

Sheffield Lake Zoning Board of Appeals Minutes
Held April 16, 2026

The regular meeting of the Sheffield Lake Zoning Board of Appeals was called to order on Thursday, April 16, 2026 at 7:02pm with Chairman Heckert presiding.

ROLL CALL:

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

Absent: None.

Attending: Applicants, Citizens.

APPROVAL OF MINUTES:

January 15, 2026. Chairman Heckert states hearing no objections, minutes stand approved.

Correspondence: None

Law Director Ward states just reminding the board of what the relevant factors are for an area variance. They're commonly known as the Duncan factors and the Duncan factors are 1) can the property yield a reasonable return or can there be any beneficial use of the property without the requested variance? 2) is the variance substantial? 3) is the essential character of the neighborhood substantially altered or will adjoining property suffer a substantial detriment as a result of the requested variance? 4) will the requested variance adversely affect the delivery of governmental services? 5) did the property owner purchase the property with knowledge of the applicable zoning restrictions? 6) can the property owner's predicament be precluded through some method other than the requested variance? Lastly, will the spirit/intent behind the zoning requirement be observed and substantial justice done by granting the requested variance? Those are the factors that the board is to Apply under Ohio law when considering a request for an area variance such as the one before the board this evening.

OATH ADMINISTERED by Law Director Ward.

26SFL-VAR001

Steven and Kim Lynn, 518 Lafayette Blvd. requesting a variance to build a home of 1200 sq. ft.

Steven Lynn, 7468 Dyke Ave. says we're just looking for a variance to do a 34 wide house instead of 30 and 1280 square foot which is under the 15 square foot. Member Springborn asks will all the setbacks and everything be within code? Building Official Gudat replies yes. Mr. Lynn asks if there is a house already on that property, my tap fees should be almost nothing, right? Building Official Gudat responds there's two sets of tap fees. One for new properties that do not have any lines or a vault for water meters and all that and they have to be installed. So, that's the higher tap fee. But if there was a property that's already there from a

previous structure/previous house, the tap fees are considerably lower, but they're not waived. They're a couple a couple thousand dollars lower than normal. Chairman Heckert asks what is the city's position? Building Official Gudat replies the city has no objections to this. The lot had already been reduced from the R1A required 90 feet down to 60 feet. That lot, to be able to build a 1500 square foot on that 60 foot lot would be difficult. They were going to do that originally, but then they changed it and became more practical as they said to the 1200+ square foot, which is under the 1500 foot for the R1A. They would have amended this or added this to their very first variance, but they didn't know at that time that they wanted a smaller house. I have no objections. It'll fit right into the neighborhood and it'll fit on that lot as intended to be.

*Motion by Piskura/Second by Springborn to approve variance as requested.

Member Piskura says I think this one's pretty straightforward here in the report. There are comp properties in the area that are under the allotted 1500 square feet. I don't see any issue there. The lots been reduced, it would be difficult to build on that lot, the size that you're talking about. Chairman Heckert states I agree with that. At first when I was reading through the request I saw, you know, 30 foot wide house, it seems pretty small. Then I took a look on Google Earth and measured some of the houses in the surrounding neighborhood and saw a number a number of houses that as Mr. Gudat said were under the 1500 square foot limit as well as a number of houses on Lafayette, as well as the surrounding streets where similar sized lots and the width of the house was in the 30 to 40 foot area. So yeah, I tend to agree that it's within the character of the neighborhood. In order to build something there just by virtue of the size of the lot, you're gonna have to have a variance one way or the other. So, yeah, I agree, I think that this one makes sense.

ROLL CALL FOR APPROVAL: Kemble, Springborn, Piskura, Lanzer, Heckert. Yeas All.

OLD BUSINESS: None.

NEW BUSINESS: None.

CITIZENS COMMENTARY:

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 Piskura to adjourn at 7:16 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 April 16, 2026.

CHAIRMAN

Joseph Heckert

PRESIDENT OF COUNCIL

Rick Rosso