

**Board of Zoning Appeals
Public Hearing Meeting
February 22, 2016
Minutes**

Chairman Stanard called the Board of Zoning Appeals Meeting to order at 6:04 pm.

PRESENT AT ROLL CALL: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Stanard

ABSENT: Mr. Pogatschnik

OTHERS PRESENT: Rick Loconti, Building Commissioner; Aimee Lane, Law Director; Theresa Dean, Assistant Clerk

Mr. Fritz made a motion seconded by Mrs. Cooper to approve the minutes from the BZA Meeting of January 25, 2016.

ROLL CALL:

AYES: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Stanard

NAYS: None

MOTION CARRIED

At this time, Mrs. Lane administered the oath to those who wanted to speak at the hearing this evening. Chairman Stanard declared the public hearing open at 6:06 pm.

Storage Shed
376 Miles Road
Michael D. Ambrose

A variance is requested for the number of permitted accessory buildings on Mr. Ambrose's property. The current Zoning Code only allows for two (2) accessory buildings per lot, Section 1151.13(h). Mr. Ambrose stated that he would like to add a third building for storage so he can free up the third bay of his garage. The storage shed is proposed to be located at the back of the house on the west side, 12' from the house and approximately 2' into the back yard. Mr. Stanard asked for comments from the audience; none were offered.

Chairman Stanard declared the public hearing closed at 6:07 pm.

Mr. Stanard clarified that this application has come before the Board of Zoning Appeals before. Previously, the applicant was requesting three variances: the set-back from Miles Road, the number of permitted accessory buildings, and placement of the structure in the front yard. Changes have been made to the original request to reduce the number of required variances to one, being the variance for a

third structure. Mr. Stanard asked Mr. Ambrose to confirm the sizes of the accessory buildings on his property. He replied that the requested storage shed is 12' by 10' and the other structures are a studio approximately 15' by 15' in size and a three-car garage. Mayor Renda asked Mr. Loconti to confirm that the total square footage of the accessory buildings is under the allowable maximum, which he did. Mr. Loconti also asked the Board to consider Mr. Filarski's request that the shed be moved forward of the rear retaining wall. The location Mr. Ambrose is currently proposing places it in a Protected Hillside Zone, which necessitates meeting multiple requirements for such placement and obtaining a zoning certificate with approval of the Planning Commission. In order to keep the shed in the side yard and avoid the need for the zoning certificate, the shed needs to be moved forward of the retaining wall. Mr. Ambrose was not aware of this latest recommendation or the protected hillside status of his proposed location. Mr. Stanard clarified that it is the Village Engineer's understanding that the shed can be placed in the side yard, forward of the retaining wall, and still meet all other set back requirements. Mr. Ambrose feels the recommended location would look terrible and encroach too far into the flat portion of his yard, negatively impacting his landscaping and usable space. He would like time to consider the requirements for locating the shed in the Protected Hillside Zone and decide how or if he wishes to move forward.

Mr. Stanard made a motion seconded by Mr. Fritz to table Mr. Ambrose's variance request for a one-month period.

ROLL CALL:

AYES: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Stanard

NAYS: None

MOTION CARRIED

Mayor Renda made a motion seconded by Mr. Fritz to adjourn the meeting at 6:16 pm.

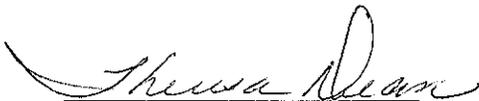
ROLL CALL:

AYES: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Stanard

NAYS: None

MOTION CARRIED

Respectfully submitted:



Theresa Dean, Assistant Clerk