

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

June 14, 2011

CALL TO ORDER: 8:00 pm
PRESENT: Chairman, Frank Cihula; Vice Chairman, John Klements
Robert Bartolotta, Mark Kotoch
Clerk, Joan Motuza
ABSENT: Ron Caporossi

MOTION: John Klements moved to excuse the absence of Ron Caporossi. Seconded by Mark Kotoch.
Roll call: Ayes unanimous.
Motion passes 4/0.

DISPOSITION OF MINUTES OF APRIL 12, 2011

MOTION: Mark Kotoch moved that the Board approve the minutes as submitted.
Seconded by Bob Bartolotta.
Roll call: Ayes unanimous.
Motion passes 4/0.

CORRESPONDENCE

4/13/11 e-mail from Building Commissioner Wyse – revising Board's letter
4/14/11 e-mail to BZA members from Clerk advising letter to be forwarded to Council will be the
letter reviewed and approved at the 4/12/11 BZA meeting.
4/14/11 To Clerk of Council Savage – Letter recommending Building Code Amendment per
4/12/11 Board action.
4/14/11 e-mail from BZA Chairman to Building Commissioner – Approved BZA recommendation
to City Council
4/25/11 To News-Herald – No May meeting notification.
6/6/11 To News-Herald – June 14, 2011 meeting notification

CASE 2011-2

Donald R. Scott

3014 SOM Center Road

Donald R. Scott for Donald R. Scott Trust, requests a variance to construct a garage and bedroom suite addition on the north side of an existing house at 3014 SOM Center Road. The addition will have a right side setback of 14'3" to the overhang. Section 1133.04(a)(7), Schedule 1133.04(a)(7)(b) of the Codified Ordinances requires 15' side setback (each side).

Notice was mailed to property owners within 500 feet of said property. Legal notice was published in The News-Herald on June 4, 2011. Drawings were available for review in the lobby of City Hall.

PRESENT: Donald Scott, Sandra Calire, George Winkelmann (Architect)

Stated reason for variance request: They are building a bedroom suite and 1 car garage and would like overhang of addition to match existing structure.

Drawing reference: In-Law Suite and Garage Addition, George H. Winkelmann AIA Architect, 3 pgs. Stamped received and noted "Reviewed by the Building Commissioner May 23, 2011 verified to be identical, although received and stamped in on different dates. These are acceptable for the BZA hearing June 14' 2011 regarding side yard setback variance."

Public Portion

Craig and Clair Salvadore – Purchased property next door but have not yet moved in. They support the addition, but wanted clarification regarding existing drainage problems.

Public portion closed.

Appellant amended his variance request to a 14' sideline clearance.

MOTION: Mark Kotoch moved that the Board approve Case 2011-2 as amended and grant a variance for a 14' sideline setback on the north side to the property located at 3014 SOM Center Road in order for the home to maintain the existing overhang of 24".

Roll call: Ayes unanimous.

Motion passes 4/0.

Appellant has obtained architectural approval. He was advised to contact the Building & Zoning Department to obtain required permits.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

CHAIRMAN'S COMMENTS

Mr. Slapnicker did obtain contractor registration.

MOTION: Mark Kotoch moved to adjourn; seconded by Bob Bartolotta.

Voice vote: Ayes unanimous.

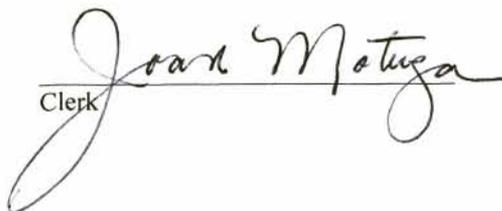
Motion passes

Meeting adjourned at 8:39 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.

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: 1-10-2012