

Sheffield Lake Zoning Board of Appeals Minutes
Held November 21, 2019

The regular meeting of the Sheffield Lake Zoning Board of Appeals was called to order on Thursday, November 21, 2019 at 7:01 P.M. in Council Chambers with acting Chairperson Reilly presiding.

ROLL CALL:

Present: Reilly, Harper, Sibenhar, Building Inspector Melbar, Law Director Graves,
Mayor Bring
Absent: Radeff (excused), Tatter (excused), Jancura (excused)
Attending: Applicants

APPROVAL OF MINUTES: September 19, 2019 - *Motion by Sibenhar/Second by Melbar to approve the minutes as presented and revised. Yeas All.

Correspondence: None

Council Representative Radeff report: Absent.

Planning Commission Member Sibenhar report: None.

OATH ADMINISTERED

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

CASE#19SFL-VAR011

Robert Giusti, 4285 Ferndale Ave, request for variance of 4' 4".

Applicant is not present. Law Director Graves states that in this instance there are a few options for the board. The board can agree to hear the case based on the written materials or you can elect to table the matter either until the end of the meeting or the next meeting.

*Motion by Sibenhar/Second by Harper to table the application until the end of the agenda.

CLOSE PRESENTATION: *Motion by Reilly/Second by Sibenhar to close presentation.

Yeas All.

Committee has internal discussion.

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

*Motion by Reilly/Second by Sibenhar to approve the variance as requested.

ROLL CALL FOR APPROVAL: Yeas All

Case #19SFL-VAR012

Christopher and Elaine Hollo, 4607 Lake Rd, request for multiple variances.

Law Director Graves swears applicants in. Elaine states we bought a piece of property that is 50 ft. wide by 120 ft. long. We would like to build a 2, 356 sq. ft. house on this lot. We will

need variances on the side lots. I have both my neighbors here and we have discussed this with them, and they are ok with it. The property is from the 1900’s and there is a cottage on it. We are trying to make use of the lot

CLOSE PRESENTATION: *Motion by Reilly/Second by Sibenhar to close presentation.

Internal discussion. Chairperson Jancura states the lot is very unique. The full requirements for the sidewalk is defeating what we are trying to do. I think just requiring a sidewalk in the front is best. Law Director Graves states you do not have to escrow the sidewalk. If you think you can do it cheaper yourself, you can put it in. As long as it meets buildings’ standards. Chairperson Jancura states I do think there is a practical difficulty. I think it should apply only to adding a sidewalk to Hawthorne.

*Motion by Reilly/Second by Sibenhar to approve the modified variance of the compliance of a sidewalk requirement along Hawthorne not Brookside or Rowelyn.

ROLL CALL FOR APPROVAL: Yeas All.

Case #19SFL-VAR010

Mike Cloud, 3643 E. Lake Rd, request for variance for front yard garage and partial black topped driveway.

CLOSE PRESENTATION: *Motion by Reilly/Second by Sibenhar to close presentation.

Yeas All.

Internal discussion. Chairperson Jancura states garages are necessary and a one car garage is basically a shed. This is not a huge variance. I do think there is a practical difficulty here. Member Reilly agrees.

*Motion by Reilly/Second by Sibenhar to approve the variance as requested.

ROLL CALL FOR APPROVAL: Yeas All

OLD BUSINESS: .

NEW BUSINESS:

CITIZENS COMMENTARY: None.

MEETING ADJOURNED: With no further business before this board, *Motion by Reilly/Second by Sibenhar to adjourn at 7:50 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.

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 September 19, 2019.

CHAIRPERSON

Diana Jancura

PRESIDENT OF COUNCIL

Rick Rosso