



**Village of South Russell  
5205 Chillicothe Road  
South Russell, Ohio 44022  
440-338-6700  
BOARD OF ZONING APPEALS  
MEETING MINUTES**

**October 18, 2023 - 7:00 p.m.**

**Members Present:** Andy Hitchcock, Chairman, John Buda, Martin O'Toole, Cindy Matejcik

**Member Absent:** Mike Mulloy

**Other Officials:** Bridey Matheney, Solicitor; Mayor Bill Koons; Dave Hocesvar, Building Official; Ruth Griswold, Board Secretary

**Visitors:** Wendy Pace, 807 Bell Road, Geraldine Byrne, 99 Laurel Road

Mr. Hitchcock called the meeting to order at 7:00pm. Ms. Griswold conducted roll call.

**Mr. Hitchcock asked the board members if they had any comments, edits, or changes after reviewing the minutes from September 20, 2023. There were none. Mr. Hitchcock made a motion to approve the minutes. Mr. Buda seconded. On roll call vote, the motion passed unanimously.**

Mr. Hitchcock asked the solicitor to swear in anyone who may speak. Ms. Matheney swore in the applicant, guest, and Mr. Hocesvar

**AGENDA ITEM 1: BZA CASE #23-08:** Wendy and Mark Pace, owners of and applicants for the property located at 807 Bell Road, are seeking an area variance to allow an accessory structure to be 10' from the rear lot line and Section 4.02 of the South Russell Zoning Code provides that the minimum rear yard setback of accessory structures is 20', requiring a rear yard area variance of 10'.

Mr. Hitchcock asked the applicant to begin her presentation. Ms. Pace said they would like to have a small 8x8 shed, and they would like to have it set back a bit into the trees, so it's kind of put off into the corner. They would use the shed for the storage of yard tools.

Mr. Buda referred to the illustration on the site plan, and said it looks as though the shed is equidistant from each side property line, but Ms. Pace said it would be in a corner. Ms. Pace said the illustration is correct, it won't be in the corner, just more out of the way. Mr. Buda thanked her for the clarification.

Mr. O'Toole said he did visit the property, and asked if the area where the shed was proposed to be placed was marked by orange poles. Ms. Pace said yes, that is correct. Mr. O'Toole had no other questions.

Ms. Matejick said she was at the property as well, and she thinks it would be in a great spot, by the trees and somewhat nestled in amongst the ivy.

Mr. Hitchcock said he was unable to visit the property and asked if there is natural shading and screening at the rear lot line. Ms. Pace said yes, that is correct. Mr. Hitchcock asked about the two side yards. Ms. Pace said the shed will be next to a big oak tree. They planted some short shrubs along the east lot line, and once they start growing it will screen well.

Mr. Hitchcock said it appears there are two separate lots. Ms. Pace said they were consolidated about nine months ago, before they began building the house, and it should have been recorded by now. Mr. Hitchcock said he thought that would be the case, but wanted to be sure in case both lots needed to be included in the motion.

Mr. Hitchcock asked if any members of the audience would like to speak. Ms. Byrne said she is happy the shed will be in the middle of the yard because the water runoff in that area is very bad.

Mr. O'Toole said he feels the proposed project is consistent with the character of the neighborhood, but it is misleading to characterize the area as "woods". It is an area of contiguous backyards that have some trees in them. In his observation of the area, the shed will not be hidden by trees and will be quite noticeable, which is okay because it would be consistent with all the other sheds in the area. He asked the applicant if any of the neighbors had a problem with the shed. Ms. Pace said she spoke with the owner of the property behind them, and he said they had no problem with it. Mr. Hitchcock referred to the letter provided by that property owner, and noted that the home appears to be a rental. He would give more consideration to the occupant of the house rather than somebody that doesn't live there.

Mr. Hitchcock asked for any further comments or questions. There were none.

**Mr. Hitchcock made a motion to approve an area variance for the property located at 807 Bell Road, to allow an accessory structure no larger than 8'x8', to be situated no closer than 10' from the northern rear property line. Mr. Buda seconded. Mr. Hitchcock asked for any discussion on the motion. Ms. Byrne clarified with the applicant the material that would be used for the foundation. On roll call vote, the motion passed unanimously.**

**Old Business:** None

**New Business:** None

There being no further business, Mr. Hitchcock adjourned the meeting at 7:14 pm.



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Andy Hitchcock, Chairman

11/15/2023

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Date



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Ruth Griswold, Board Secretary

11-15-2023

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Date