

Sheffield Lake Zoning Board of Appeals Minutes  
Held April 22, 2022

The regular meeting of the Sheffield Lake Zoning Board of Appeals was called to order on Thursday, April 22, 2022 at 7:00pm in Council Chambers with Law Director Graves presiding.

ROLL CALL:

Present: DeBottis, Harper, Siebenhar, Piskura, Mayor Bring, Law Director Graves, Council Representative Erdei.

Absent: Building Inspector Melbar.

Attending: Applicant, Citizen, Council Clerk Brandy Randolph.

APPROVAL OF MINUTES: March 17, 2022. \*Motion by DeBottis/Second by Piskura to approve the minutes with noted corrections. ROLL CALL: DeBottis, Harper, Siebenhar, Piskura. Yeas All.

Nomination of new chair: DeBottis submits name for consideration.

\*Motion by Harper/Second by Piskura to appoint member DeBottis as the new chairman of the Zoning Board of Appeals.

ROLL CALL: Harper, Siebenhar, Piskura. Yeas All.

Correspondence: None

Council Representative Erdei report: Representative Erdei reports council met March 22 and we had the third reading for the rezoning of the lots on Pleasantview which was approved.

Planning Commission Member Siebenhar report: Member Siebenhar reports the meeting was cancelled.

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#22SFL-VAR003**

Joe Schill/Kuno and Amy Bell, property at 3913 Lake Rd. requesting multiple variances.

Kuno Bell, 3913 East Lake Rd. (Sworn in) says we applied for permits to build a structure on our neighboring lot that we own. It is zoned and approved for construction of a single family house. What we would like to do instead is build a structure that is 25 by 35ft. It would be used as a pool house. It meets setup requirements. We put it so far over because we are doing endless construction on the break wall and there is a road that runs down to the lake and has a notch cut into the hillside, so that when we finish the break wall, we can traffic construction

equipment through there. Chairman DeBottis asks what is the total lot acreage? Mr. Bell replies the two lots combined are 3 acres. Chairman DeBottis asks at the last meeting you discussed combining those lots, have you started that process yet? Mr. Bell says we hired Ken Resar for that, and the paperwork is ready to go. Law Director Graves says we did receive correspondence from Atty. Resar that they are in the process and the variance would be contingent on that.

Amy Bell, 3913 East Lake Rd. (Sworn in) says we had someone at the last meeting ask why the building was being located over there. We had to move the pool; it was draining into the pool house. We put a lot of money into saving the pool house instead of tearing it down. When we bought the house, there was already a previous foundation put in for us, that is our access to get to and from the lake, so it makes sense to put it there.

Mr. Bell states we have a number of outbuildings on the lot built in 1905 that I believe are grandfathered in. Putting a shed up on the property would verge on silly, it is an 80 by 90 ft. lot. Member Harper asks were you aware of any of the zoning restrictions when you purchased the property? Mr. Bell replies no. This property is probably the largest lake front property in Sheffield Lake with 3 acres and over 225ft. of shoreline. If we don't put this building on there, I don't know what else we could put there. The only other option is to sell it off and build a house. Mrs. Bell says when we purchased the house, it was in really bad shape. Our goal is to keep the property together and bring it back to its glory. The coast guard uses our boathouse as a landmark. We want it to be a star for the community. Another option is can we get rid of an outbuilding; do we tear down the boathouse or carriage house that have been there since the inception of the house so we can have a structure that we can actually utilize? We aren't doing this to have big parties, this is for our family, we want to enjoy the summer. Mr. Bell says we discovered there is an orphaned gas well on the property. We have applied to the State of Ohio to get that plugged. I'm not sure if you could even build a house there with that. Law Director Graves asks do you consider this to be a unique piece of property in the city? Mr. Bell replies yes, it is probably the only 3-acre parcel on the lake in the city. Mrs. Bell says even the structures are unique. Mr. Bell says the question of is the variance substantial, it's a 90ft. wide lot and 400ft. deep. Based on relative square footage, it is not substantial and is the minimum necessary.

#### Internal Discussion

Member Piskura states based on the factors, as far as the substantial minimum necessary to make reasonable use of the land, I think they hit the nail on the head. I think there are some special conditions/circumstances due to the historical value of the current structures. I don't see any issues with governmental services. As far as character of the neighborhood goes, I think they are building a gem in the city. Member Harper says I toured the lot and I agree there is no reason to tear down those historical, beautiful structures. I understand about the access road, once you have that in there you don't want to divert and move it. Member Siebenhar says I am 100% behind it. This will be a beautiful structure and will appreciate everything around it.

\*Motion by Harper/Second by Piskura to grant all three variances contingent on the conjoining of the lots.

ROLL CALL FOR APPROVAL: Harper, Siebenhar, Piskura, DeBottis. Yeas All.  
Variance granted.

**OLD BUSINESS:** Law Director Graves says the complete revision of the planning and zoning code is up for a third reading.

**NEW BUSINESS:** None.

**CITIZENS COMMENTARY:** None.

**MEETING ADJOURNED:** With no further business before this board, \*Motion by Harper/Second by Piskura to adjourn at 7:32 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 Apr. 21, 2022.

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CHAIRPERSON

*Romolo DeBottis*

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PRESIDENT OF COUNCIL

*Rick Rosso*