

MEETING OF THE BOARD OF ZONING APPEALS

SECOND MEETING

THURSDAY, MAY 20, 2021

6:15 p.m.

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AGENDA

1. Chairman, Doug Hachat, will call the meeting to order.
2. Chairman Hachat will ask for a roll call.
3. Motion and a second to approve the minutes from the May 13, 2021, Board of Zoning Appeals meeting.
4. The Chairman will ask that all in attendance, whether giving testimony or not, to sign the sign-in sheet.
5. The Chairman will ask anyone in attendance who wishes to give testimony at this evening's meeting to please rise and be sworn in.
6. The variance application will be read in its entirety.

MR. DANIEL SAWYER
2805 S PARK DRIVE
6:15 pm

Mr. Sawyer has made application to rebuild following fire damage. The proposed front porch addition will encroach on the front setback by approximately 20'. Pursuant to Section **1133.03 AREA, YARD AND HEIGHT REQUIREMENTS - MAIN BUILDINGS** (f) Front yard depth 50' minimum.

The proposed addition will encroach on the rear yard setback by approximately 30'. Pursuant to Section **1133.03 AREA, YARD AND HEIGHT REQUIREMENTS - MAIN BUILDINGS** (h) Rear yard depth 40' minimum.

The proposed building footprint is 4,452.3 SF (19.9% of lot area). Pursuant to Section **1133.03 AREA, YARD AND HEIGHT REQUIREMENTS - MAIN BUILDINGS** (e) Coverage by main building - maximum is 18 percent of the lot area.

The proposed 2 car garage and "RV" garage (48'9" by 14'6" and capable of parking two automobiles) together are capable of storing four "private motor cars". Pursuant to Section **1133.04 AREA, YARD AND HEIGHT REGULATION; ACCESSORY USES** (a) Garages and other Accessory Uses. Each residential building shall have an attached garage, providing a minimum of 240 square feet of area, but providing storage for not more than three private motor cars.

Mr. Sawyer's property lies almost entirely within the 300' deep riparian setback attending the Cuyahoga River. Mr. Sawyer's proposed expansion is 92% of the existing footprint of two buildings (the principal building and an accessory building) which will be combined into a single principal building by virtue of the proposed expansion.

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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

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

BOARD WILL RECONVENE AND RENDER THEIR DECISION.

FINAL COMMENTS

MEETING WILL BE ADJOURNED