

Russell Township Board of Appeals Meeting Minutes
Russell Township Community Room
Date: September 14, 2026

Present:

Ms. Adrienne Knauer
Mr. Mark McGrievy, Vice-Chairman
Ms. Nicole Mulloy
Ms. Kate Walsh

Regrets: Mr. Steve Gokorsch

Frank Kolk, Zoning Inspector in attendance
Bonnie Guyer, Zoning Secretary in attendance

Also In Attendance:

Kateryna Nanotska & Sergei Pavlov, 14480 Caves Rd., Novelty, Oh 44072
Bruce & Brenda Miller, 14494 Caves Rd, Novelty, OH 44072
Timothy & Cathy Hemry, 14460 Caves Rd. Novelty, OH 44072

I. Call to Order at 7:00pm – Continuation of August 3, 2026, Hearing

Announcements:

Notice of Public Hearing published in the Chagrin Valley Times and Mapleleaf on 8/27/2026. Notices sent to neighboring residents on 8/24/2026.

- II. 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 8 ft. in lieu of the required 30 ft. (Section 5.2.B). The Variance Application was revised to 15ft of the required 30ft.

Mr. McGrievy noted four of the five BZA members are present for this meeting. The appellant can elect to postpone the meeting until all five members are available. Ms. Nanotska & Mr. Pavlov chose not to postpone.

Mr. McGrievy swore in attendees wishing to speak;

Kateryna Nanotska & Sergei Pavlov, 14480 Caves Rd., Novelty, Oh 44072
Bruce & Brenda Miller, 14494 Caves Rd., Novelty, OH 44072
Timothy & Cathy Hemry, 14460 Caves Rd., Novelty, OH 44072

The applicants seek a variance to place a shed 15ft. from the side-yard setback. The proposed site was remeasured after the prior hearing. The end of the septic system pipe is 31ft from the property line. There are no plans for the shed to access power, water or have exterior lighting. Vehicles or large equipment will not be stored in the structure.

The board confirmed the proposed shed would measure 16 x 28 feet. A 15 ft. setback plus the shed's 16 ft depth would reach the 31ft. point where the septic piping ends. This alignment would place the shed in line with the existing house, which is also 15 ft. from the property line. The practical difficulty is the inability to meet the 30 ft. set-back requirement due to septic system limitations and topography constraints.

The Zoning Inspector, Frank Kolk, described additional constraints when reviewing alternative locations; the former septic-system area lies near the north side of the property, and the north-side of the property drops toward a pond.

Public Comment

Mr. Miller objects to the shed visibility from his property. The board recognized his objection and proposed landscape options to mitigate the concern.

Mr. & Mrs. Hemry testified the shed is consistent with the area.

Ms. Mulloy moved to close the public hearing. Ms. Knauer seconded the motion, and it passed unanimously.

Exhibits:

Exhibit A: Arial image

Exhibit B: Site Survey with notes

Exhibit C: Geauga County Health Department Permit

Ms. Mulloy moved to accept Exhibits A, B, & C. Ms. Walsh seconded the motion, and it passed unanimously.

Mr. McGrievy moved to approve Variance Application #578 for a 16-by-28-foot shed with a 15-foot side-yard setback instead of the required 30 feet, subject to the applicants planting landscape screening. Ms. Knauer seconded the motion. On roll call, Ms. Mulloy, Ms. Knauer, Ms. Walsh, and Mr. McGrievy voted yes. The motion was approved.

III. Review & Approve August 3, 2026, Minutes

Ms. Mulloy moved to approve August 3, 2026, minutes. Ms. Walsh seconded the motion, and upon roll call the vote was; Ms. Knauer-yes; Mr. McGrievy-abstain; Ms. Mulloy-yes. Gokorsch-absent. The motion was approved.

IV. Additional Discussion

Township Trustees Public Hearing regarding proposed amendment revisions is scheduled for October 1, 2026

IV. Adjourn

Having no other business Vice-Chairman McGrievy adjourned the meeting at 7:55pm.

M. McGrievy/bg 10-5-2026
Mark McGrievy Date
Vice-Chairman

Bonnie Guyer 10-5-2026
Bonnie Guyer Date
Zoning Secretary

