

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
October 19, 2021
7 PM**

Call to Order – Chairperson Bross called the meeting to order at 7:02 pm.

Pledge of Allegiance and Invocation

Roll Call: Todd Cooper, Aaron Hatzog, Marvin Woods and Matt Bross were present.

Mr. Madden and Mr. Liebler were absent.

Mr. Bross stated that he would like to have the motion not to excuse Mr. Madden from the August 17, 2021 hearing removed from the record. Mr. Madden was inadvertently not notified of the hearing and was subsequently voted “not excused”. Mr. Bross made a motion to rescind the vote that made Mr. Madden not excused. Mr. Woods seconded the motion. Upon voice vote, motion carried. Mr. Madden is now marked excused for the August 17, 2021 hearing.

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	March 16, 2021
	September 22, 2020	May 25, 2021
	October 20, 2020	July 20, 2021
	February 16, 2021	August 17, 2021

Voting on minutes was tabled until the next meeting. Most of the members in attendance this evening were not on the Board and it was felt that the other members needed to be in attendance to vote on the adoption of these older hearing minutes.

Mr. Bross asked for a moment of silence for Mr. Uehlinger. Mr. Uehlinger has lost his battle with cancer.

Old Business- none

Sign Review- Chapter 1159 - none

New Business –

Diagonal Road Lot Split-Artistic Design Homes-Spinelli

Requesting a variance from Section 1125.03(b)(1) to permit creation of 2 lots each with a 169.61 ft. lot width at the building setback line. Code requires a minimum lot width at the building setback line of 200 ft. for parcels along an existing street where sanitary sewer is not available in the R-R District. Variance is for 30.39 ft.

Mark Horne, Artistic Design Homes, 859 Diane Avenue, Streetsboro was sworn in. Seeking a variance for the lot split. Mr. Horne stated that he tried to buy more property from the brothers on either side of this parcel. Neither wanted to sell any of their property off at this time. There is a gas well on the north part of the property. There are code requirements that require a 100 ft. setback for a lot line and that has been taken into account.

Mr. Cieszkowski indicated that the applicant covered all of the pertinent points. He also stated that the applicant worked on all of the things they discussed during their meetings such as seeking additional property in order to reduce or eliminate the variance needed. Clarification was made as to the frontage on lots in the R-R District without sanitary sewers. Mr. Cieszkowski stated that it was 60 feet and both lots would have more than enough frontage at 169.61ft. each. The proposed lots would be like most of the lots along Diagonal Road. Mr. Cieszkowski also thanked Mr. Horne for not creating a flag lot and creating two lots that were equal in width from the front to the back. Mr. Cieszkowski indicated he would be more than happy to answer any questions the Board might have.

Mr. Hanzo asked why a flag lot would not be idea for this area. Mr. Cieszkowski indicated that these flag pole lots seem to be problematic whether they are in residential or commercial areas. You have one entity close to the road with a small access drive to either side with another entity behind. It is an antiquated platting system that causes difficulties such as needing easements between property owners or heaven forbid you have a neighborly dispute. It seems to harbor more problems than it solves.

More generalized discussion on flag lots with a consensus that it was not really an effective platting mechanism and rather problematic. With no further questions, Mr. Bross called for the motion.

Motion: Mr. Woods

I hereby move on this 19th day of October 2021 the Streetsboro Board of Zoning and Building Appeals grant a variance for Diagonal Road (address TBD)-PPN35-069-00-00-016-000-Horne from Section 1125.03(b)(1) to permit creation of 2 lots each with a 169.61 ft. lot width at the building setback line, where Code requires a minimum lot width at the building setback line of 200 feet for parcels along an existing street where sanitary sewer is not available in the R-R District. Variance is for 30.39 feet per drawings received 8-13-21 and 10-12-21. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Seconded by Mr. Hanzo.

Mr. Woods: Yes.

Mr. Hanzo: Yes

Mr. Cooper: Yes

Mr. Bross: I pretty much gave away my intentions on my vote during the discussion. So for everything I just recently said, it is a clean break, no flag lot, it does not compromise aesthetics or services, doesn't cause any potential flooding as well. I vote yes.

So, given that, congratulations. Your request for variance has been unanimously approved.

Roll Call: 4 Yes, 0 No.

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, November 16, 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. Cooper and seconded by Mr. Hanzo and the meeting was adjourned at 7:30 pm.

Attest:



Bridget Pavlick, Clerk



Matt Bross, Chairperson