

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

February 12 , 2008

CALL TO ORDER: 8:02 pm
PRESENT: Chairman, Frank Cihula; Vice Chairman, John Klements
Peter A. Kamis, Mark Kotoch, Joe Zawatski
Clerk/Secretary, Joan Motuza

DISPOSITION OF MINUTES OF JANUARY 8, 2008

MOTION: Mark Kotoch moved that the Board approve the minutes as submitted.
Seconded by John Klements.
Roll call: Ayes unanimous
Motion passes.

CORRESPONDENCE

2/1/08 To Sue Biello, former BZA Clerk, from Mayor Weger requesting return of files and equipment.

CASE 2008-1

**Richard Beck, Architect for
Sean and Andrea Quinn
2550 Timberline Drive**

Richard A. Beck Architect, 38500 Chardon Road, for Sean W. and Andrea M. Quinn requests a variance to construct an attached garage on the right side of the house at 2550 Timberline Drive with 13'3" setback from the right-of-way. (The existing house has 11'3" set back.) Section 1133.04(a)(7), Schedule 1133.04(a)(7)(a) of the Codified Ordinances requires 75' setback from the edge of the right of way.

Notice was mailed to property owners within 500 feet of said property. Legal notice was published in The News-Herald on February 2, 2008. Drawings were available for review in the lobby of City Hall.

PRESENT: Richard Beck, Architect

Stated reason for variance request: Case 2007-2 was heard on February 13, 2007, at which time the BZA approved construction of a wrap-around wood deck and gazebo with a setback not to encroach on the 11'3" established setback for the existing house. A letter, dated January 11, 2007 signed by Sean and Andrea Quinn authorizing Richard Beck to represent them is on file. This garage addition is requesting a setback of less than 11'3". Existing garage will be converted into living space.

Drawing reference: Plans drawn by R.A.B. dated 11/14/07 (3 pages)
Stamped received in the Willoughby Hills Building Department 1/8/08.

Public Portion:
No public input.
Public portion closed.

The Slope Ordinance does not affect the front portion of this property.

In reviewing the drawing, the Board determined that the bay window and mud room stoop would exceed the 13'3" requested setback variance. **Mr. Beck amended his drawing eliminating the bay window and replacing it with double hung windows. He also eliminated the stoop to the mud room.**

MOTION: Mark Kotoch moved that the Board approve Case 2008-1 as requested and grant a variance to construct an attached garage on the right side of the house at 2550 Timberline Drive, with a 13'3" setback from the right-of-way. This is due to the uniqueness of the lot and the fact that the existing house has an 11'3" setback.
Roll call: Ayes unanimous.
Motion passes.

Appellant was advised to contact the Building & Zoning Inspector to obtain architectural approval and required permits.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

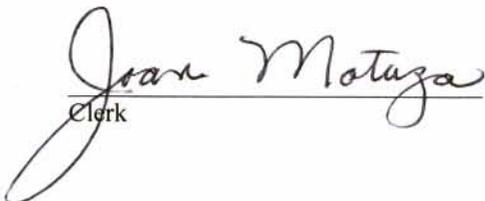
MOTION: Mark Kotoch moved to adjourn; seconded by Peter Kamis.
Voice vote: Ayes unanimous
Motion passes.

Meeting adjourned at 8:27 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 on audio tape and tapes 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.


Clerk


Chairman

Date Approved: 4/8/08