

Sheffield Lake Zoning Board of Appeals Minutes
Held July 21, 2022

The regular meeting of the Sheffield Lake Zoning Board of Appeals was called to order on Thursday, July 21, 2022 at 7:00pm in Council Chambers with Chairman DeBottis presiding.

ROLL CALL:

Present: DeBottis, Harper, Siebenhar, Heckert, Building Inspector Melbar, Law Director Graves, Council Representative Erdei.

Absent: Piskura, Mayor Bring.

Attending: Applicant, citizens.

APPROVAL OF MINUTES:

June 16, 2022. *Motion by Siebenhar/Second by Heckert to approve the minutes with any noted corrections. Yeas All.

Correspondence: None

Council Representative Erdei report: Not done on the record.

Planning Commission Member Siebenhar report: Not done on the record.

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-VAR007

Law Director Graves states the city did receive notice from the applicant that he could not be here tonight. He asks that the matter be tabled until the August meeting. The board has three possible approaches, you could proceed to hear the matter based on the written materials only, you could dismiss it and the applicant would forfeit their fee or you could motion to table it until the next meeting.

*Motion by unrecognized member/Second by unrecognized member to amend the order of the applicants on the agenda. Yeas All.

*Motion by unrecognized member/Second unrecognized member by to table the application until the next meeting. Yeas All.

Case #22SFL-VAR006

Jeffrey and Karen Koseman, 4791 Lake Rd. requesting an area variance of 23ft. for frontage.
Leon Sampat, LS Architects Inc., 22082 Lorain Rd. Fairview Park, OH 44126 (sworn in) states this is a special condition because it is a flag shaped property. We have approximately 147ft. of width at the center of the property. However, at Lake Rd., we have 67ft. and another

approximately 80ft. at Park Dr. We are proposing a structure of one story with a walk out basement, approximately 2,600sq.ft. house with a 2-car garage. We feel this property would not yield a reasonable return without this variance because the code states you can not build on this without a front yard variance. As far as minimum, it is the required minimum. This does not affect or alter the neighborhood. We have examples of similar properties in the city limits. This will not adversely affect government services. The owner did purchase the property without knowing this variance was required. Chairman DeBottis asks when was the property purchased? Mr. Sampat replies October 2021. Chairman DeBottis asks were there any phone calls made when this was purchased regarding setbacks, zoning, etc.? Mr. Sampat replies not to my knowledge. Chairman DeBottis asks Mr. Melbar are the widths ok? Building Inspector Melbar responds the house fits well on the rest of the lot.

*Motion by Harper/second by Heckert to accept the variance.

ROLL CALL: Harper, Siebenhar, Heckert, DeBottis. Yeas All.

Variance approved as presented.

OLD BUSINESS: None.

NEW BUSINESS: None.

CITIZENS COMMENTARY: None.

MEETING ADJOURNED: With no further business before this board, *Motion by Harper/Second by unrecognized member to adjourn at 7:18 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 July 21, 2022.

CHAIRPERSON

Romolo DeBottis

PRESIDENT OF COUNCIL

Rick Rosso