

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

March 10, 2009

CALL TO ORDER: 8:04 pm
PRESENT: Chairman, Frank Cihula; Vice Chairman, John Klements
Ron Caporossi, Peter A. Kamis, Mark Kotoch
Clerk, Joan Motuza

DISPOSITION OF MINUTES OF JANUARY 13, 2009

MOTION: Mark Kotoch moved that the Board approve the minutes as submitted.
Seconded by John Klements.
Roll call: Ayes unanimous
Motion passes 5/0.

CORRESPONDENCE

1/14/09 To Gloria Majeski, Re: 1/13/09 Board Actions. Mtg. time remains at 8:00 pm, Board does not wish to publish minutes on City web site.
1/26/09 Notice – No BZA meeting in February.

CASE 2009-1

Gordon Newton

38471 Eagle Nest Road

Requests a variance for the property located at 38471 Eagle Nest Road to construct an attached garage with a side setback of 7' and in the same location as an existing attached shed and garage having a 7' side setback. The existing attached shed and garage must be removed prior to the new constructions. Section 1133.04(a)(7), Schedule 1133.04(a)(7)(b) of the Codified Ordinances requires a minimum side setback of 15'.

Notice was mailed to property owners within 500 feet of said property. Legal notice was published in The News-Herald on February 28, 2009. Drawings were available for review in the lobby of City Hall.

PRESENT: Gordon Newton

Stated reason for variance request: Mr. Newton presented photos for viewing by the Board. The cottage was built in the 1930's along with a garage type building which he would like to expand upwards. The new structure would be on the existing footprint and will not alter the existing environment with the neighbors. The proposed construction would enhance the appearance of the property.

Drawing reference: Drawing by Architect Richard A. Beck dated 1/20/09 and revised 1/29/09 and stamped received in the Willoughby Hills Building Department 2/2/09.

Public Portion:
No public input
Public portion closed.

In light of the economy the appellant requested that the Board grant a time extension of 18 months to begin construction.

MOTION: Mark Kotoch moved that the Board approve Case 2009-1 and grant a variance to the property at 38471 Eagle Nest Road to construct an attached garage with a side setback of 7' and in the same location as an existing attached garage having a 7' side setback. This will improve the structure and its appearance. Also granting an extension to 18 months to begin construction.
Seconded by John Klements.
Roll call: Ayes unanimous.
Motion passes 5/0.

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

UNFINISHED BUSINESS

None

NEW BUSINESS

Chairman Cihula advised the Board that Councilman Reichelt is working on amendments to the zoning code.

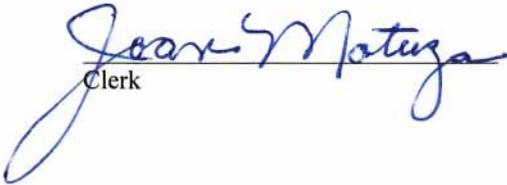
MOTION: Mark Kotoch moved to adjourn; seconded by Peter Kamis.
Voice vote: Ayes unanimous
Motion passes 5/0.

Meeting adjourned at 8:25 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. Recordings are 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: September 8, 2009