



City of Mentor-on-the-Lake

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The regular meeting of the Board of Zoning Appeals for the City of Mentor on the Lake, Ohio was called to order by Mr. May on December 20, 2021 at 7:00 p.m. in the Community Room of City Hall, 5860 Andrews Road.

ROLL CALL:

Ed May
Ray Gieling - absent
Mike Sweeney
Cathy Roos
Kevin Bittner, Council Representative

NEW BUSINESS: George & Kerry Pelesky of 5446 Coronada requesting setback variances for a new build. The setbacks do not meet the requirements of ordinance 1252.04.

The board reviews the submitted plans and reviews the setbacks that are requiring variances. This is a property on the corner of Coronada and Granada, which means that it will have two frontages.

As the house is currently placed on the submitted site plans, the rear placement of the house is 44.64', which is within the required rear setback. The side placement is 15', which is the required side setback. The frontage along Coronada has the home placed at 32', which does not meet the 40' setback. The frontage along Granada has the home placed at 37.57' at one corner and 22.13' at the other corner. Both of those dimensions do not conform to the 40' setback.

Because the board can only grant a 20% variance, the 22.13' setback falls beyond what is allowable to grant.

Hollie Bartone, Service Director, submitted a written recommendation to the board to review. Her request was to have the location of the home shift to the south 7.5' and the west 3'.

Mr. Pelesky was not interested in that recommendation. Mr. Pelesky states that he would be losing what little he already has of the back yard. In addition, Mr. Pelesky states that the way that he has the house drawn up on the plans has been approved by not only his engineer but the City's engineer, Jim Sayles in regards to water runoff.

Mr. May suggests possibly rotating the placement of the home. With this rotation, it allows the board to grant the requested setbacks without exceeding the allowable 20%.

Mr. Pelesky said that he wanted to conform to the placement of the other homes on the street to be sure that they aligned. Mr. Pelesky would prefer not to make any changes but he isn't completely against the idea.

The board wants to do as much as they can for Mr. Pelesky without changing his layout too much. The board reviews the city ordinance codes 1252.08f and 1244.05c3 in hopes that these ordinances can help with the variance request that has been submitted.

The board has tabled this variance request until the January 2022 meeting. They have asked that the Law Director, Jim Lyons, review the ordinances 1252.08f and 1244.05c3 and let them know if they are interpreting the ordinances correctly as to allow them authorization to grant Mr. Pelesky's request.

Mr. Bittner – Approved
Mr. May – Seconds Approval

Mr. May – Aye
Mr. Sweeney – Aye
Cathy Roos – Aye
Mr. Bittner – Aye

REPORTS:

Council Representative Preston Wolk's term will be ending at the end of December. Mr. Wolk has decided that he will not be renewing his term on council. Michelle Moore will be the newest council member. Ms. Moore's term will begin in January.

The City is being audited regarding the money that was received for covid and how it has been used. Council is still waiting on the status of the audit.

Mayor Ed May's term as chairperson for the Board of Zoning Appeals has come to an end as of the end of December 2021. Mr. May has decided not to renew his term. Mayor Eva is thankful for Mr. May's service on the board.

MOTION TO ADJOURN @ 8:23 P.M.: Mr. May – Aye
Mr. Sweeney – Aye
Cathy Roos – Aye
Mr. Bittner – Aye

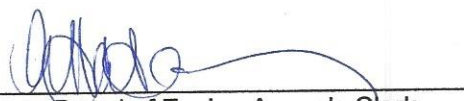
APPROVED

1-17-2022

Date


Chairman

ATTEST


Board of Zoning Appeals Clerk