

MINUTES
(Audio Recording Available)
BOARD OF ZONING APPEALS
Meeting of January 19, 2012

Pre-Review Meeting
6:00 p.m.
Law Conference Room

1. Review docket items.

REVIEW MEETING
6:30 P.M.
Auditorium

2. **Roll Call**

Members Present
Cynthia Bender
Mary Breiner
Kyle Krewson
James Nagy

Others Present
Mary Leigh, Secretary, DCD Programs Manager, P&D
James Fillar, Asst. Bldg. Comm., Residential
Kevin Butler, Law Director

Ms. Breiner called the meeting to order.

A motion was made by Ms. Breiner, seconded by Mr. Krewson, to have Mr. Nagy act as Chair for the evening's meeting. All of the members voting yea, the motion passed.

A motion was made by Mr. Nagy, seconded by Mr. Krewson to EXCUSE Jennifer Matousek from the meeting. All of the members voting yea, the motion passed.

3. **Introduction of Cynthia Bender**, newly appointed Board of Zoning Appeals Member and issuance of Oath of Office.

The Board of Zoning Appeals members welcomed the newest member, Cynthia Bender. Ms. Leigh administered the Oath of Office.

4. **Minutes of the December 15, 2011 Meeting.**

A motion was made by Mr. Krewson, seconded by Ms. Breiner, to **APPROVE** the minutes of the December 15, 2011 meeting. All of the members voting yea, the motion passed.

5. **Opening Remarks**

Ms. Leigh read the Opening Remarks.

NEW BUSINESS

6. **Docket 01-01-12** **15319 Clifton Boulevard**

Jessica Winner of DRD Holdings LLC, applicant, requests approval for a variance pursuant to Section 1121.09(a) – Maximum Lot Coverage for a principal structure. The applicant requests to exceed the twenty-five percent (25%) of the lot area related to an addition of an attached garage. This property is located in an R1H, Single Family and High Density district. (Page 2)

Jessica Winner, 16304 Clifton Boulevard, applicant, was present to explain the request for a variance to allow an additional lot coverage of 3.2% or 244 square feet. At project completion, the total lot coverage would be 28.2%. She provided letters of support to the Secretary. The Secretary read into record the names and addresses of those who signed letters of support:

1. Brian Dehil; 1349 Warren Road,
2. Phil Terrigno; 1217 Belle Avenue,
3. Mary Jo Coyne; 1531 Orchard Grove Avenue, and
4. Kelsey Zajdek; 17785 Whitney Road, Strongsville, Ohio (employed in Lakewood).

There were no comments or questions from the public.

Mr. Fillar stated the structure was a three family that was being converted into a single family. The Building Department had no objections.

Mr. Krewson asked about the second floor of the addition. Ms. Winner answered it would be for storage; the first floor would have a small office space possibly. There would be no plumbing for baths or bedrooms in the new space.

A motion was made by Ms. Breiner, seconded by Krewson, to **GRANT** the variance as requested. All of the members voting yea, the motion passed.

7. Docket 01-02-12 2154 Olive Avenue

Stephanie A. Schmelzer, property owner and applicant, requests approval for a variance pursuant to Section 1153.02(c)(1) – Regulations. The applicant requests a two foot (2') variance for twenty-four (24') of fence that will exceed six feet (6') in height. This property is located in an R1H, Single Family and High Density district. (Page 16)

Stephanie A. Schmelzer, applicant was present to explain the variance. The grade of the ground at the property line was lower at one end than the other. In order for the proposed fence to be even at the top, one end of it had to be higher from the ground than the other. A concrete block wall would be underneath the higher end.

Mr. Fillar stated the fence posts maximum height was eight feet high (8'); it tapered to six feet (6'). The Building Department had no objections to the granting of a variance as long as the neighbor was in compliance. However, the Building Department required the wall be stable.

Richard F. Kiefer, 2158 Olive Avenue and next door neighbor, spoke in support of the variance as it will provide privacy.

Ms. Bender asked about the visibility of the concrete blocks. Ms. Schmelzer stated there would be planters built around the blocks to obscure them.

A motion was made by Mr. Krewson, seconded by Ms. Breiner, to **GRANT** the variance as requested. All of the members voting yea, the motion passed.

8. **Election of Officers**

A Motion was made by Mr. Krewson, seconded by Ms. Breiner, to elect **John Nagy** as **Chair**. All members voting yea, the motion passed.

A motion was made by Ms. Breiner, seconded by Mr. Nagy, to elect **Kyle Krewson** as **Vice-Chair**. All members voting yea, the motion passed

9. **Adjourn**

A motion was made by Mr. Nagy, seconded by Mr. Krewson, to **ADJOURN** the meeting at 6:59 P.M. All members voting yea, the motion passed.

Signature James S. Nagy Date Mar 15/12