

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
JUNE 26, 2019
PUBLIC HEARING MEETING
MINUTES**

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

ABSENT: Mike Merhar

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

Chairman Ralston called the regular meeting to order at 7:01 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 not 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. Mr. Bokal stated he wished to proceed with his appeal.

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

June 12, 2019

Mr. Ross moved to accept the Regular meeting minutes of June 12, 2019 as submitted and Mr. Tomaselli seconded.

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

Motion Carried: Approved

OLD BUSINESS

Barbara Snyder-Carson
4070 St. Clair Ave.

Fence

The Carson appeal for 4070 St. Clair Ave., Willoughby, OH will remain tabled for up to 90 days from June 12, 2019.

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Mr. Ross moved to untable Old Business for Citizens Bank, 4015 Erie St., Willoughby, OH 44094 and Mr. Tomaselli seconded.

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

Motion Carried: Untabled

Citizens Bank
4015 Erie St.
(Rep.- Jeff Deeds, Visconsi Companies)

Signage

Mr. Ross moved to permanently table the appeal for Citizens Bank, 4015 Erie St., Willoughby, OH 44094, per the applicant's request, and Mr. Tomaselli seconded.

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

Motion Carried: Permanently Tabled

Mr. Ross moved to untable Old Business for David E. Jones, 5126 Harmony Lane, Willoughby, OH 44094 and Mr. Tomaselli seconded.

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

Motion Carried: Untabled

David E. Jones
5126 Harmony Lane

Accessory Garage

Mr. Ross moved to permanently table the appeal for David E. Jones, 5126 Harmony Lane, Willoughby, OH 44094, per the applicant's request, and Mr. Tomaselli seconded.

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

Motion Carried: Permanently Tabled

NEW BUSINESS

Jason Bokal
814 Tioga Trail

Driveway

Chairman Ralston stated the applicant cited practical difficulty numbers 1, 3, 4, 5, 7, 8, and 9 on the application for appeal and noted all items that were in the packet.

Chairman Ralston asked if anyone wished to speak for this appeal. Mr. Bokal, 814 Tioga Trail, Willoughby, OH 44094 was sworn in to speak for his appeal.

Mr. Bokal said there are two adjoining driveways that have been deteriorated for many years. He said there is a small space in between the two driveways that is hard to maintain and would like to install his driveway to the property line. His neighbor, who is with him this evening, would like to do the same in the future to have a unified space. He said the property is only 40' wide and there is limited space for the driveway.

Mr. Palmer said the Board has seen many of these requests and doesn't recall the Board ever allowing a driveway to be installed to the property line. Mr. Palmer said they have, in the past, allowed 6" from the property line and Mr. Bokal agreed to 6". Mr. Palmer said that the Board will require him to keep all of the forms and construction materials on his property.

Mr. Bokal asked to amend his appeal to install his driveway 6" from the property. Chairman Ralston asked if he has property pins on his property. Mr. Bokal said he only have a rear pin. The Board will require him to locate the property line/pins and should have a survey of the property.

Mr. Tomaselli asked how the apron will be installed. Mr. Bokal said he could do a flare at the end or he may have to install it straight to the street. Mr. Palmer stated that the flare of the apron has to be on his property as well. The Board suggested he speak to the Building Department on this issue. Mr. Bokal said he will and will also have a pre-pour inspection.

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.

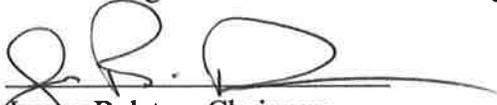
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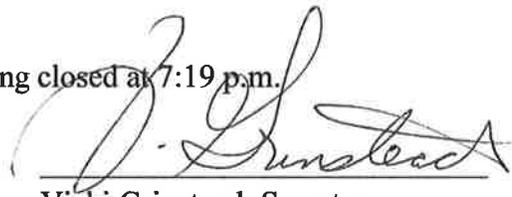
Mr. Palmer moved to grant a variance to C.O.1131.08(c) and allow a front driveway along the side property line to encroach 6" inside the 12" offset requirement. A further requirement is the homeowner have the property surveyed to locate the front pin along this particular property line to confirm he is 6" off for the concrete pour; citing C.O. 1109.09(b) for the Bokal residence, 814 Tioga Trail, Willoughby, OH 44094 and Mr. Ross seconded.

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

Motion Carried: Approved

There being no further business the regular meeting closed at 7:19 p.m.


James Ralston, Chairman


Vicki Grinstead, Secretary