

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

November 11, 2014

CALL TO ORDER: 8:00 p.m.
PRESENT: Chairman Frank Cihula, Vice Chairman John Klements
Robert Bartolotta, Mark Kotoch and Clerk, Katherine Lloyd

Mr. Caporossi advised the Chairman that he will be unable to attend tonight's meeting.

MOTION: John Klements moved that the Board excuse Ron Caporossi from tonight's meeting.
Seconded by Mark Kotoch
Roll call: Ayes unanimous.
Motion passes 4/0

DISPOSITION OF MINUTES OF September 9, 2014

MOTION: Mark Kotoch moved that the Board approve the minutes of September 9, 2014 as submitted.
Seconded by Robert Bartolotta
Roll call: Ayes unanimous.
Motion passes 4/0

CORRESPONDENCE

Notification in News-Herald on 11-1-14 for Case 2014-6

Memo dated September 29, 2014 from City Engineer DiFranco to Building Commissioner Wyss
RE: 2398 Trailard Dr. – Application for 10' x 10' Storage Shed in Side Yard

Email dated November 3, 2014 from Building Commissioner Wyss to BZA RE: Updated Plat drawing for variance documentation with attached Updated Trailard Conveyance Drawing Nov 3, 2014

Email dated November 6, 2014 from Fred Wyss, Zoning Administrator & Flood Plain Manager to Planning Commission RE: Application for Protected Area Permit for Stephen & Patricia Grace to construct a 10x10 shed in their yard at 2398 Trailard.

Case 2014-6

Patricia A. Grace
2398 Trailard Dr.

Patricia A. Grace, 2398 Trailard, requests a variance to construct a 100 sq. ft. accessory building 3 feet from the left side lot line. The building will be located behind the house/garage front setback line. Section 1133.10(f), Schedule 1133.10(b) of the Codified Ordinances prohibits detached accessory buildings less than 15 feet from the side lot line.

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 11-1-14.

PRESENT: Stephen and Patricia Grace

Stated reason for variance request:

The applicant is in the flood plain of the Chagrin River on a narrow lot. They plan an Amish-built shed which will blend with features of the existing house. The shed will have louvered sides and will be anchored as required. They have followed the recommendation of the Building Commissioner as far as location of the building. It will be in the hydraulic shadow of the neighbor's house and their house.

They had considered adding a third bay onto the garage. That is not possible because of the flood zone. Frontage of the lot is 80 feet.

Public Portion for Case 2014-6 opened at 8:19 p.m.

No Public Input

Public Portion for Case 2014-6 closed at 8:19 p.m.

The applicant had decided on Site A rather than Site B as shown on the updated drawing. The Planning and Zoning Commission accepted the City Engineer's recommendation and waived the requirements of Section 1167 of the Codified Ordinances of the City of Willoughby Hills. The BZA considers the side yard clearance.

MOTION: Mark Kotoch moved that the Board approve Case 2014-6 as requested and grant a variance for the property located at 2398 Trailard Dr. to construct a 100 square foot accessory building 3 feet from the left side lot line due to the narrow lot and unique situation. The building will be located behind the house and garage set back line.
Seconded by John Klements
Roll call: Ayes unanimous.
Motion passes 4/0

The decision of the BZA is good for one year. Applicant was directed to check with the Building Commissioner on how to proceed.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

CHAIRMAN'S COMMENTS

We may have an appeal in December for the west side of River Road. The deadline for filing is Tuesday, November 18th.

MOTION: Mark Kotoch moved to adjourn; seconded by John Klements.
Voice vote: Ayes unanimous.
Motion passes 4/0.

Meeting adjourned at 8:45 p.m.

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.

All decisions of the Board of Building and Zoning Appeals are final within the City of Willoughby Hills. Any interested party may appeal the Board's decision to the Court of Common Pleas of Lake County, as provided for by Ohio Law.

Katherine Lloyd
Clerk

Frank J. Cichala
Chairman

Date Approved: 12-9-2014

11/12/14 / kdl