

The Board of Zoning & Appeals met in a Work Session at Bedford City Hall on Tuesday, October 26, 2021, at 6:30 P.M. Present: Byron Hood, Laura Hulett, and John Trzeciak. Absent: Kristi Glaiser and Lynette Speights. Also in attendance: Building Commissioner Calvin Beverly, Law Director John Montello, and Secretary Tracy Simons.

Mr. Steven Balcer of 82 Pinecrest Dr., Bedford, OH 44146, is requesting a variance from the requirements of ordinance 903.02(d) (4) A & B, Number of driveway aprons, which in part states, "Each lot shall have only one driveway."

Mr. Beverly: It is at the end of the street, and they are trying to put in a second driveway.

Ms. Hulett: Will there be any issues with parking on the sidewalk?

Mr. Beverly: There will not be any issues with it.

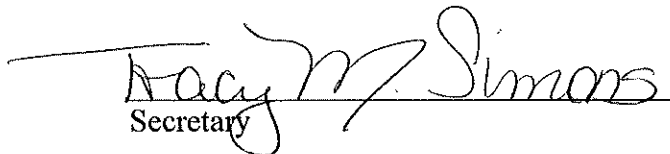
Diane Bija with New Creation Builders Amish Garages located at 5986 Stearns Rd., N. Olmsted, OH 44070, representing Latina Mills (homeowner) 55 Meadowgate Blvd. Bedford, OH 44146 is requesting a 3-foot variance from the rear property line, which requires a minimum of 6-foot and a 6-inch variance from the required side yard setback of 3-foot from City of Bedford Codified Ordinance 1947.07 (a) in order to construct a new 20' X 25' (500 square foot) two car detached garage. Both the side and rear wall will be a 1-hour fire-rated assembly.

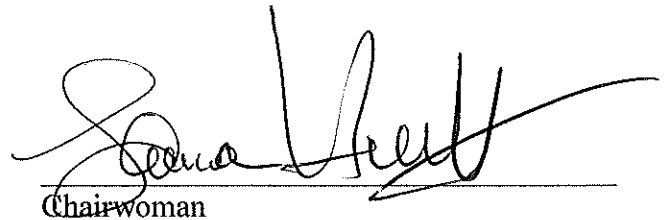
Mr. Beverly: This is three feet off the side of the rear, about two feet off, and it will be a fire-rated wall. They are applying for a variance this evening.

Mr. Hood: What about the existing drawings of the garage?

Mr. Beverly: I do not get any pre-existing drawings.

Work Session adjourned at 6:55 P.M.


Secretary


Chairwoman

Date: June 8, 2023

The Board of Zoning Appeals met in Regular Session at Bedford City Hall on Tuesday, October 26, 2021, at 7:03 P.M.

Present: Byron Hood, Laura Hulett, and John Trzeciak. Absent: Kristi Glasier and Lynette Speights.

Also Present: Building Commissioner Calvin Beverly and Secretary Tracy Simons.

Motion made by Trzeciak and seconded by Hulett to excuse the absents of Kristi Glasier and Lynette Speights. The roll was called. Vote – Yeas: Hood, Hulett, and Trzeciak. Abstain: None. Nays: None. Motion carried.

The approval of the Work Session Minutes of August 24, 2021, and the Regular Meeting Minutes of August 24, 2021, we placed on the next scheduled Board of Zoning and Appeals Meeting due to needing a quorum.

Chairwoman Hulett informed those present that according to a ruling made by the Law Department, anyone wishing to speak at a public meeting is to rise, raise their right hand, and the following oath administered. "Do you solemnly swear and affirm that the statements you are about to make are the truth?" Then give your name and address for the record.

Mr. Steven Balcer of 82 Pinecrest Dr., Bedford, OH 44146, is requesting a variance from the requirements of ordinance 903.02(d) (4) A & B, Number of driveway aprons, which in part states, "Each lot shall have only one driveway."

Present: Mr. Steven Balcer of 82 Pinecrest Dr., Bedford, OH 44146.

Mr. Balcer stated that his driveway is a hill, and he can't park on it with a brand-new truck. Mr. Trzeciak inquired how far off the street will it be, and Mr. Balcer replied that the apron would be right off the street. Mr. Trzeciak inquired how deep the parking lot would be, and Mr. Balcer replied that he thought it was 25 ft. Mr. Trzeciak inquired if there was a sidewalk in front of it, and Mr. Balcer replied that the apron would be part of the sidewalk with new curbs and everything else. Mrs. Hulett inquired if he planned not to park on the sidewalk, and Mr. Balcer replied that he would not park on the sidewalk and that it would be deep enough to get his truck in there. Mr. Balcer also stated that it would be 25 ft. deep plus the three ft. sidewalk and the two ft. apron. Mr. Beverly stated that public sidewalks are a minimum of 4 ft wide. Mr. Trzeciak inquired if 25 ft. would be enough. Mr. Balcer replies that it would be enough space.

George Green, 58 Pinecrest Dr., Bedford, OH, stated that he has concerns about how far he is going into the hill and that he lives on one of the nicest streets in Bedford, and they would like to keep it that way. He stated that Mr. Balcer would put this particular piece in it, and it would have to go into a hill and put some wall behind it. He also stated that Mr. Balcer has something covered with a tarp, construction equipment, and other equipment. Mr. Trzeciak and Mrs. Hulett stated that they did a site visit today. He stated he is concerned that Mr. Balcer will leave his construction equipment down in that area.

Bill Telstrom, 69 Pinecrest Dr., Bedford, OH, stated Pinecrest is zoned as a residential area and not a commercial area. He stated that it is pretty clear that it is being used for commercial purposes. He also stated that the ordinance states one driveway and that one driveway is enough. Mr. Trzeciak inquired as to why he thinks Mr. Balcer is treating it as a commercial, and the resident stated that he assumes that is what it is with the trailer and the construction equipment and that he may need to be corrected. Still, it has the appliance as a commercial.

Mrs. Hulett asked Mr. Balcer if it was his residents, and Mr. Balcer replied that he did have a trailer and that it was a utility trailer. Mrs. Hulett also asked Mr. Balcer if he planned to keep his trailer on the street or a vehicle, and Mr. Balcer replied that he had a vehicle and a trailer. He also stated he had two buildable lots, and by law, he should be allowed to have two driveways.

Mr. Trzeciak asked Mr. Balcer what he uses the trailer for, and Mr. Balcer replied that it was for utility stuff and works for a union company. Mr. Balcer stated that he did submit the blueprints, and it does show retaining walls and everything else for it. He also stated that he go stopped and should have gone to the correct procedures before he started to dig, but he got stopped after digging.

Mr. Beverly stated that the City does have a restriction on parking vehicles of 5,050 lbs. in residential districts and that there are also parking restrictions on parking trailers. He continued to state that they must be back past the front line of the house. He stated that the books have current restrictions for parking trailers and vehicles.

Joanna Telstrom, 69 Pinecrest Dr., Bedford, OH, stated that it looks awful, and she worries about what he will put down there. She stated that the trailer was a huge container.

Nancy Lusable, 94 Pinecrest Dr., Bedford, OH, stated that it is one of the nicest neighborhoods in Bedford. She stated that as for parking a large construction holding truck or trailer onto the property, she thinks there are better spots for it. She stated that it is close to the road, and for the homes around it, that is the main focus when they look out their windows. She stated that having work trailers and work-related items in that spot is inappropriate.

Mr. Trzeciak stated to Mr. Balcer that he was clear that he could not park a trailer there, and Mr. Balcer replied yes.

Motion made by Trzeciak seconded Hood to accept Mr. Steven Balcer a variance from the requirements of ordinance 903.02(d) (4) A & B, Number of driveway aprons, which in part states "Each lot shall have only one driveway."

The roll was called. Vote – Yeas: Hood, Hulett, and Trzeciak. Nays: None. The motion carried unanimously.

Mrs. Hulett stated this new business would go before Council at the next Council Meeting on Monday, November 1, 2021, at 8:00 P.M. in Council Chambers. He continued to state that if you would like to be present just in case Council did ask a question, you would be able to provide an answer, and this way, there would be no delay.

Diane Bija with New Creation Builders Amish Garages located at 5986 Stearns Rd. N. Olmsted, OH 44070, representing Latina Mills (homeowner) 55 Meadowgate Blvd. Bedford, OH 44146 is requesting a 3-foot variance from the rear property line, which requires a minimum of 6-foot and a 6-inch variance from the required side yard setback of 3-foot from City of Bedford Codified Ordinance 1947.07 (a) in order to construct a new 20' X 25' (500 square foot) two car detached garage. Both the side and the rear wall will be a 1-hour fire-rated assembly.

Present: Mrs. Diane Bija with New Creation Builders Amish Garages located at 5986 Stearns Rd. N. Olmsted, OH 44070
Latina Mills (homeowner) 55 Meadowgate Blvd. Bedford, OH 44146

Mrs. Bija stated that she needed to apologize to the City of Bedford and the homeowners because this is very much, in part, their fault. She stated that they put the pad in the wrong place, and when she submitted the original plans to Mr. Beverly, it was three feet off the back 3-foot off the side, which she requested. She stated that, as usual, Mr. Beverly is very efficient and said that they needed to change the three-foot rear to a six-foot rear, and she stated that they did that. She continued to state that the original file was in the folder, which is exactly where the old garage was, so her laborers went out and started digging and pouring, ending up in the wrong place. She stated that almost always, the setbacks are 3 feet, and the laborers are used to it; if it is shorter than 3 feet, then a one-hour fire wall is required by code, which is why we are saying it may be somewhat of a remedy to keep it where it is and allow New Creation to absorb the cost of the firewalls. She stated that the homeowner had already been through two contractors before New Creations and would like any convenience that the Board would offer them. Mrs. Hulett asked if the new garage was larger than the previous one, and Mrs. Bija replied that it was the same size. Mr. Beverly stated that he received one comment for the variance and that the gentleman was not opposed.

Mr. Hudson, 553 Westview Rd., Bedford, OH, stated that he received a letter about tearing down his garage. Mr. Beverly stated that it is a letter that is in regards to this BZA Meeting and that by law, he is required to send a notice about the meeting to all of the residents/property owners that are within a 350-square-foot radius of the above-stated property.

Motion made by Trzeciak seconded Hood to accept Diane Bija with New Creation Builders Amish Garages representing Latina Mills (homeowner) a 3-foot variance from the rear property line, which requires a minimum of 6-foot and a 6-inch variance from the required side yard setback of 3-foot from City of Bedford Codified Ordinance 1947.07 (a) in order to construct a new 20' X 25' (500 square foot) two car detached garage. Both the side and the rear wall will be a 1-hour fire-rated assembly.

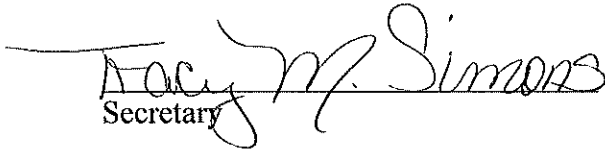
The roll was called. Vote – Yeas: Hood, Hulett, and Trzeciak. Nays: None. The motion carried unanimously.

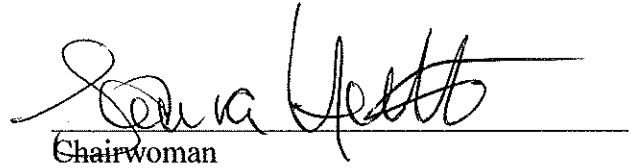
Mrs. Hulett stated this new business would go before Council at the next Council Meeting on Monday, November 1, 2021, at 8:00 P.M. in Council Chambers. He continued to state that if you would like to be present just in case Council did ask a question, you would be able to provide an answer, and this way, there would be no delay.

ADJOURNMENT

With no further business to come before the Board, the motion made by Trzeciak was seconded by Hood to adjourn. The roll was called. Vote – Yeas: Hood, Hulett, and Trzeciak. Nays: None. The motion carried unanimously.

The meeting adjourned at 7:39 P.M.


Secretary


Chairwoman

Date: June 8, 2023