

Minutes of a Meeting of
BOARD OF ZONING APPEALS
Held September 18, 2014

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

Not Present: Gordon Taylor

Also Present: Bob Lyons, SAFEbuilt, Inc.

Audience: Frederick Unger, Dave Downing

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 Dostal, second by Tyo, to approve the minutes of the meeting held September 18, 2014, as prepared and distributed. **Motion passed 6-0.**

David & Tina Marie Downing
421 Bradley Road

C.O. 1350.03 Variance to construct
Shed Larger than permitted by Code

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

Mr. Burke asked the size of the existing shed on the property. Mr. Downing stated that the existing shed is 6' x 8'. Mr. Burke advised that the difficulty here is that Mr. Downing is asking for more than twice what the code allows in terms of square footage. Mr. Norton added that this request is for 110% greater than what is allowed. Allowing something that is larger is also tied to lot size. Mr. Burke asked the applicant if he would consider a smaller size shed.

Mr. Tyo addressed Mr. Downing, noting that Mr. Downing has a deep lot and the request is not something that would be offensive from curb view. What the Board considers has to do with the property and the current zoning codes.

Mr. Downing modified the size of his request by 30%, which would be a 12' x 14' shed.

Motion by Burke, second by Dostal, that the property at 421 Bradley Road be granted a variance for the construction of a 12' x 14' shed to be constructed at the rear of the property to replace the existing shed, allowing a variance of approximately 48 square feet from the requirements of C.O. 1350.03, per the plans and specifications presented.

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

Motion carried 6-0

Frederick and Janice Unger
29039 Northfield Road

C.O. 1370.05 Generator Placement

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

Mr. Burke commented that he determined when looking at the property that the requested placement of the generator is reasonable. The proposed placement location is a secluded area. Windows across the rear of the home would not lend favorably to installation in the rear.

Motion by Tyo, second by Campbell, that a variance be granted to the property at 29039 Northfield Road to the requirements of Codified Ordinance 1370.05 for generator placement, per the drawings and statistics submitted.

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

Motion carried 6-0

There being no further discussion, the meeting adjourned at 7:45 p.m.

Jack Norton, Chairman

Joan Kemper, Secretary