

Sheffield Lake Zoning Board of Appeals Special
Meeting Minutes
Held December 30, 2024

This special meeting of the Sheffield Lake Zoning Board of Appeals was called to order on Monday, December 30, 2024 at 7:00pm with Chairman Heckert presiding.

ROLL CALL:

Present: Heckert, Piskura, Kemble, Lanzer, Law Director Graves, Council Representative Petrucci.
Excused: Springborn, Building Official Gudat.
Attending: Applicant.

APPROVAL OF MINUTES:

December 19, 2024. *Motion by Kemble/Second by Lanzer to accept the minutes with any corrections. Yeas All.

Correspondence: None

Council Representative Petrucci report: No report.

Planning Commission Member Springborn report: Excused.

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.

24SFL-VAR008

Jeffrey Fraam, 326, 328 and 330 Abbe Rd. requesting variances from minimum lot width and lot area requirements.

Mr. Fraam (sworn in) states we need the lot split and two variances for frontage and lot size. If it doesn't happen, we will not be able to transfer the property or sell the property. Member Piskura says it looks like the lot split you are proposing runs right through the middle of the two houses. It looks like there is a cement pad that is also in that area. Which house or both houses are going to have access to use that cement pad? I'm assuming for parking, etc. Mr. Fraam replies I believe it was going to split down the middle so both can have that pad. There is still parking for both buildings. Law Director Graves asks do you have any knowledge of how it came to be that the building was built over the property line? Mr. Fraam replies no knowledge. Law Director Graves asks as far as other properties in that area, do you have any information you would like to add as far as whether or not this would be out of character with the rest of the properties/neighborhood? Mr. Fraam replies I don't believe it is out of

character. Member Kemble says in order to be able to transfer the sale of these, you obviously need this to happen. It looks like you already have a contingent sale in place. So, you have a buyer that is willing to accept these smaller areas? Mr. Fraam replies yes. Member Kemble asks to your knowledge there are no other homes in the area that are this tiny? Mr. Fraam replies the street right behind there, almost the same exact duplexes. I don't know what their frontages are or anything like that. Member Piskura states I don't see too much of an issue here. It looks like they made an argument based on the factors. They are under contract for one property already and right behind it you have at least relatively similar lot lines as far as the frontage is concerned. If the purchaser has already agreed to the reduction in space of the lot, I don't see too many issues here. Chairman Heckert says I am inclined to agree. Did you know when you purchased the property that the building encroached on the other one? Mr. Fraam replies no. Law Director Graves says looking at this, there would be additional variances for the side lots as well. Member Piskura asks what is wrong with the side lots? Law Director Graves replies code requires a combined 30 ft. of side lot with neither one less than 10. Chairman Heckert asks would that be another variance request or something added to this one? Law Director Graves responds really the underlying request is to allow the lot split. It's a minor subdivision so it could be approved administratively. The problem is it doesn't meet our standards. Basically, they are seeking relief from whatever standards there are to allow the lot split to go forward. If you approve the split, you are approving these variances. Member Piskura asks we are including that third variance request? Law Director Graves replies yes. Member Piskura says the only concern I would bring is the cement pad in the middle. I could see some possible challenges in the future between neighbors and who gets rights to use what section. I still don't see that as a major concern, but something notable to bring to the board. Law Director Graves asks has there been any discussion of the easement with the buyer? Mr. Fraam replies not currently. Law Director Graves says you may want to consider once that property is split and sold, that there is some kind of legal document with an easement for that pad.

*Motion by Piskura/Second by Kemble to approve the variance as requested. **ROLL CALL:** Kemble, Heckert, Piskura, Lanzer. Yeas All.

OLD BUSINESS: None

NEW BUSINESS: None.

CITIZENS COMMENTARY: None.

MEETING ADJOURNED: With no further business before this board, *Motion by Piskura/Second by Kemble to adjourn at 7:20 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 December 19, 2024.

CHAIRMAN HECKERT

Joseph Heckert

PRESIDENT OF COUNCIL

Rick Rosso