

Sheffield Lake Zoning Board of Appeals Minutes
Held January 15, 2026

The regular meeting of the Sheffield Lake Zoning Board of Appeals was called to order on Thursday, January 15, 2026 at 7:06pm with Chairman Heckert presiding.

ROLL CALL:

Present: Heckert, Springborn, Lanzer, Law Director Ward, Council Representative Morrow, Building Official Gudat.

Absent: Piskura, Kemble.

Attending: President Rosso, Councilman Fogel, Applicants.

Chairman Heckert congratulates Councilman Morrow and Law Director Ward.

APPROVAL OF MINUTES:

July 25, 2025. Chairman Heckert states hearing no objections, minutes stand approved.

Correspondence: None

Law Director Ward states the request issued this evening is a request for an area variance and in the State of Ohio, there are certain factors that zoning boards must apply in evaluating a request for an area variance. They are commonly referred to as the Duncan Factors. They are actually listed in the application that was submitted by the property owners, but in short, they are: Can the property yield a reasonable return or can there be any beneficial use of the property without the variance? Number two, is the variance substantial? Number three, is the central character of the neighborhood substantially altered or will adjoining properties suffer a substantial detriment as a result of requested variance? Number four, will the requested variance adversely affect the delivery of governmental services? Number five, did the property owner purchase the property with knowledge of the applicable zoning restrictions? Number six, can the property owner's predicament be precluded through some method other than the requested variance? Lastly, would the spirit and intent behind the zoning requirement be observed and substantial justice be done by granting the variance? So, those are the Duncan factors.

OATH ADMINISTERED

25SFL-VAR005

Steven and Kim Lynn, 518 Lafayette Blvd. requesting a variance for lot width and area sq. ft. *Steve Lynn, 7468 Dyke Ave.* says we are looking for a variance to be able to improve the neighborhood. We don't think anything will adhere to the neighbor's property, because we have 15ft. setbacks. We picked a house that's 30ft. wide on purpose. It won't hinder any government services. It will bring you guys some revenue and a brand-new house on your street, which brings property value up of our neighbors. Chairman Heckert says I'm not

showing any plans or anything like that that show what you are planning to put in there. Mr. Lynn replies I brought blueprints. Mr. Lynn says the block of Lafayette has approximately 19 homes and 17 of the 19 homes are built on lots less than 90ft. with requirements. 6 of those homes are built on lots 60ft. width or less including the home directly next to my property. It's 30 by 70. If we got a 30ft. setback from the street, that would leave us with a 35ft. back yard. Chairman Heckert asks the building official what is the city's position on this variance? Building Official Gudat responds the city's position is we have no objections to the zoning variance, because of the neighborhood. Like it's stated in my statement there that there are others. Out of the 19 homes in that block 17 of them are built on lots less than 90 ft. Then there's only about 6 of them that are lots that are built on lots 60 ft. width or less including the home directly next to his. So, Mr. Lynn here has devised a home that would fit on a 60 ft. lot that would still comply with all the setbacks of the streets, the sides that would be necessary without having another variance. So, he didn't want to get another variance for having a wider home and all that. They designed a home to be fitting on there, so it would not infringe on anybody else's land or the variances or the side setbacks, rear setbacks. So, the front setback like Mr. Lynn mentioned out at 30 ft. is pretty much in line with the other houses on the street, so we're not requiring them to go back any farther and that is actually in the code that we can do that to let it be conformed with the rest of the houses on the street. So, the city's stand is that we have no objection to the variance.

Discussion: Member Springborn states I'm going to go with the city's recommended approval also. All they are looking for is a 30ft. variance. Other than that, it meets every other variable. The house isn't gonna stick out, it's not going to be a sore thumb in the neighborhood or anything like that. I feel it's gonna improve our city with a new home. *Motion by Springborn/Second by Lanzer to recommend approval of the application.

Chairman Heckert says I am inclined to agree with Member Springborn as well as Building Inspector Gudat. Especially, considering the fact that many of the other homes in the neighborhood have the same variance. One of the things we take a look at pretty extensively is what has been approved in the past and also in so doing, what the current character of the neighborhood is. This would be keeping with the character of the neighborhood as there are many other houses in the neighborhood with the same arrangement. It doesn't adversely affect the government services and I think it's a pretty compelling argument that with a 60ft. width, there's not really anything that could go on there without a variance. For all those reasons, I'm also in favor of granting the motion.

ROLL CALL: Lanzer, Springborn, Heckert. Yeas All.

OLD BUSINESS: None.

NEW BUSINESS: None.

CITIZENS COMMENTARY: Aden Fogel, 4351 Brockley Ave. lets the applicant know he is their councilman and if they need anything they can call.

Planning Commission Member Springborn report: Member Springborn reports last month’s meeting was cancelled.

Council Representative Morrow report: None.

MEETING ADJOURNED: With no further business before this board, *Motion by Springborn/Second by Lanzer to adjourn at 7:37 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 January 15, 2026.

CHAIRMAN

Joseph Heckert

PRESIDENT OF COUNCIL

Rick Rosso