

Minutes of a Meeting of
BOARD OF ZONING APPEALS
Held July 7, 2016

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

Also Present: Jeff Grassi, SAFEbuilt, Inc., Jeff Fillar, SAFEbuilt, Inc.
Law Director Ebert, Councilman Dave Tadych

Audience: Bev and John Walborn, Akram Shafik, Jean Pell, Michael Passalacqua, Bob Gulla

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

Motion by Dostal, second by Bruno, to approve the minutes of the meeting of the Board of Zoning Appeals held June 16, 2016 as prepared and distributed. **Motion passed 7-0.**

**Jean Pell
30011 Lake Road**

**Requesting Special Permit to install
Polyvinyl arbor with Polyvinyl fence**

Mr. Norton advised that the Board of Zoning Appeals has had an opportunity to visit the site and review the application. Ms. Pell's neighbor stated that he is in full agreement with the request of Ms. Pell.

After review of the plans, it was **MOVED** by Dostal, second by Tyo that a Special Permit be granted to the property located at 30011 Lake Road pertaining to Ordinance 1141.05 for the installation of an arbor as requested in the application.

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

Motion carried 7-0.

**Beverly Walborn
25700 Wolf Road**

C.O. 1149 Sideyard Shed Installation

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

Mr. Norton noted that the rear yard is only 10 feet deep and the accessory structure cannot be placed in the rear yard. Mr. Norton asked that the Board consider to request that a window be on the side of the shed that faces the sidewalk. Ms. Walborn stated that they would be happy to comply with that request.

Motion by Burke, second by Dostal that the property at 25700 Wolf Road be granted a variance from the requirements of Section 1149 of the Codified Ordinances of the City of Bay Village for the construction and placement of a shed on the west side yard of the property, per the drawings

and location specified in the application, provided that a window be included in the south wall of the shed.

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

Motion carried 7-0.

Michael Passalacqua
30513 Ashton Lane

C.O. 1149 –Extend Size of Existing Shed
Extension of 192 square feet

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

Mr. Norton advised that the lot is extremely large. He noted that it is one of those situations where Bay Village is basically all residential with just a few pockets of rural tucked in. This is one of those pockets. The property backs up to the commercial activity because the Bradley Bay complex is the adjoining property behind Mr. Passalacqua's property. The existing shed is larger than what would be considered a shed, but it was built a very long time ago. It is an attractive building.

Mr. Burke clarified that although the application references Codified Ordinance 1149, Mr. Cheatham of SAFEbuilt, Inc. has advised that the code reference should be C.O. 1350.03.

1350.03 INSTALLATION AND LOCATION.

There shall be no more than one utility building on each parcel, nor shall the utility building exceed ten feet by twelve feet on its foundation, nor exceed twelve feet in height above the natural grade. Such structure shall be installed on a firm foundation and secured to a curbing no less than four inches higher than the natural grade. Such structure shall be located in the rear yard area in accordance with Section 1149.01.

Mr. Taylor asked if the building this addition is being attached to is up to code. Mr. Fillar of SAFEbuilt, Inc. stated that it is up to the code that it was built under, but it has been maintained well. Mr. Norton noted that there is plenty of room on the lot to call this building a detached garage.

It was **MOVED** by Bruno, second by Tyo that a variance be granted to the property at 30513 Ashton Lane in accordance with Codified Ordinance 1350.03 to extend the size of the existing shed as it is located on the property and per the drawings and application submitted.

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

Motion carried 7-0.

Akram Shafik
31340 Marvis Drive

C.O. 1350.03 – Addition of 2 feet to the
width of shed

Board of Zoning Appeals

July 7, 2016

Mr. Norton advised that the Board of Zoning Appeals has had an opportunity to visit the site and review the application. Mr. Norton noted that the lot is heavily wooded behind and to the sides, and where this is proposed to be located it would be towards the wooded area, and a good distance from structures on adjoining property. The request is relatively modest.

Motion by Bruno, second by to grant the property at 31340 Marvis Drive a variance per Codified Ordinance 1350.03 for the addition of two (2) feet to the width of the existing shed, per the application and drawings submitted with the application.

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

Motion carried 7-0.

The meeting adjourned at 8:00 p.m.

Jack Norton, Chairman

Joan Kemper, Secretary