



# City of Bay Village

350 Dover Center Road  
Bay Village, Ohio 44140-2299

Phone: 440/871-2200  
Fax: 440/871-5751

**AGENDA**  
**BOARD OF ZONING APPEALS**  
**NOTICE OF MEETING**  
**October 15, 2020**  
**7:30 P.M.**

**\*The Meeting will be held via Video-Conference.\***

**(See attached information to access the meeting by Zoom or telephone.)**

- 1) Approval of Minutes  
October 1, 2020
- 2) Christina Schmitz  
30519 Webster Rd.  
The applicant is requesting a variance to section **1153.03 Minimum side yard**, to build a Master suite onto Manhasset side of the home, the required set back is 32 ft. The variance request is for 6 ft. or 18%.
- 3) Brian Holtz  
596 Lake Forest  
The applicant is seeking a variance to section **1149.06(a) – Detached garages**, to build a storage addition to an existing garage creating a garage that is 840 sq. ft. The sq. ft. of the house is less than 1999 sq. ft. allowing a Maximum detached garage area of 700 sq. ft. This would be a variance of 140 sq. ft. or 20%.
- 4) Patricia Rini  
296 Bassett Rd.  
The applicant is seeking a variance to section **1163.05 (h)(3) to install 64 feet of a six foot privacy screen** where 32 feet is permitted This would be a 32 ft. variance or 100%. 10% of the total perimeter is 40 ft.
- 5) Jeff Kaltenstein  
23817 Cliff Dr.  
The applicant is seeking a variance to section **1359.01 Location of Air Conditioning Equipment**. To place an Air Conditioning Condenser on the west side of his garage less than 10 feet from the property line, the Condenser is 14.5 inches deep and would be 3.5 inches from the property line.



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- 6) Kent Kirvich  
24227 Russell Rd.

The applicant is requesting the following variances:

**1149.01 Location of accessory structures,** this variance is for a pavilion built in the back yard that has been built up to the property line, the permitted distance is 3 ft. This is a 100% variance.

**1149.02 Area limitations for accessory uses,** this variance is for the above referenced pavilion and the back yard deck. The accessory uses including the existing garage covers 984 sq. ft., the rear yard is 2000 sq. ft. The permitted area for this yard is 30% which would be 600 sq. Ft. The variance requested is for 384 sq. ft. or 64%.

**1153.02 Minimum front yard (building line),** this variance is for a front porch. The building line for this street is 30 ft. from the right of way. The porch encroaches into that space 8 feet, the applicant is requesting an 8 ft. variance or a 26 % variance.

**1153.03 Minimum side yard,** this variance is for the above referenced front porch and the proposed side deck. The side yard at this property which is listed as being 50 ft. wide is 15 ft. with one side yard required to be 6 feet. Both the porch and the side deck are built or proposed to be built up to the property line. This is a variance of 6 feet or 100%.

- 7) Adjournment

Variance requests are subject to change pending a review by the Building Director. You may call 24 hours in advance of the meeting to confirm the above information (899-3406). A majority of the Board shall constitute a quorum to do business, but any decision made by the Board on matters before it upon which it is required to pass under the provisions of the Zoning Code shall require a majority vote of all members appointed to and serving on the Board. All members voting shall be present at the meeting when such decision is made. If all members are not present, the applicant may request a delay so that all members may be present. An applicant may delay a decision up to two times. Subsequently, action may be taken by the Board, regardless of all members being present, as long as there is a quorum.



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**City of Bay Village is inviting you to a scheduled Zoom meeting.**

**Topic: Board of Zoning Appeals (BZA)**

**Time: Oct 15, 2020 07:30 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/4408993432>

**Meeting ID: 440 899 3432**

**Passcode: 4408993432**

**One tap mobile**

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**+13017158592,,4408993432# US (Germantown)**

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**+1 253 215 8782 US (Tacoma)**

**+1 346 248 7799 US (Houston)**

**Meeting ID: 440 899 3432**