



**MINUTES**  
**BOARD OF ZONING APPEALS, PUBLIC HEARING AND MEETING**  
**FEBRUARY 21, 2022**  
**6:00 P.M.**

The regular meeting of the Board of Zoning Appeals for the City of Mentor on the Lake, Ohio was called to order by Mr. Gieling on February 21, 2022 at 6:00 p.m. in the Community Room of City Hall, 5860 Andrews Road.

**ROLL CALL:** Ray Gieling  
Mike Sweeney  
Cathy Roos - absent  
Brandon Towns  
Jim Lunder, Council Representative

**APPROVAL OF MINUTES:** January 17, 2022

**MOTION:** Mr. Sweeney – Approved  
Mr. Towns – Seconds Approval

Mr. Gieling – Aye  
Mr. Sweeney – Aye  
Mr. Towns – Aye  
Mr. Lunder – Aye

**OPEN TO THE PUBLIC:** 6:01 p.m.

Setback variance request for a new residential build at 5448 Woodside Rd. for Darlene Brown & Tom Montagna, Paul Rozewski, representative. The setbacks did not meet the requirements of ordinance 1252.04.

Paul Rozewski, Representative, is asking for a variance to reduce the combined dimension (side setback) to 10' instead of the required 15'. This would allow 5' on each side to accommodate the house design.

The Service Director, Hollie Bartone, submitted a recommendation regarding the variance request. Ms. Bartone supports the request for the following reasons; *"The previous home, that has since been demolished was also non-conforming in relation to the side setbacks, and the new homeowner is clearly unable to acquire more property. The house is larger than the previous structure, however, the proposal is not extreme in size in relation to the parcel, and the widest point is in the rear section of the house, which also coincides with the wider portion of the property."*

Mr. Rozewski states that the build is the preferred layout design of the homeowners.

The Board reviews the drawings and the variance request. All members of the Board are in agreement to the proposed build.

**MOTION:** To approve the build at 5448 Woodside Rd. per ordinance 1252.08 which allows the Board of Zoning Appeals unlimited variance in cases where it will not be contrary to the public interest. This ordinance will allow the approval of the presented variance of the combined side setback to 10 ft., 5 ft. on each side of the structure.

Mr. Towns – Approved  
Mr. Sweeney – Seconds Approval

Mr. Gieling – Aye  
Mr. Sweeney – Aye  
Mr. Towns – Aye  
Mr. Lunder – Aye

**CLOSE PUBLIC HEARING:** 6:08 p.m.

#### **REPORTS:**

**Council Representative** Council met on February 8, 2022. Some of the items of discussion were the approval of the NOPEC Grant, approval of the resolution for the concrete and asphalt program, the appointment of new committee members; Ray Gieling, Ann Shields, and Brent Moore, and lastly the first reading of the budget.

**Mayor** The Mayor has named Suzanne Cason as the 2021 Citizen of the Year. Ms. Cason has been on the Planning and Zoning Commission since 2004 and has been the Chair for 10 years.

On the corner of Goldenrod and Andrews, the demolition of the house on the lot has started for the upcoming new build of the Well Now Urgent Care.

Starting July 1<sup>st</sup> a new law will go into effect allowing fireworks to legally be set off on certain holidays. Chief Pechatsko is not in agreement of the new law and has proposed that Mentor on the Lake opt of the new law which would restrict the use of setting off fireworks. Mayor Eva is in agreement with the fire chief and will be presenting their decision to council at the upcoming meeting.

As always, the Service Department has done an excellent job with snow removal. They work many hours and their hard work is very much appreciated.

**MOTION TO ADJOURN @ 6:14 P.M.**

Mr. Gieling – Approved  
Mr. Lunder – Seconds Approval

Mr. Gieling – Aye  
Mr. Sweeney – Aye  
Mr. Towns – Aye  
Mr. Lunder – Aye

**APPROVED**

4/18/22

Date

Raymond F. Gieling Jr.  
Chairman

**ATTEST**

David R. Eve

Board of Zoning Appeals Clerk