

Mrs. Kuzior: Do we have any correspondence or communications?

Mrs. Hussing: There's no correspondence.

Mrs. Kuzior: Ok, it is 7:01 and we'd like to have Jonathan or Heather Hatch come to the podium for case number 1019.

Jonathan Hatch was sworn in.

Mrs. Kuzior: Can you tell us why you're seeking this variance?

Mr. Hatch: So, you can see there we're requesting to build a deck up there where that gate is right now. The way Ryan Homes did it, they didn't put decks on any of those houses. We're trying to build a 12 x 15 foot deck. In order to do that, we're going to need to request an extra 3 feet so that we can come out and that's why we're here.

Mrs. Kuzior: I was wondering when I visited, I went to look at the property, and I was wondering if it was going to go on the walkout basement or the top floor.

Mr. Hatch: It's going to be up top there where the gate is. SO, all we're asking for is an extra 3 feet. Like I said, it's going to be 15 wide and come out 12 feet.

Mrs. Kuzior: Ok

Public Hearing opened at 7:30 pm.

Mrs. Kuzior: Have you spoken to any of your neighbors?

Mr. Hatch: I have a neighbor here with us, this is Greg Kulick, he lives around the corner, and we sent letters to all our neighbors that are nearby so they're all aware of it.

Mrs. Kuzior: Ok. Does anybody else have any questions? I see your hardship. When I walked your property. So, your hardship, as stated in your application, is the topography of the land as well as the elevation and there's not much else you can do with that property, the way it sits. Mr. Kulick would you like to speak?

Mr. Kulick was sworn in.

Mr. Kulick: I can just speak on his behalf. We requested a variance about 3 years ago, my family and I, the way Ryan Homes makes these houses, they put them in as close as possible to get the most bang for their buck and obviously they had every intention of the homeowner adding a deck on after that. We added one on. And I think, just in terms of resale values and just the overall aesthetics of the neighborhood when people have a deck on a very flat back, it adds a little bit of dimension and depth and I think it does look nice. You can see that house coming in through the main street in our allotment and the addition of a deck would definitely add value to that house and our neighborhood and thus Tallmadge.

Mrs. Kuzior: Thank you.

Public Hearing closed at 7:06 pm.

Mr. Victor: I move to approve the variance request for applicant Jonathan and Heather Hatch for the property located at 120 Glenwood Circle [88 Glenwood Circle], Tallmadge Ohio for the variance request from Subsection 1157.08 25 foot rear yard setback, seeking 22 feet based on the plans and application submitted and dated March 13, 2019 and evidence presented that:

1. **The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the Zoning Code.**
2. **There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use or development of the property that do not apply generally to other properties or uses in the same zoning district or neighborhood;**
3. **The granting of such a variance will not be or substantial detriment to the public interest or to property or improvements in such district in which the variance is sought and will not materially impair the purpose of this Zoning Code.**

Mrs. Kuzior: Second. Is there any discussion?

All members present voted in favor. (4-0)

Mrs. Kuzior: Your variance has been approved.

Mr. Hatch: Thank you.

Mrs. Kuzior: I'll make a motion we adjourn.

All members present voted in favor. (4-0)

Meeting adjourned at 7:08 pm.

Respectfully submitted,



Kelli Funk, Secretary



Richean Kuzior, Chairwoman