

Minutes of a Meeting of
BOARD OF ZONING APPEALS
Held August 20, 2015

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

Absent: Mr. Dostal, Mr. Campbell

Audience: Michael Metcalf, Carol Schneider and Kurt Van Gunten, Clint Keener

Mr. 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 Tyo, second by Bruno, to approve the minutes of the meeting held August 6, 2015 as prepared and distributed. **Motion passed 5-0.**

Alex Strazzella
25547 Lake Road

C.O. 1350.03 Variance to construct
12' x 14' Utility Shed

Mr. Norton stated that the Board has had an opportunity to visit the site and review the application. Mr. Burke commented that the site of the proposed shed is in a wooded and ravine area. There are no homes that are very close to the proposed structure. The nearest structure that can be seen is the garage of the neighbor to the west. The amount of the increased footprint is not substantial.

Mr. Norton noted that the lot is sizeable, and the distance from the sideyard is 3 feet.

Motion by Burke, second by Bruno, that the property at 25547 Lake Road be granted a variance to Codified Ordinance Section 1350.03 for the construction of a utility shed of 12' x 14', in excess of the maximum size allowed per the ordinance of 10' x 12', provided that the shed is designed as submitted with the application, and in accordance with the drawing submitted with the application.

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

Motion carried 5-0.

Beth McLeod
264 Parkside

C.O. 1370.05(A) Variance for Generator
Placement

A representative of Your Generator Company was present on behalf of Beth McLeod.

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Mr. Norton stated that Berkshire Electric Company was installing this generator without the proper permit. That situation has been corrected and this variance request and the next are the last two permits to be resolved. Mr. John Cheatham of SAFEbuilt, Inc., verified Mr. Norton's comments, and stated that there was a death in the hierarchy of the Berkshire Electric Company, which is now renamed to Your Generator Company. The generator company has absorbed the cost of rectifying all of the matters associated with the infractions.

Mr. Norton noted that the generator is a very quiet model. It was **MOVED** by Tyo, second by Taylor to grant a variance to the property at 264 Parkside Drive, to the requirements of Codified Ordinance 1370.05 (A) to allow the generator to remain in its current location.

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

Motion carried 5-0.

Sheila Francati
384 Fordham

C.O. 1370.05(A) Variance for Generator
Placement

MOTION by Tyo, second by Bruno, to grant a variance to the property at 384 Fordham Road, to the requirements of Codified Ordinance 1370.05 (A) to allow the generator to remain in its current location.

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

Motion carried 5-0.

There being no further items to review, the meeting adjourned at 8:36 p.m.

Jack Norton, Chairman

Joan Kemper, Secretary