

Minutes: Russell Township Board of Zoning Appeals  
Russell Township Hall  
October 2, 2023

Present: Mr. Steve Gokorsch, Chairman  
Mr. Dushan Boucek, Vice-Chairman  
Mr. Mark McGrievy  
Ms. Nicole Mulloy  
Mr. Bill Downing

Also in attendance: Mr. Shane Wrench, Zoning Inspector; Mrs. Cathleen Birli, Zoning Secretary.

The meeting was called to order at 7:00 p.m.

The Legal Notice was published in the Chagrin Valley Times and Geauga Maple Leaf on Thursday, September 21, 2023.

The Certified Letters were mailed to all required residents, Tuesday, September 19, 2023.

*Mr. McGrievy made the motion to open the public meeting, Mr. Boucek seconded the motion and it passed unanimously.*

One (1) in attendance was sworn in.

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**Variance Application #553:** Submitted by Mr. David Ratino. The property is located at 13657 Fox Hills Drive. Parcel #26-028550. The Applicant is seeking to obtain a variance to construct a 20' x 20' detached garage within the side yard setback. The proposed project would encroach into the 30' side yard, leaving the side yard setback at 10'. This would require a variance of 20'. Resolution Book 5.2(B) in a R3 Zone: Side yard setback requires 30'.

Mr. David Ratino, 13657 Fox Hills Drive, confirmed he was sworn in.

**Mr. Ratino stated he bought a property two months ago and would like to build a detached garage to store lawn equipment, driveway plow, etc. since there is not a utility shed on the property. He will also be parking a car in the proposed garage.**

**The garage will match the house shingles and house siding colors.**

**He said the neighbors have no concerns but when asked if a buffer of bushes/trees will be planted, he agreed to shield the garage with plantings.**

Mr. Gokorsch asked if the colors of the siding/roof of the proposed garage will complement the house?  
**Mr. Ratino said Yes. The siding will be a wooden/flap design, and the roof will have black shingles, all matching the house.**

Mr. Gokorsch asked if he knew of the zoning restrictions when he purchased the house two months ago.  
**Mr. Ratino said No.**

Mr. Boucek, referencing Exhibit A (Geauga Real Link Site Plan), asked Mr. Ratino if the variance is for 12'.06" side yard variance, which is indicated on the Exhibit, or the 10' side yard variance stated on his application? **Mr. Ratino stated that the bushes/pine trees going down his side yard property line, could be the property line. He was not sure of the exact property line.**

Mr. Boucek asked who owns the garden area shown on Exhibit A, next to the bushes/pine trees? **Mr. Ratino said the neighbor.** Mr. Boucek asked if the variance for the new garage will be a concern encroaching on the neighboring property, near this garden area? **Mr. Ratino said No. The neighbor is fine with the variance.**

Mr. Gokorsch asked what type of flooring the garage will have. **Mr. Ratino said the floor will be loose stone.** Will there be a foundation? **No.** Will there be water/septic? **No.** Will there be power? **No.**

Mr. Gokorsch asked if there was a boundary survey done with the deed showing exactly where the lot line is. **Mr. Ratino said the boundary survey is hand sketched in the site plan, but he is not sure how accurate it is.**

Mr. Gokorsch stated there is not enough information to determine where the property lot line is and if the pine trees are an accurate location of this lot line, the pine trees could have been put anywhere and not necessarily the boundary line.

Mr. Boucek asked the Zoning Inspector if there is any way the property side yard lot line can be pinpointed. **The zoning inspector stated if the two metal pins at the corner of the property boundary line can be located, measurements can be taken to locate the property side yard lot line.**

Mr. Downing asked if he could move the garage closer to the house, next to the existing garage. **Mr. Ratino stated he would need to pour a 10' to 15' new asphalt driveway for this location.**

Mr. Gokorsch asked Mr. Ratino if he would like to get an accurate property line measurement to identify the property side yard lot line and continue the variance request at a later date? **Mr. Ratino said Yes. He would like to continue the variance request at a later date.**

*Mr. Boucek made a motion to close the public hearing for variance request #553, Ms. Mulloy seconded the motion and it passed unanimously.*

*Mr. Boucek made a motion to continue variance request #553, Ms. Mulloy seconded the motion and it passed unanimously.*

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## **Other Business**

*Zoning Commission Meeting October 25, 2023:*

Mr. Gokorsch will be attending the Zoning Commission meeting, Wednesday, October 25, 2023 to discuss the Resolution Book comments/concerns. Mr. Dietrich, consultant, will also be attending.

