuals:
- Kateryna Nanotska & Sergei Pavlov (owners)
 - Bruce & Brenda Miller, 14494 Caves Rd.
 - Timothy & Cathy Hemry, 14480 Caves Rd.

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

Variance Application #578, submitted by Applicants Kateryna Nanotska & Sergei Pavlov, owners of property at 14480 Caves Road, parcel number 26-167100. The Applicants are seeking a variance to construct a 16x28 shed with a side yard setback of 15 ft. in lieu of the required 30 ft. (Section 5.2.B).,

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.