



AGENDA
BOARD OF ZONING APPEALS
NOTICE OF MEETING
November 5, 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 15,2020
2) Kent Kirvich 24227 Russell Rd.	<p>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 s. ft. The variance requested is for 384 sq. ft. or 64%. The pavilion and the deck have been built without permits.</p> <p>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 7 feet, the applicant is requesting a 7 ft. variance. This porch is in the process of being built, without permit, the construction was stopped by the Building Department.</p> <p>Note: there was an original porch/entryway that encroached into the building line 4 feet and extended across the front 7 feet, this was removed to install this porch.</p>

	<p>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 60 ft. wide is 18 ft. with one side yard required to be 6 feet.</p> <p>Both the porch and side deck are built or proposed to be built up to the property line, this is a variance of 3 ft.</p>
3) Ann & Andrew Seger 23416 Lake Rd.	<p>The applicant is seeking a variance to section 1308.08(i). This variance is temporary in nature. The request is to demolish an existing home within the Riparian set back in order to build a new home outside of the Riparian set back. The owners will be restoring the integrity and erosion control within the Riparian zone. (Applicant withdrew application 3/5/20 & 9/17/20)</p>
4) Mark Harvey 415 Longbeach	<p>The applicant is requesting a variance to section 1163.05 (d) to install a four foot fence in the front yard of his property where a 3'4" fence is permitted. The request is for 37 feet of 4' fence in the front yard.</p>
5) Brian Holtz on Behalf of Greg Holtz 596 Lake Forest	<p>The applicant is seeking a variance to section 1149.06(a) – Detached Garages, the permitted garage size is 700 sq. ft., the new garage space is 740 sq. ft. The new request is for a variance of 40 sq. ft. or 5%. This is a new request for a variance that was denied.</p>
6) Justin Kapela On Behalf Of Kristin French 322 Rye Gate	<p>The applicant is seeking a variance to section 1153.04 - Rear yards, to install a covered porch which would encroach upon the rear yard setback 7 feet 3 inches or a 20% variance.</p>
7) John Faile on behalf of Travis & Kim Hasselwerdt 26509 Russell Rd.	<p>The applicant is seeking a variance to section 1153.03 - Minimum side yard. Required side yard setbacks, the combined requested side yard is 14 foot 2 inches or 30%. The variance is requested to build a new front loaded garage.</p>
8) 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 (899-3400). 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.



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

Please note that you will be admitted to a Waiting Room and need to enable your camera once granted admittance to the meeting.

Topic: Board of Zoning Appeals (BZA)

Time: Nov 5, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82637897406?pwd=d3c0bUpyQUR1b2kxQlZvRWtVSzhQUT09>

Meeting ID: 826 3789 7406

Passcode: 487438

One tap mobile

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