

Minutes of a Meeting of
BOARD OF ZONING APPEALS
Held October 16, 2014

Members Present: Burke, Campbell, Norton, Taylor
Not Present: Scott Bruno, Tony Dostal, Barry Tyo
Also Present: Bob Lyons, SAFEbuilt, Inc.
Audience: Rick Rafferty, 579 Yarmouth

Chairman Norton called the meeting to order at 7:30 p.m.

A copy of City of Bay Village Codified Ordinance 1127.01 was posted and Mr. Norton advised that the code states that the Board shall consist of seven electors of the City not holding other municipal office or appointment. If all members are not present at a meeting, the applicant may request a delay so that all members may be present. An applicant may delay a decision up to two times.

Motion by Taylor, second by Burke, to approve the minutes of the meeting held October 2, 2014, as prepared and distributed. **Motion passed 4-0.**

**Margaret Rafferty
576 Bassett Road**

**C.O. 1149.01 – North Property Side Yard
Setback of 5 feet, and Front Yard Setback
Of 32 feet from Sidewalk in order to
Build a new garage**

The Board has had an opportunity to visit the site and review the application. There have been no comments from neighboring property owners.

Mr. Rick Rafferty appeared before the Board on behalf of his daughter, Margaret.

The Board reviewed the application at length. Mr. Burke stated his concern of the amount the proposed garage will extend out to the front of the property. There are no other properties extending out that far on the west side of Bassett Road from Ashland Lane to the railroad tracks. Mr. Rafferty stated that if necessary, access to the back yard of the property could be achieved using the neighbor's property to the south.

Mr. Burke stated that it seems there would be room in the northwest corner of the property for a detached garage. Considerable discussion followed.

Mr. Norton noted that the variance request amounts to 41% of the requirements of the code. He further explored the idea of a detached garage. Being unable to find something about the property that presents a unique situation, and not wanting to create a precedent by granting of this variance, are two additional reasons why this may receive an unfavorable response from the Board of Zoning

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Appeals. Mr. Norton suggested further consideration be given to a detached garage. Further discussion followed regarding modifications to the plans for an attached garage.

Motion by Burke, second by Campbell, that the application of Margaret Rafferty be tabled until the meeting of November 6, 2014, with the expectation that Ms. Rafferty's father, acting as her representative, may be submitting revised drawings.

Roll Call Vote: Yeas – Burke, Campbell, Norton, Taylor
Nays – None.

Motion carried 4-0.

Appreciation and Tribute to Mr. Bob Lyons

Mr. Bob Lyons of SAFEbuilt, Inc., will be returning to his employment with the City of Bay Village, which he has held for 16 years prior to his association with SAFEbuilt.

Mr. Norton stated that he has been a member of the Board of Zoning Appeals for at least that many years, possibly longer, and must say as witness to Mr. Lyons 16 years of service that Mr. Lyons has served the Board of Zoning Appeals well. Mr. Lyons knowledge of the City of Bay Village and the ordinances regulating the government and building in the City are irreplaceable. Mr. Lyons will be taking a new position with the City of Bay Village on November 1, 2014, as Property Maintenance Inspector and will no longer be present as an advisor at the meetings of the Board of Zoning Appeals. Mr. Burke noted that Mr. Lyons will be sorely missed by the Board of Zoning Appeals. Mr. Lyons was thanked for all he has done for the Board of Zoning Appeals. Mr. Norton stated that he is pleased that the City Administration has been wise enough to keep Mr. Lyons in the Bay Village fold.

A small celebration followed.

There being no further discussion, the meeting adjourned at 8:00 p.m.

Jack Norton, Chairman

Joan Kemper, Secretary