

Minutes of a Meeting of
BOARD OF ZONING APPEALS
Held June 19, 2014

Members Present: Bruno, Burke, Dostal, Norton, Tyo

Also Present: Bob Lyons, SAFEbuilt, Inc.

Audience: Steve and Laura Sozio, Douglas Baird, Karl Bekeny, Matt Bruno

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 Burke, second by Dostal, to approve the minutes of the meeting held June 5, 2014, as prepared and distributed. **Motion passed 5-0.**

Karl Bekeny
29069 Northfield Road

C.O. 1359 Air Conditioning
Unit Placement

Mr. Norton advised that the Board has had an opportunity to visit the site and review the application. He advised that the unit is tucked behind the fireplace and can't be seen from the street.

Motion by Burke, second by Tyo, granting a variance of 22 inches from the side lot line set back requirement to C.O. 1359.01 (a) to the property at 29069 Northfield Road, for the replacement of an air conditioning unit in the same location providing year-around screening continue to be maintained.

Roll Call Vote: Yeas – Bruno, Burke, Dostal, Norton, Tyo
Nays – None

Motion carried 5-0

Stephen and Laura Sozio
28900 Lake Road

C.O. 1359 Air Conditioning
Unit Placement

Mr. Norton advised that the Board has had an opportunity to visit the site and review the application.

Motion by **Dostal**, second by Bruno to grant a variance of 5 ½ feet to C.O. 1359 to the property at 28900 Lake Road for the placement of two air conditioning units on the east side of the home, including year-around screening from the street.

Roll Call Vote: **Yeas – Bruno, Burke, Dostal, Tyo**
 Nays – None
 Abstained - Norton

Motion carried 4-0-1 abstention

Glenn Baird
31675 Lake Road

C.O. 1163.05 (d)
Fence Variance 10 inch increase in
Front yard fence

Mr. Norton advised that the Board has had an opportunity to visit the site and review the application.

The fence contractor would like to extend the fence, gradually, 10 inches in height only at a certain point. The fence is an open, picket fence.

Motion by **Burke**, second by Bruno, to grant a variance to the property at 31675 Lake Road of up to 10 inches maximum for the height requirement of Codified Ordinance Section 1163.05 (d) for the installation of an open picket fence per the specifications submitted with the application. At the highest crown of the ground the fence height will be as per code as if there were no variance, but as the fence extends out to the east and west the lower portion of the fence would be adjusted increasing the height of the fence.

Roll Call Vote: **Yeas – Bruno, Burke, Dostal, Norton, Tyo**
 Nays – None

Motion carried 5-0

There being no further discussion, the meeting adjourned at 7:46 p.m.

Jack Norton, Chairman

Joan Kemper, Secretary