

MINUTES
BOARD OF ZONING APPEALS
September 17, 2018

The meeting of the Board of Zoning Appeals for the City of Mentor-on-the-Lake was called to order on September 17, 2018 by Vice Chairman Dave Baranski, at 7:00 p.m. in the Community Room at City Hall, 5860 Andrews Road.

ROLL CALL: Mr. Bittner
Mr. Buescher-absent
Mr. Sweeney
Mr. May-absent
Mr. Baranski

Also present – Mayor Eva, Service Director/Zoning Inspector-Brent Moore, Council President-Desirea Thompson, Vice President of Council-Jim Lunder, Dave Chabut, Preston Wolk, Paul Morris, Bill O’ Donnell, Phillip Koepf and an unidentified guest

OPEN PUBLIC HEARING: Lake Geauga Habitat for Humanity was present to request a rear yard setback variance for a new home at 7395 Primrose Dr.

Mr. Baranski read the letter that was submitted by Habitat for Humanity. It will be attached to the minutes for permanent record.

Mr. Phillip Koepf, was sworn in. He is the architect who drew up the plans for the house at 7395 Primrose. He has been working with Mr. O’Donnell and Habitat for humanity for the last ten years. He expressed that there was a small error in the request. His drawings are dimensional to mason re-dimensional at 28.4 not 28.12. They are 2.5 inches off. The request would actually be for 4.33 feet. This is the second house plan that he has prepared. When they prepared the first drawing they did not know how deep the lot was. The new house plan fits in the neighborhood. This is a nonconforming lot.

Mr. Baranski verified that the setback is 40 and that they are requesting to have it set at 36.09. Mr. Moore stated that the board is allowed to grant up to 20 percent, which is 8 feet for this home. It is well within the allowable amount.

There was no one to speak against the variance. The board talked among themselves.

A MOTION by Mr. Bittner and a second by Mr. Baranski to grant the variance as presented.

ROLL CALL: Mr. Bittner
Mr. Buescher-absent
Mr. Sweeney
Mr. May-absent
Mr. Baranski

MOTION CARRIED 3/0

BOARD OF ZONING APPEALS
SEPTEMBER 17, 2018
PAGE TWO

COUNCIL REPRESENTATIVE REPORT: Mr. Buescher's proposal has been sent to the Law Director to look over and give his interpretation. Pinehurst project is wrapping up. The residents are happy with the job that was done. Council voted to send the home at 7395 Primrose to the Lake County Landbank and then it went to Habitat for Humanity. They are proceeding as of tomorrow. The Fall Fest was a success.

OLD BUSINESS: None

NEW BUSINESS: None

A MOTION by Mr. Baranski to adjourn and a second by Mr. Bittner to adjourn.

ROLL CALL: Mr. Bittner
Mr. Buescher
Mr. Sweeney
Mr. May-absent
Mr. Baranski

MOTION CARRIED 3/0

APPROVED

10/15/18
Date


Chairman

ATTEST

UP Bill
Board of Zoning Appeals Clerk