

Sheffield Lake Zoning Board of Appeals Minutes  
Held May 16, 2019

The regular meeting of the Sheffield Lake Zoning Board of Appeals was called to order on Thursday, May 16, 2019 at 7:05 P.M. in Council Chambers with Chairperson Jancura presiding.

ROLL CALL:

Present: Jancura, Tatter, Reilly, Radeff, Law Director Graves, Building Inspector Melbar

Absent: Harper (excused)

Attending: Councilperson Gee, Applicants

APPROVAL OF MINUTES: February 21, 2018 - \*Motion by Tatter/Second by Reilly to approve the minutes as presented. Yeas All.

Council Representative Radeff report: **None.**

Planning Commission Member Wright report: **None.**

OATH ADMINISTERED

As provided in 1353.37 of the Sheffield Lake Building Code, procedure at hearings, an oath was administered by Chairperson Jancura to all members of the audience who would be speaking at this meeting.

CASE#19SFL-VAR003

REQUEST FOR A VARIANCE AT 274 Cliff Drive

Applicant Peggy Ledyard, 274 Cliff Drive advised request for private garage which proposal is attached with drawings. Chairperson Jancura clarified so, your proposal is to build an attached garage. Ms. Ledyard added and an overhang. Chairperson Jancura continued you are requesting relief from 1133.07 and 1151.02 regarding side yards and setback for private garages. You are proposing a side yard of 6.5 feet on the south lot line. Building Inspector Melbar corrected proposed should have been 2.5 feet, Chairperson Jancura clarified and you are requesting 40 feet to required 60 feet front yard setback. Chairperson Jancura asked how many drivers in the household? Ms. Ledyard answered only me. Chairperson Jancura asked why do you feel that you need a garage? Ms. Ledyard answered I have lived there for 26 years and with the different weather going in and out, it has been hard in the winter time or summer with the rain. As I get older I want it to be safe for me to go inside my garage when I go into my house. That is my retirement home and this is my last thing that I wanted to get done and I have saved up a long time to get it. Member Tatter stated somewhere in your application you said it would be

in conformity with your neighbors. I don't really see where you have neighbors as such and noted location. It seems like the smallest garage you could build but have you looked into alternatives? Ms. Ledyard stated I don't really understand where there would be an alternative. After a brief review of plan, Chairperson Jancura asked Building Inspector Melbar is there any other way that she could change the position of the garage so that she wouldn't need such a large variance? Building Inspector Melbar answered no due to the way the lot is being so narrow that you could only approach from the east to the west. Member Tatter stated I think it is more of a depth, isn't it as we are talking about a 40-foot variance. Building Inspector Melbar answered yes, because normally you are thinking of a house with an attached garage to the right or left and not off of the front. Zoning reviewed drawings with applicant.

CLOSE PRESENTATION: \*Motion by Reilly/Second by Tatter to close presentation. Yeas All.

Chairperson Jancura swore in Paul and Claudia Morrow, 5065 Cliff Drive for testimony. Mr. Morrow relayed history on his house which was a country club many years ago. He advised his objection is that what she is asking for extends part way to the east and he feels there is not enough room for even backing out. Mrs. Morrow added with the garage it occupies about 60% of the lot. He also states it would block the one view of the lake. Law Director Graves advised it is existing non-conforming so the 60% coverage exist now when you figure the driveway. She would just be building the garage over that, so it is already at that level. He explained existing non-conforming predates the code.

The Board discussed concerns amongst themselves, Member Tatter noted it is a substantial variance but Lake Road is not effected whatsoever, traffic limited to two families on Cliff Drive and does not impact government services. But in looking at the layout of the property, I don't see how it has any negative effect on anything. It is a substantial variance but do not see any negative impact on the neighborhood and you are not guaranteed to have a lake view which does not affect the neighbor anyways.

\*Motion by Reilly/Second by Tatter to close the discussion. Yeas All.

\*Motion by Tatter/Second by Reilly to approve the variance with a finding of a practical difficulty. ROLL CALL FOR APPROVAL: Yeas All – Reilly, Tatter and Jancura.

**OLD BUSINESS: None.**

**NEW BUSINESS:** Chairperson Jancura advised replacing Mr. Wright on Zoning and Planning. Also, we will no meeting in July. I know Mr. Tatter cannot make it in June, so hopefully Mr. Harper can make it. Otherwise, we can't have a meeting unless we get a new member.

**CITIZENS COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this board, \*Motion by Tatter/Second by Reilly to adjourn at 7:35 pm. Yeas All.

**CLERK OF COMMITTEE AFFIRMATION:** This Meeting Of The City Committee Of The City of Sheffield Lake, Ohio Was Held and Conducted Under All Rules and Regulations Governing The Sunshine Laws Of The State Of Ohio As They May Apply. All meetings are recorded and available in council's office.

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CLERK OF COUNCIL

*Brandy Randolph*

I, Brandy Randolph, duly appointed Clerk of the Zoning Board of Sheffield Lake DO HEREBY CERTIFY that this is a true and exact copy of the Minutes of the Zoning Board of Appeals meeting of May 16, 2019.

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CHAIRPERSON

*Diana Jancura*

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PRESIDENT OF COUNCIL

*Rick Rosso*