



# Variance Application

Date: 06/09/2022

## Applicant / Landowner

Applicant Name: Steven Motich  
Address: 1957 Waycross Ave  
City, State, Zip: Copley, Ohio 44320  
Phone: 3305731860  
Email: stevenemm@gmail.com

Landowner: Steve & Sarah Motich  
Address: 1957 Waycross Ave  
City, State, Zip: Copley, Ohio 44320  
Phone: 3305731860  
Email: stevenemm@gmail.com

## Project

Site Address: 1957 Waycross Ave  
City, State, Zip: Copley, Ohio 44320  
Subdivision: DOCKUS LOT 6 ALL

Parcel: 1502989  
Zoning: Residential Medium Density  
Code Section: Article 6 Section 6.1, O.  
Detached garages may be located to the side of the principal building and shall be located no closer than fifteen (15) feet from the side property lines. A detached garage shall not be located further forward than the closest structural corner of the main building.

Please Explain the Practical Difficulties or Unnecessary Hardship that Justifies this Application:  
Zoning currently requires that I be 15' off of my side setback for a garage. I feel this is unnecessary because where I will be putting the garage there is no building on the adjoining property that will be injured. My neighbors property is a wide rectangle and their house sits on the westerly side of it. Also, because of the other zoning setbacks, there is nowhere else on the property that I could put a garage.

How Would the Granting of a Variance(s) Affect the Immediate Neighborhood and Community In General?  
By improving my property with a garage it would raise the property values of all properties adjoining.

List All Contiguous and Adjacent Property Owners (names, address, city and zip code):  
West - 1973 Waycross Ave.; Raymond Margie North - 1964 Camellia Dr; Renold Koozer East - 1949 Waycross Ave; Laurie Jones South - public street

I do hereby certify that the information contained herein is true and correct.

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Steven Motich  
Applicant

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06/09/2022  
Date