

MEETING OF THE BOARD OF ZONING APPEALS

TUESDAY, APRIL 05, 2022 5:00 p.m.

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AGENDA

1. The Chairman will call the meeting to order.
2. The Mayor will swear in Mike Thorson to serve a four-year term.
3. The Chairman will ask for a roll call.
4. Motion and a second to approve the minutes from the February 9, 2022, Board of Zoning Appeals meeting.
5. The Chairman will ask that all in attendance, whether giving testimony or not, to sign the sign-in sheet.
6. The Chairman will ask anyone in attendance who wishes to give testimony at this evening's meeting to please rise and be sworn in.
7. The variance application will be read in its entirety.

**DR. ANN MARIE HIPSLEY
2941 KENT ROAD
5:00 pm**

Dr. Hipsley has made application to erect a third accessory structure, a 16' x 12' (198 square feet) greenhouse, on the property. There are two existing accessory structures on the property, a 797.3 square foot pavilion and a 780 square foot detached garage. The combined area of all three structures would be approximately 1,776 square feet.

Pursuant to Section **1133.04 AREA, YARD AND HEIGHT REGULATION; ACCESSORY USES.** (a) (3) The combined floor area of all accessory buildings on a lot, including unattached garages, shall not exceed 500 square feet or sixty percent (60 percent) of the gross ground coverage of the principal building, whichever is less. The combined total of all accessory buildings shall not cover more than twenty percent (20 percent) of the rear yard.

One meeting is required to hear this variance request, pursuant to Section 1109.04 (c).

COMMENTS FROM THE AUDIENCE

COMMENTS FROM THE BOARD MEMBERS

READ ALOUD FOR THE RECORD, ANY LETTERS SUBMITTED TO THE BOARD

THE BOARD WILL ADJOURN INTO EXECUTIVE SESSION TO DISCUSS THE APPLICATION.

BOARD WILL RECONVENE AND RENDER THEIR DECISION.

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MR. AND MRS LANCY
2810 S PARK DRIVE
5:30 pm

The Lancy's have made application to add a 317 SF garage addition to the existing home. The Lancy's property lies within the riparian setback attending the Cuyahoga River. The proposed expansion is 17% of the existing footprint of the main building.

Pursuant to Section **1169.07 – NON-CONFORMING STRUCTURES OR USES IN THE RIPARIAN SETBACK.** (c) A residential structure or use within the Riparian Setback existing upon the effective date of these regulations, may be expanded subject to the provisions of subsections (c)(1) through (3) below: (3) The expansion must not exceed an area of fifteen percent (15%) of the footprint of existing structure or use that lies within the Riparian Setback. Expansions exceeding fifteen percent (15%) of the total footprint within the Riparian Setback must be obtained through a variance from the Board of Zoning Appeals.

Pursuant to Village code, Chapter 1109, Appeals and Variances, Section 1109.04 Meetings and Hearings, (d) In the event a request is made for a variance which is greater than fifteen percent (15%) of the required setback, sideline, or rear yard restriction, notice shall be given to all property owners within 600 feet of the applicant's property. The Board shall be required to hold at least two meetings, at least three days apart, before granting such a variance.

COMMENTS FROM THE AUDIENCE

COMMENTS FROM THE BOARD MEMBERS

READ ALOUD FOR THE RECORD, ANY LETTERS SUBMITTED TO THE BOARD

FINAL COMMENTS

MEETING WILL BE ADJOURNED UNTIL THE SECOND MEETING SCHEDULED FOR TUESDAY, APRIL 12, 2022, AT 5:00 PM.