

**BOARD OF ZONING APPEALS
CITY OF WILLOUGHBY
APRIL 14, 2021
PUBLIC HEARING MEETING
MINUTES**

PRESENT: James Ralston; Mike Maniche; Phil Davis; Joe Palmer, Chairman

ABSENT: Mike Ross

OTHERS: Mike Lucas, Law Director; Vicki Grinstead, Secretary

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

Chairman Palmer 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 Palmer advised the participants that the board has five members of which a majority of the board is needed to grant an appeal. Chairman Palmer stated all five members of the board are not present this evening and the applicant needs a majority or three votes to pass his appeal. If an appeal is denied the applicant(s) have 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. Chairman Palmer asked Mr. Barber if he would like to proceed with only four members of the Board of Zoning Appeals present and he said yes.

MINUTES

March 24, 2021

Mr. Maniche moved to accept the Board of Zoning Appeals Public Hearing meeting minutes of March 24, 2021 as submitted and Mr. Davis seconded.

ROLL CALL: Yeas: Mr. Maniche; Mr. Davis; Mr. Palmer, Chairman
Nays: None
Absent: Mr. Ross; Mr. Ralston

Motion Carried: Approved

OLD BUSINESS

None

Mr. Ralston lost his internet connection and rejoined the meeting at 7:08.

NEW BUSINESS

Jim Barber
37639 Harlow Dr.

Accessory Shed

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Chairman Palmer stated the applicant cited practical difficulty numbers 1 and 3 on the application for appeal and noted all items that were in the packet.

Chairman Palmer asked if anyone wished to speak for this appeal. Mr. Barber, 37639 Harlow Dr., Willoughby, OH 44094 was sworn in to speak for the appeal.

Mr. Barber said he is asking for 288 sq. ft. for a new shed. He said they have an existing 12' x 8' shed on the property that will be removed. He said the new shed will not impede the adjacent neighbors' views because they are keeping a lot of the existing shrubs and trees along the property line. He said they have a large corner lot (R-100), so it would not be as overwhelming as it would be on a smaller style lot. He said they do not have a basement and need the extra storage because they also have very little attic space. He has an attached two-car garage where they park both their vehicles.

Chairman Palmer said this is not a precedent setting request and said the Board has approved these size sheds in the past and would like to remain consistent. He did go to the project site and take photographs which were shared with the Board and are in record (Exhibit "A"). He said the setbacks are conservative. There is foliage to prevent this from standing out to the rear neighbor and a shed on the rear neighbor's property that would partially block it as well.

Mr. Davis asked if the shed came in a smaller size and if so, what is it. Mr. Barber said yes, 12' x 20' or 240 sq. ft. Mr. Davis suggested that size would be easier to approve, and Mr. Maniche agreed. Chairman Palmer explained that the applicant can amend his appeal if he wished.

Chairman Palmer asked if anyone else wished to speak for this appeal. Mrs. Stephanie Barber, 37639 Harlow Dr., Willoughby, OH 44094 was sworn in to speak for the appeal.

Mrs. Barber said the reason for the larger shed are the same reasons stated by her husband, but they also have one child and one on the way, so with no basement they have very little storage. She said Mr. Barber also does wood working so the garage and any space in the home is being utilized by equipment and tools. She would like his tools to be moved the outdoor shed and be able to store their lawn tractor in there as well. She said they plan on insulating the shed for soundproofing purposes.

Chairman Palmer asked if anyone else wished to speak for this appeal. Mr. Thomas Rode 37640 Harlow Dr., Willoughby, OH 44094 was sworn in to speak for the appeal.

Mr. Rode said the Barber's are his neighbors and live across the street. Where they are planning to install the new shed is surrounded by the landscape and will not be unsightly. He said he does not see a big difference between the requested 288 sq. ft. and the suggested 240 sq. ft. It said the shed is in a nice location. He said the Barbers are good neighbors and keep their property well maintained.

Chairman Palmer asked if anyone else wished to speak for this appeal. Ms. Heidi Collins, 37630 Harlow Dr., Willoughby, OH 44094 was sworn in to speak for the appeal.

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Ms. Collins said she is reiterating what Mr. Rode said the Barber's are good neighbors and their property is well maintained. She does not see any adverse reason to deny this request. She also said she does not see any reason he should amend his request to a smaller shed. The new shed will be an improvement to the lot. She supports his plan for the new shed.

Chairman Palmer asked if anyone else wished to speak for this appeal. Ms. Patty Szabo, 4919 Willocroft Rd., Willoughby, OH 44094 was sworn in to speak for the appeal.

Ms. Szabo said her house directly faces where the new shed will be constructed, and she has no objection to it. She has seen the rendering and approves of the aesthetics of the shed. She appreciates that they maintain their property.

Chairman Palmer asked if there was anyone else who wished to speak for this appeal (x3) and there was no one.

Chairman Palmer asked if there was anyone who wished to speak against this appeal. Ms. Lauri Germano, 37640 Arlington Dr., Willoughby, OH 44094 was sworn in to speak against the appeal.

Ms. Germano said she likes the Barber family but is concerned with the size of the shed. She said it is directly in her line of sight from her picture windows in her home. Chairman Palmer said he got her email in opposition to this shed (Exhibit "B") and wanted to see for himself her concerns about visibility, size and the possibly of new landscaping for screening purposes. He said there is only a section of approximately 4' that is not covered by foliage/landscaping from her line of sight. Ms. Germano said she appreciated Mr. Palmer coming to see the site. She does not believe anyone nearby has a shed that large.

Mr. Davis asked Ms. Germano if the visual boundary of shrubbery is deciduous, meaning not evergreen. She said where the proposed shed is going it is a little sparse.

Chairman Palmer asked if Mr. Barber installed some arborvitaes would that make her feel better. She said she did think of that as well, but knows it will be a nice shed, and they do maintain their property.

Mr. Barber said it will be 13' high at the peak and is a 6/12-pitch coming down from there. This will be the highest point in the middle. He said they do plan on adding some trees and landscaping around the shed.

Chairman Palmer asked if there was anyone else who wished to speak against this appeal (x3) and there was no one.

Chairman Palmer asked Mr. Barber if he wished to amend his appeal and Mr. Barber said no.

Mr. Maniche moved to grant a variance to C.O.1131.10(d) to allow a 288 sq. ft. accessory building instead of the allowable 200 sq. ft. accessory building; citing C.O. 1109.09(b) for the Barber residence, 37639 Harlow Dr., Willoughby, OH 44094 and Mr. Davis seconded.

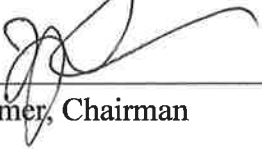
Mr. Davis recommends an amendment to the 240 sq. ft. shed. Mr. Barber wants to proceed as the application has been presented.

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ROLL CALL: Yeas: Mr. Ralston; Mr. Maniche; Mr. Palmer, Chairman
 Nays: Mr. Davis
 Absent: Mr. Ross

Motion Carried: Approved

There being no further business the regular meeting closed at 7:54 p.m.



Joe Palmer, Chairman



Vicki Grinstead, Secretary