

Russell Township
8501 Kinsman Road
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Zoning Inspectors Quarterly Report

July-September 2018

Permits Issued

July

3695 –CAP construction – 8552 Kinsman – Add./Alt.	7/2/18	\$50
514 – Newhouse – Variance request – Music St.	4/9/18	\$250
3696 – Schumacher Homes – 14315 Retriever Run	4/23/18	\$100
3697 – BHB– 7575 Waterfall– Accessory Building	7/16/18	\$60
3698 – Ciceretto – 15620 Cothelstone – Exemption	7/18/18	\$0
3699 – Strickler – 14920 Hill Dr. – Acc. Structure	7/31/18	\$50
3700 – BHB – 7540 Twin Lakes – Demo/New Construction	7/31/18	\$300

August

3701 – Schweiger – 14818 Russell Ln. – Deck	8/01/18	\$50
3702 – Calo – 14726 Clydesdale Tr. – Pool	8/06/18	\$100
3703 – Otero Homes – 15445 Fedeli– New Construction	8/08/18	\$300
3704 – Travarco – 13520 Braeburn Ln. – Pool	8/16/18	\$100
3705 – Highland Construction – 7540 Twin Lakes– Deck	8/17/18	\$100
3706 – Drees Homes – 7944 Fairmount Rd. – New Construction	8/20/18	\$300
515 – Wellert for new Circle K Conditional Use	8/20/18	\$300
516 – Wellert for new Circle K Variances	8/20/18	\$300
3707 – Great Day Improv.- 14907 Hillbrook – Enclosed Patio	8/27/18	\$100

September

3708 – Howe – 14315 Retriever – Acc. Structure	9/04/18	\$100
3709– Klarich – 8307 Dines – Addition	9/05/18	\$100
3710 – Baron Landscaping – Pavillion	9/06/18	\$75
3711 – Miller – 15270 Fedeli - Acc./ Barn	9/06/18	\$75
3712 – Lunder – 8264 Chagrin Mills –Addition(s)/Shed	9/10/18	\$100
3713 – Svigel – 15076 Hook Hollow – Deck	9/10/18	\$50
3714 – Keselman Const.- 15620 Chillicothe - Pergola	9/17/18	\$100
3715 – Payne&Payne – 7130 Cardinal Ln.- New Construction	9/17/18	\$300

Board of Zoning Appeals Applications

VARIANCE REQUEST #514 Newhouse – 9550 Music Street: Approved

Seeking a frontage variance of 82.5 feet in lieu of the 300 feet required in an R-5 Residential zoned district per Section 5.2(B)

VARIANCE REQUEST #516 Wellert (Circle K) – Northeast Corner of 306 & 87: TO BE REVIEWED x2

Seeking several variances as listed below for parcel numbers 26-062900, 26-071600, 26-071500, 26-707049 & 26-029250:

- a. Requesting 62% lot coverage in lieu of the 40% maximum required per section 5.3.1 (H)
- b. Requesting a 40' driveway width off of State Route 306 in lieu of the 30' maximum required per section 6.5 F (5)
- c. Requesting a 40' driveway width off of State Route 87 in lieu of the 30' maximum required per section 6.5 F (5)
- d. Requesting gasoline and fuel storage of 42.5' in lieu of the 50' minimum required per section 6.5 F (7)
- e. Requesting waste disposal facilities of 29' in lieu of the 50' minimum required per section 6.5 F (10)
- f. Requesting a side yard setback for buildings and structures (Carwash) of 5' in lieu of the 70' minimum required per section 6.5 F (13)
- g. Requesting a side yard setback for buildings and structures (Canopy) of 61' in lieu of the 70' minimum required per section 6.5 F (13)
- h. Requesting a perimeter buffer (east line) of 5' in lieu of the 15' minimum required per section 6.5 F (11)
- i. Requesting a perimeter buffer (north line) of 13' in lieu of the 15' minimum required per section 6.5 F (11)

CONDITIONAL USE REQUEST #515 Wellert (Circle K) – Northeast Corner of 306 & 87: TO BE REVIEWED x2

Seeking to utilize parcel numbers 26-062900, 26-071600, 26-071500, 26-707049 & 26-029250 as a gas station and food service, per section 6 of the Russell Township Zoning Resolution.

Correspondence, Meetings, Etc.

- The Zoning Inspector followed up on several zoning complaints and pulled temporary signs.
- provided a plan with a timeline to have the buildings removed.
- A letter was mailed May 4, 2018 and May 23, 2018 to William Gehlfuss at 14624 Caves Road concerning excavation work and construction to the home. The letter advised Mr. Gehlfuss to contact the office. He did and said he would have the structure sided within the next 30 days.
- A violation letter was mailed on June 27, 2018 to Thomas Sloe at 15565 Chillicothe Road concerning the ongoing car issue outside the fenced area at his property.
- The Zoning Department has been in contact with Circle K about zoning requirements.
- Attended Ohio EPA Workshop: Complying with Ohio EPA New Storm Water Permit for Construction.