

MINUTES
Board of Building & Zoning Appeals
City of Willoughby Hills, Ohio

October 11, 2016

CALL TO ORDER: 8:03 pm

PRESENT: Chairman Frank Cihula, Vice Chairman John Klements, Mark Kotoch, Robert Bartolotta and James Michalski

ALSO PRESENT: Clerk, Katherine Lloyd

DISPOSITION OF MINUTES

Minutes of June 14, 2016 were not ready.

Minutes of July 12, 2016

MOTION: Mark Kotoch moved to approve the Minutes of July 12, 2016 as submitted.
Seconded by Robert Bartolotta.
Voice vote: 4 Ayes and 1 Abstention (Michalski).
Motion passes 5/0.

Minutes of September 13, 2016

MOTION: Mark Kotoch moved to approve the Minutes of September 13, 2016 as submitted.
Seconded by James Michalski.
Voice vote: Ayes Unanimous.
Motion passes 5/0.

CORRESPONDENCE

Notification dated 9/29/16 sent to News-Herald re: October 11, 2016 BZA meeting.

CASE 2016-11

Shari Veri Mathias, 2586 River Rd., Willoughby Hills, requests a variance at 2592 River Rd. to construct a third accessory building of 1080 sq. ft. for a total of 1981.75 sq. ft. of accessory building on a 2 acre lot. Section 1133.10(g)(2) of the Codified Ordinances allows a maximum of 1395.60 sq. ft. floor area on this lot and no more than two accessory buildings on a single lot.

Notice was mailed to property owners within 500 feet of said property. Drawings were available for review in the lobby of City Hall. Legal notice was advertised in The News-Herald on October 1, 2016.

PRESENT: Sharon and Duane Mathias

Stated reason for variance request:

We request a pole barn for storage of equipment. Photo of the intended type of structure was distributed. The house will be re-sided with the same vinyl siding to match the pole barn. This location was chosen because of the layout of existing buildings, drainage and property line and it allow any future addition to the existing house. The 160 sq. ft. storage building has been moved to the far rear of the property.

Board's Discussion:

The applicants' request, if granted, would have three buildings on the 4 ½ acre property and their combined square footage would be 50% higher than Code allows. Ortho photographs in the Board packet show a building to the left

of the garage. That building has already been moved into the woods at the rear of the property for storage. The new location of the 10'x16' storage shed is placed within the allowed 15-ft. setback of the property line.

Alternative locations for the pole barn were discussed. Three buildings and their combined square footage on the property are a problem. Moving the 10'x16 storage off the property would free up 160 sq. ft and bring the combined square footage to within 420' of the allowed 1395.

Applicant amended his original request. He will remove the 160 sq. ft. building from the rear of the property and discuss its placement on another property with the Building Commissioner. As amended, there would be only 2 accessory buildings for a total square footage of 1,821 feet. Removing the 160' storage building eliminates concern about the 15-ft setback from the property line. The placement of the new proposed building still needs to be reviewed by the Building Department.

Public Portion for Case 2016-01 opened at 8:38 p.m.

No one from the Public was in attendance.

Public Portion for Case 2016-01 closed at 8:38 p.m.

MOTION: Mark Kotoch moved that the Board approve Case 2016-11 as amended and grant a variance for the property located at 2592 River Rd. to construct an accessory building of 1080 sq. ft. for a total of 1822 sq. ft. of accessory buildings on a 2 acre parcel with the stipulation of removing a 10'x16' accessory building in the back of the said property.

Seconded by John Klements

Roll call: Ayes unanimous.

Motion passes 5/0.

The request is granted. Applicant will contact the Building Commissioner for the further review and the Building Permit. The decision of the BZA is good for one year.

“Decisions of the Board of Building and Zoning Appeals shall be final within the Municipality, except that an appeal therefrom may be taken to any court of record in accordance with laws of the State of Ohio, by any proper and interested party including the Municipality.”

UNFINISHED BUSINESS

None

NEW BUSINESS

CHAIRMAN'S COMMENTS

- There is one appeal in the works for the November 8th meeting.
- Reminder, the 28th Annual APA Planning and Zoning Workshop is on Friday, Nov. 4th at the Hilton Garden Inn, Mayfield Village.

MOTION: John Klements moved to adjourn.

Seconded by James Michalski.

Voice vote: Ayes unanimous.

Motion passes 5/0

Meeting adjourned at 8:51 PM

Note that it is the policy of the Board to make site visits to guide them in making their decisions.

Note that BZA meetings are recorded and recordings are considered a public record.

Katherine Floyd
Clerk

Frank J. Cihula
Chairman