

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
MAY 22, 2019
PUBLIC HEARING MEETING
MINUTES**

PRESENT: Joe Palmer; Mike Merhar; Mike Ross; Angelo Tomaselli; James Ralston, Chairman

ABSENT: None

OTHERS: Michael Germano, Asst. Law Director; Vicki Grinstead, Secretary

Chairman Ralston called the regular meeting to order at 7:00 p.m.

Chairman Ralston advised the participants of their right to be heard in person or by attorney present and/or proffer evidence present and examine witnesses and the subpoena of evidence and/or witnesses. Chairman Ralston advised the participants that the board has five members of which a majority of the board is needed to grant an appeal. Chairman Ralston stated that all five members of the board are present this evening and the applicants need a majority or three votes to pass their appeals. If an appeal is denied the applicant has thirty days to file an appeal with the Lake County Court of Common Pleas.

The appeal application, the letter of the meeting notification, the letter of non-compliance and the list of names and addresses of adjoining property owners within the required distant of the appellant were noted into the record.

MINUTES

Mr. Tomaselli moved to accept the Regular meeting minutes of May 8, 2019 as submitted and Mr. Ross seconded.

ROLL CALL: Yeas: Mr. Merhar; Mr. Ross; Mr. Tomaselli; Mr. Palmer; Chairman Ralston
 Nays: None
 Absent: None

Motion Carried: Approved

OLD BUSINESS

None

NEW BUSINESS

Rebecca Gibson
4396 River St.

Porch addition and renovation

Chairman Ralston stated the applicant cited practical difficulty numbers 1, 2 and 8 on the application for appeal and noted all items that were in the packet.

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Chairman Ralston asked if anyone wished to speak for this appeal. Ms. Gibson, 4396 River St., Willoughby, OH was sworn in to speak for his appeal.

Ms. Gibson said they would like to add the addition onto the front porch to have additional outdoor living space. The rear of the home is in close proximity to the garage and they do not have a rear exterior living space. Extending the front porch out and over will give them that extra space they require and will also add character in keeping with the other homes in their neighborhood. Ms. Gibson said the house was built before the sidewalks were installed.

Mrs. Grinstead said they have been before Design Review Board and have been approved, but the approval is contingent upon the approval of the BZA this evening.

Mr. Palmer noted that the renderings included in their packets were of homes that have similar porches in her neighborhood. Mr. Palmer asked if they were residing the entire home. Ms. Gibson said yes and it would also increase the property value of their home. There was some discussion in regard to traffic and accidents.

Mr. Tomaselli said he observed that some of the homes with porches only to go the front of the house and not across the entire front of the home, and asked if they would be willing to do that. Ms. Gibson said they would prefer to extend their outdoor living space.

There was a brief discussion on other homes with porches and similar setbacks in the historic neighborhood. Mr. Palmer and Mr. Merhar agreed that this request is similar to the character in this neighborhood.

Chairman Ralston asked if anyone wished to speak for this appeal. Mr. Drew Puckrin, 4396 River St., Willoughby, OH was sworn in to speak for this appeal.

Mr. Puckrin said he wanted to add that if, in the future, they do have children the porch addition will give them room to play and provide a safer environment than them playing in the front yard.

Chairman Ralston asked if anyone wished to speak for this appeal. Ms. Cindy Bernardo, 4524 River St., Willoughby, OH was sworn in to speak for this appeal.

Ms. Bernardo said has been in her home for many years and she has seen this home go through many owners and none of them have ever made any improvements. She is in favor of them improving the appearance of this home, especially in the historic district.

Chairman Ralston asked if anyone wished to speak for this appeal. Mrs. Amy Kurnick 4354 River St., Willoughby, OH was sworn in to speak for this appeal.

Mrs. Kurnick said she echoes Ms. Bernardo's comments about people improving their properties in the historic area. She said they are a young couple that want to make the home livable and stay in this area, and is in favor of the Board granting this variance.

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Chairman Ralston asked if there was anyone else who wished to speak for this appeal and there was no one.

Chairman Ralston asked if anyone wished to speak against this appeal and there was no one.

Mr. Palmer moved to grant a variance to C.O. 1131.06 and allow a 14' front setback instead of the minimum required 40 ft. front setback and understanding that the yard already has a 20 ft. front setback with a nonconforming use; citing C.O. 1109.09(b) for the Gibson residence, 4396 River St., Willoughby, OH 44094 and Mr. Merhar seconded.

ROLL CALL: Yeas: Mr. Ross; Mr. Tomaselli; Mr. Palmer; Mr. Merhar; Chairman Ralston
 Nays: None
 Absent: None

Motion Carried: Approved

Mr. Palmer moved to grant a variance to C.O. 1167.02 and allow a non-conforming building or structure to be altered instead of the non-allowable alternation; citing C.O. 1109.09(b) for the Gibson residence, 4396 River St., Willoughby, OH 44094 and Mr. Merhar seconded.

ROLL CALL: Yeas: Mr. Tomaselli; Mr. Palmer; Mr. Merhar; Mr. Ross; Chairman Ralston
 Nays: None
 Absent: None

Motion Carried: Approved

Barbara Snyder-Carson
4070 St. Clair Ave.

Fence

No one was present to represent this application.

Mr. Palmer moved to table the appeal for the Snyder-Carson residence, 4070 St. Clair Ave., Willoughby, OH 44094 and Mr. Ross seconded.

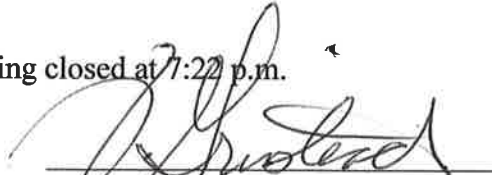
ROLL CALL: Yeas: Mr. Palmer; Mr. Merhar; Mr. Ross; Mr. Tomaselli; Chairman Ralston
 Nays: None
 Absent: None

Motion Carried: Approved

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There being no further business the regular meeting closed at 7:22 p.m.


James Ralston, Chairman


Vicki Grinstead, Secretary