

Note: These minutes were compiled by extracting certain facts the essence of testimony from an audiotape made of this meeting. Complete detail and verbatim statements can be heard and transcribed from the tape. The tape is available in the office of the Department of Planning and Zoning for a nominal fee.

STREETSBORO BOARD OF BUILDING AND ZONING APPEALS

**HEARING
July 20, 2021
7 PM**

Call to Order – Chairperson Bross called the meeting to order at 7:06pm.

Pledge of Allegiance and Invocation

Roll Call: Doug Liebler, Bill Uehlinger, Marvin Woods and Matt Bross were present.

Anthony Madden, Todd Cooper, Aaron Hatzko were absent.

Motion to excuse Mr. Cooper was made by Mr. Liebler and seconded by Mr. Uehlinger. Upon voice vote motion carried.

Also present: John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Sara J. Fagnilli, Assistant Law Director and Bridget Pavlick, Clerk

Disposition of Minutes:	August 18, 2020	February 16, 2021
	September 22, 2020	March 16, 2021
	October 20, 2020	April 20, 2021
	November 17, 2020	May 25, 2021

Mr. Liebler mad a motion to accept the November 17, 2020 and the April 20, 2021 minutes as presented. Seconded by Mr. Woods. Upon voice vote motion carried.

Old Business- none

Sign Review- Chapter 1159 - none

New Business –

10326 Page Road-Harris

Applicant: John Harris.

The applicant explained his difficulty in placing a detached accessory building in the rear yard. If the building were placed in the rear yard, it would impact the septic system leech bed and the curtain drain around the leech bed. He is asking to place the structure forward into what is the side yard of his property approximately 12 feet.

Mr. Cieszkowski indicated that he met with Mr. Harris and worked on all of the issues associated with this request.

Kathryn Lorenz: sent email in support attached as Exhibit A.

Discussion by Board members centered on the detail of the drawing and the riparian setbacks which are not impacted by this request.

Motion: Mr. Uehlinger: I hereby move on this 20th day of July 2021 the Streetsboro Board of Zoning and Building Appeals grant a variance for 10326 Page Road-Harris from Section 1151.21(e) to allow a detached accessory structure to be located in the side yard. Code permits detached accessory structures in the rear yard only. Per drawings received 6-18-21. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Second by Mr. Liebler.

Mr. Uehlinger: Yes

Mr. Woods: I appreciate your cooperation with the city in asking for this variance and I vote yes.

Mr. Liebler: Yes, I can see from the drawings here that you have a clear difficulty and I don't have any concerns since it is nice and tucked off from the front of the road anyway, so I vote yes.

Mr. Bross: The hardships are apparent. It is the right size setback in my mind and it's not going to be a negative impact. I vote yes as well.

Roll Call: Yes-4, No-0.

9134 Page Road-Kilroy

Applicant: Michael Kilroy, homeowner.

Wants to put up a deck on the rear of his home and was not aware of the 50-foot rear yard setback. He is asking for a 39-foot setback (variance of 11 feet). Mr. Cieszkowski indicated that this is a corner lot with a lot of trees along the north property line and a large detached accessory building that would shield the deck from view from the street. The applicant also included several letters from neighboring properties in support of his project.

Motion: Mr. Uehlinger: I hereby move on this 20th day of July 2021 the Streetsboro Board of Zoning and Building Appeals grant a variance for 9134 Page Road-Kilroy, from Section 1129.04(b) to permit a 39-foot rear yard setback. Code requires a minimum rear yard setback of 50 feet. Variance is for 11 feet, per drawings received 6-29-21. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Seconded by Mr. Liebler.

Mr. Uehlinger: It looks pretty clear and the shortage of your rear yard as compared to the rest of the area so I vote yes.

Mr. Liebler: I vote yes as well. You don't have any room for a deck based on where the house sits and the size of the lot.

Mr. Woods: I vote yes for all of the same reasons.

Mr. Bross: The fact is that there is true hardship here and the fact that it will be obscured by trees, the neighbors approve and all of that. It is an easy yes.

Roll Call: Yes-4, No-0.

Zoning Text Amendment – None

Reports, Communications and Correspondence

Citizens' Comments-None

Commission Member Comments-None

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday, August 17, 2021 at 7PM at the Streetsboro Municipal Building (555 Frost Road).

Adjournment

There being no further business before this Commission a motion to adjourn was made by Mr. Liebler and seconded by Mr. Woods and the meeting was adjourned at 7:36pm.

Attest:



Bridget Pavlick, Clerk



Matt Bross, Chairperson