Minutes of a Meeting of
Board of Zoning Appeals
Held November 17, 2016

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

Excused: Mr. Norton

Also present: Jeff Grassi, Building Official of SAFEbuilt, Inc.

Audience: David and Christine Schraff.

Chairman pro tem Tyo called the meeting to order at 7:30 p.m.

Mr. Tyo called for the approval of the minutes of the Board of Zoning and Appeals held November 3, 2016. Motion by Bruno, second by Burke, to approve the minutes of the meeting held November 3, 2016.

Motion passed 6-0.

David & Christine Schraff C.O. 1153.02(1) Request a 14 feet front yard setback variance from the front sidewalk to the new garage.
24415 Electric Drive

Mrs. Christine Schraff explained they are now requesting a 10 feet front yard setback variance instead of 14 feet. She submitted an email from their architect Mr. Mario J. Di Franco. Mrs. Schraff stated that their proposed drawing was 30 feet from the end of the new garage to the sidewalk, however Mr. Di Franco made a correction and it should be 40 feet from the end of the new garage to the sidewalk. Therefore a 10 feet variance is being requested.

Mr. Bruno made clear that the board will be referring to Mr. Di Franco’s email and not the initial memo they received from SAFEbuilt.

Mr. Taylor stated that when you drive down the street all the houses are in alignment and now with addition of the new garage, the Schraff’s garage will be popping out. He also asked if the setback is a city setback or a sub-division setback. Mr. Burke stated that is a city setback.

Mr. Burke explained that when he visited the site he stood where the proposed front of the new garage would be. He said when you look to the east the garage will stick out, however when you look to the west there is a 2 car garage that sticks out about the same distance as the Schraff’s proposed new garage.
Mr. Taylor stated he is concerned with the garage and dimensions and is worried about setting a precedent.

Mr. Bruno stated that street flares to the northwest and when your drive or walk from the west the garages appear to be in a consistent alignment with each other.

Mr. Burke asked the Schraff’s if they are making one deep garage or converting the old garage to living space. Mr. Schraff explained that the old garage will be converted to living space and they will not have one deep garage.

Mr. Burke asked the Schraffs if they have considered going a foot or two into the old garage/new living space to reduce the amount of variance requested. Mrs. Schraff explained they looked into that solution, however they need the buffer space in order to not have a flat roof.

Mr. Burke asked Mr. Grassi if he knew if the details of the construction, of the proposed garage met all codes as far as fire wall and other details. Mr. Grassi said there are still some details that need to be resubmitted to the building department.

**Motion by Burke, second by Dostal**, that the property located at 24415 Electric Drive be granted a variance from the front setback requirements of C.O. 1153.02(1) for a variance of 10 feet, not 14 as stated in the application subject to the submission by the applicants to the Building Department of new drawings showing the front setback line and the correction of the requested variance from 14 feet to 10 feet. For the record, Mr. Burke asked the Schraff’s if they could confirm that they are requesting a variance of 10 feet, not 14 feet. The Schraff’s agreed their request is 10 feet, not 14 feet.

**Roll Call Vote:**

- **Yeas – Bruno, Burke, Dostal, Miler, Taylor, Tyo**
- **Nays- None.**

**Motion Carried 6-0**

The meeting adjourned at 7:45 p.m.

[Signature]
Barry Tyo, Chairman pro tem

[Signature]
Kristine Jones, Secretary