



COPLEY TOWNSHIP

Board of Zoning Appeals

VARIANCE APPLICATION

\$500 NON-REFUNDABLE FEE DUE UPON SUBMITTAL #1568080

Address/Parcel of Seeking Variance(s): 3981 Encell Dr Copley, OH 44321

Landowner: Brent + Jennifer Scarborough

Applicant: Brent + Jennifer Scarborough

Address of Applicant: 3981 Encell Dr Copley, OH 44321

Email of Applicant: jenscarbrough@gmail.com

Telephone of Applicant: 330 329 4079

Present Zoning of the Property: Residential PRDD

Section of Code Seeking Variance(s): Article 15.04 and 3.07e

- If Applicable, include Summit County Health Approval for the Onsite Septic
- Attach Drawing and/or Site Plan Showing Proposed Project

Please Explain the Practical Difficulties or Unnecessary Hardship that Justifies this Application:

The current deck needs to be rebuilt to remedy an existing problem of mold in storage area. There are no stairs off the deck or a secondary means of egress. This would improve the use and condition.

How Would the Granting of a Variance(s) Affect the Immediate Neighborhood and Community In General?

The HOA encourages decks and patios. It would improve the value of our home. Posts would be dug + 57 river rock under the deck.

List All Contiguous and Adjacent Property Owners (names, address, city and zip code):

- Sean + Beth Kennedy 3967 Encell Dr Copley 44321
- Rodney + Angie Shufford 3989 Encell Dr Copley 44321
- Steve + Heather Holsenbeck 3959 Encell Dr Copley 44321
- Kim + Jason Kleps 3997 Encell Dr Copley 44321

Owner's Signature: Jennifer Scarbrough Date: 7.19.19
Print Name: Jennifer Scarbrough
Applicant's Signature: Jennifer Scarbrough Date: 7.19.19
Print Name: Jennifer Scarbrough

Duncan v. Middlefield – Standards of Practical Difficulty or Unnecessary Hardships

Area Variance:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
2. Whether the Variance is substantial;
3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
4. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
5. Whether the applicant purchased the property with knowledge of the zoning restriction;
6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
7. Whether the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the variance.

Use Variance:

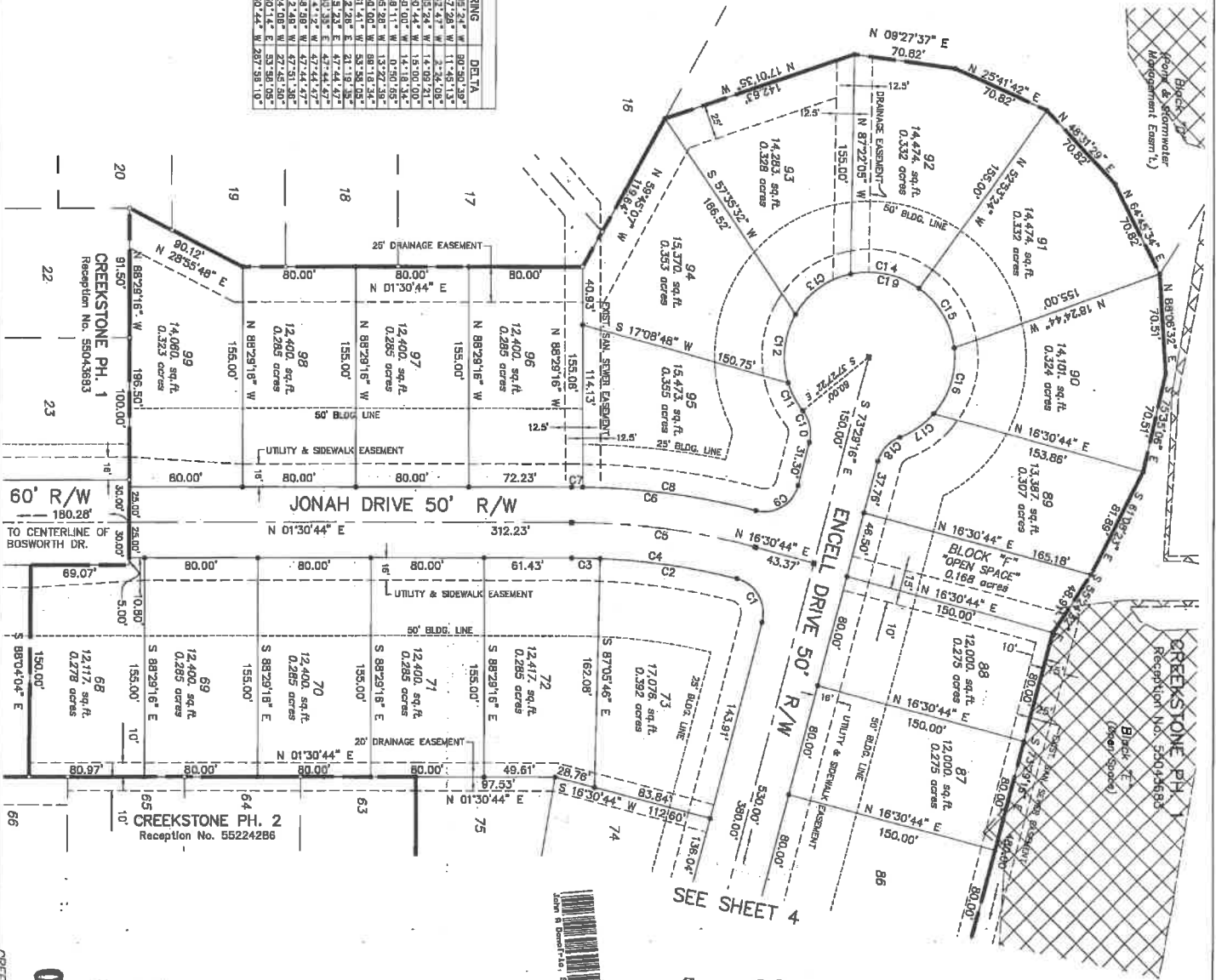
1. A substantial and unnecessary injustice;
2. That the application of the terms of the Zoning Resolution completely deprives the owner of all beneficial use of the land, or renders it virtually without value; or
3. That there is unreasonableness within the Zoning Resolution itself.

*****TOWNSHIP USE ONLY*****

Township Official Receiving Application: [Signature]
Date Received: 7/19/19 Fee Received: ✓ CK.

PREPARED BY:
Floyd Browne Group
 Northeast Ohio
 330.375.1390 fax
 330.375.1390 fax
 www.floydgroup.com
 Offices throughout Ohio & West Virginia

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.84'	25.37'	35.81'	S 81°59'24" W	80°20'39"
C2	475.00'	97.44'	48.89'	97.22'	S 09°47'26" W	11°45'13"
C3	475.00'	19.82'	9.98'	19.81'	S 02°44'24" W	2°28'08"
C4	570.00'	17.88'	8.93'	17.87'	S 02°00'24" W	1°30'42"
C5	570.00'	131.12'	66.80'	130.79'	S 02°49'00" W	14°18'34"
C6	595.00'	7.77'	3.89'	7.77'	S 01°58'11" W	0°40'05"
C7	235.00'	38.82'	24.20'	38.14'	S 28°50'00" W	13°27'38"
C8	235.00'	22.83'	11.40'	22.80'	S 03°12'20" E	3°18'18"
C9	80.00'	80.00'	28.95'	48.57'	S 34°30'38" E	47°44'47"
C10	80.00'	80.00'	28.95'	48.57'	S 01°58'08" W	47°44'47"
C11	80.00'	80.00'	28.95'	48.57'	S 82°18'22" E	47°44'47"
C12	80.00'	80.00'	28.95'	48.57'	S 34°30'38" E	47°44'47"
C13	80.00'	80.00'	28.95'	48.57'	S 01°58'08" W	47°44'47"
C14	80.00'	80.00'	28.95'	48.57'	S 82°18'22" E	47°44'47"
C15	80.00'	80.00'	28.95'	48.57'	S 34°30'38" E	47°44'47"
C16	80.00'	80.00'	28.95'	48.57'	S 01°58'08" W	47°44'47"
C17	80.00'	80.00'	28.95'	48.57'	S 82°18'22" E	47°44'47"
C18	80.00'	80.00'	28.95'	48.57'	S 34°30'38" E	47°44'47"
C19	80.00'	80.00'	28.95'	48.57'	S 01°58'08" W	47°44'47"

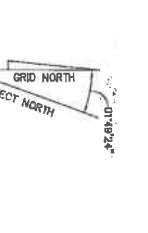


LEGEND

- IRON PIN OR PIPE FOUND AS DESCRIBED
- 5/8" REBAR SET W/10. CAP (GIVE DESIGN GROUP)
- MONUMENT FOUND
- STM. SURVEY COUNTY MONUMENT FOUND SET W/ 5/8" REBAR & 1.5" CAP (GIVE DESIGN GROUP)
- ▲ MEASURED DIST. (SOUND)
- R & L RECORD & USED
- F & L FOUND & USED
- C - 1 SEE CURVE DATA
- SPC STATE PLANE COORD.
- WETLAND



ROTATION ANGLE:
 01°49'24"



BASIS OF BEARINGS:
 BEARINGS ARE REFERRED TO THE ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

55402538
 JOHN B. BROWN (F-14), SURVEY & PLANNING OFFICER
 07/22/2017 11:38

CREEKSTONE PH. 1
 Reception No. 55045833

CREEKSTONE PH. 2
 Reception No. 55224286

CREEKSTONE PH. 1
 Reception No. 55045833

CREEKSTONE PH. 1
 Reception No. 55045833

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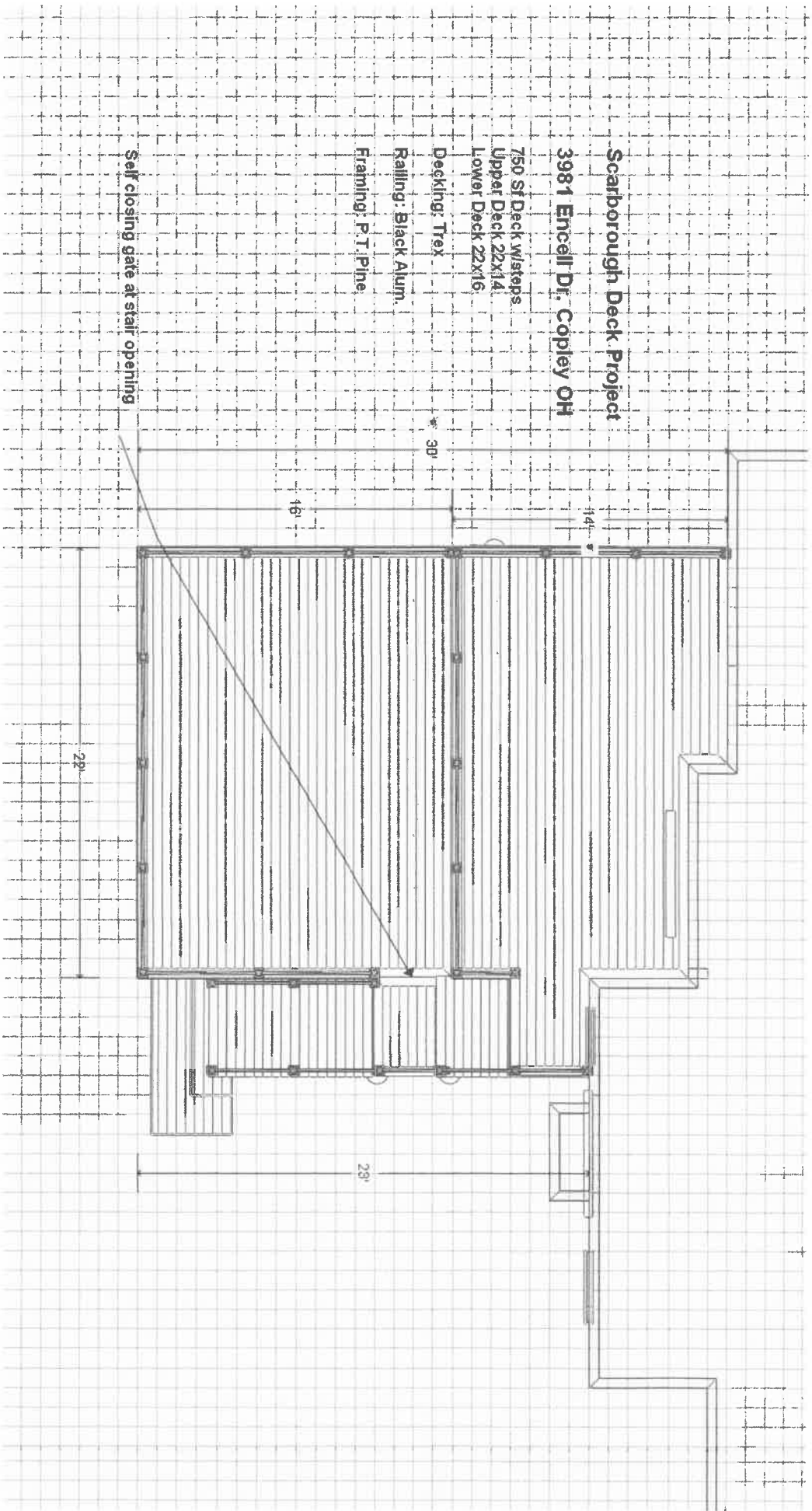
CREEKSTONE PH. 1
 Reception No. 55045833

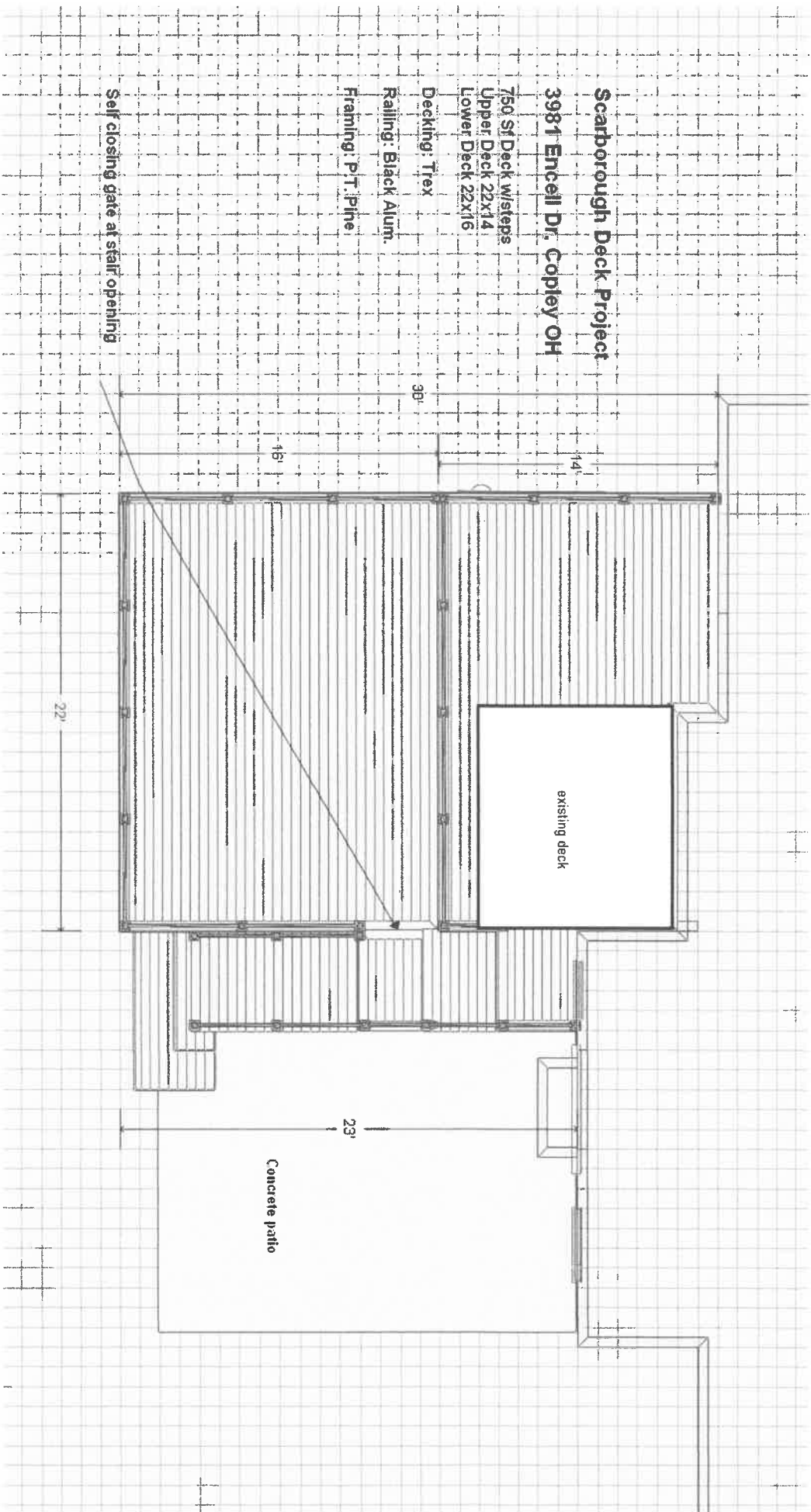
CREEKSTONE PH. 1
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 Reception No. 55045833

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 Reception No. 55045833

CREEKSTONE PH. 1
 Reception No. 55045833







July 7, 2019

To whom it may concern:

Our neighbors, Brent and Jennifer Scarborough, are looking to begin new construction on a deck at their residence (3981 Encell Drive, Copley, OH). We welcome the changes, and we are more than happy to support them in this endeavor. Please let us know if you need anything further.

Sincerely,

Kim and Jason Kleps

Jen and Brent,

After speaking with you regarding your new deck plans, my wife and I fully support you and your efforts and hope that you are successful in getting this accomplished. It will not impede on anyone's view or property and I'm sure other neighbors won't mind as well. We are fairly secluded back here and it should not be an issue. Please use this message as a sign of support/approval for your project. We hope you're able to move forward with the township to do this project.

Thanks,

Sean Kennedy
3967 Encell Drive
Copley, OH 44321
216-577-7899

To Whom it May Concern:

The Scarbrough family has asked us to write an opinion letter about their desire to build a deck in their back yard. The deck they are proposing has no substantial downside as we see it. It will be good for the community in improving home value, improving their quality of life which keeps them happy and in our community, and it gets them outdoors, which promotes more community connectedness.

In a nutshell, we are in favor of their proposed plans to build a deck.

Thank you for your time,

Steven and Heather Holsenback
3959 Encell Dr

Rodney and Angie Shufford
3989 Encell Dr
Copley, OH 44321

June 28, 2019

To whom it may concern:

Regarding our neighbors Brent and Jennifer Scarbrough, the construction of a deck at the residence of 3981 Encell Dr, Copley, OH does not present a concern with the Shuffords.

Sincerely,

Rodney and Angie Shufford