

Bainbridge Township, Ohio
Board of Zoning Appeals
November 20, 2014

Pursuant to notice by publication and certified mail, the public hearing was called to order at 7:01 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Joseph Gutoskey; Mr. Todd Lewis; and Mr. Mark Olivier, Alternate. Mr. Ted DeWater and Mr. Mark Murphy were absent. Ms. Karen Endres, Zoning Inspector was present.

Mr. Lamanna welcomed everyone to the regular meeting of the Bainbridge Township Board of Zoning Appeals. He then explained the hearing process and swore in all persons who intended to testify.

Application 2014-33 by Ryan R. Cooley for property at 7072 Oak Street

The applicant is requesting area variance(s) for the purpose of adding a concrete parking pad. The property is located in a R-3A District.

Mr. Ryan Cooley was present to represent this application.

Mr. Lamanna stated that the applicant is requesting to put in a parking pad on the west side property line and has requested to add 2% lot coverage.

Mr. Olivier asked where the pad will be located.

Mr. Cooley testified that it is to the left side of the existing structure by the garage.

Mr. Lewis said he has two lots.

Mr. Cooley said there is more or less a tree line in between the two properties so you can't see from one house to the other. He said the parking pad will go over 10' from the existing garage structure and there will still be 4' between the edge and the property line.

Ms. Karen Endres, Zoning Inspector testified that the lines on the GIS don't reflect the true property lines.

Mr. Lamanna said in this case it is close but it is consistent with everything else in the neighborhood.

Mr. Gutoskey said it looks like the house and garage are about 80' wide on a 100' lot.

Mr. Lewis asked if this is a preamble to wanting to put in an accessory building at the end of that pad.

Mr. Cooley said no they have plenty of room in the garage for the vehicles but they are playing musical chairs every time his mother-in-law comes over to watch the baby by moving one car out and putting hers in and taking another one out and it would save them that and they would have an extra parking space for her.

Mr. Lamanna said it is consistent with the neighborhood so it will not adversely affect the neighbor's driveways.

Mr. Lewis said it is garage to garage.

Since there was no further testimony, this application was concluded.

Motion BZA 2014-33 – 7072 Oak Street

Mr. Lamanna made a motion to grant the applicant the following variance.

1. An area variance for the purpose of increasing the lot coverage by 2.05% to approximately 25.58% from the maximum permitted 10%.

Based on the following findings of fact:

1. A practical difficulty exists because the applicant has a lot that is only .4 acres.
2. The lot coverage is not unreasonable given the size of the lot.
3. The placement of the drive parking area is not inconsistent with the character of the neighborhood where most of the lots have driveways very close to the lot line as does the adjacent property on that side so it won't have any adverse impact on the neighboring property.

Mr. Lewis seconded the motion.

Vote: Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Olivier, aye.

Application 2014-24 by The Wembley Club (David Barr) for property at 8345 Woodberry Boulevard

The applicant is requesting a conditional use permit for the purpose of constructing an addition including indoor tennis courts. The property is located in a R-3A District.

Mr. Lamanna stated that the applicant is going to add a variance request in addition to the conditional use permit for the December meeting.

Motion BZA 2014-24 – 8345 Woodberry Boulevard (The Wembley Club)

Mr. Lamanna made a motion to continue this application to the next regularly scheduled meeting to be held December 18, 2014 at the request of the applicant.

Mr. Lewis seconded the motion.

Vote: Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Olivier, aye.

Since there was no further testimony, the public hearing was closed at 7:10 P.M.

Respectfully submitted,

Ted DeWater
Joseph Gutoskey
Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Mark Olivier, Alternate

Attested to by: Linda L. Zimmerman, Secretary
Board of Zoning Appeals

Date: December 18, 2014

AUDIO RECORDING ON FILE

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Bainbridge Township, Ohio
Board of Zoning Appeals
November 20, 2014

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 7:10 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Ted DeWater; Mr. Joseph Gutoskey; Mr. Todd Lewis and Mr. Mark Olivier, Alternate. Mr. Mark Murphy was absent. Ms. Karen Endres, Zoning Inspector was present.

Minutes

Mr. Lamanna made a motion to adopt the minutes of the October 16, 2014 meeting as written.

Mr. Lewis seconded the motion.

Vote: Mr. Gutoskey, aye; Mr. Lamanna, aye; Mr. Lewis, aye; Mr. Olivier, aye.

Mr. DeWater joined the meeting at 7:35 P.M.

Applications for Next Month

Application 2014-24 by The Wembley Club (David Barr) for property at 8345 Woodberry Boulevard - Continuance

The applicant is requesting a conditional use permit *and area variances* for the purpose of constructing an addition including indoor tennis courts and relocating outdoor tennis courts. The property is located in a R-3A District.

Application 2014-34 by Gino Oppedisano for property at 8575 E. Washington Street

The applicant is requesting a conditional use permit with area variance(s) for the purpose of adding a pergola and canopy at the front of a restaurant/party center. The property is located in a R-3A District.

The Bainbridge Township Board of Zoning Appeals set a public hearing on the above applications for December 18, 2014 at 7:00 P.M. at the Bainbridge Township Community Hall, 17826 Chillicothe Road, Bainbridge Township, Ohio and unanimously resolved to request the Bainbridge Township Board of Trustees to issue a purchase order for legal advertising.

Presentation

Ms. Karen Endres, Zoning Inspector and Mr. John Brett, Road Superintendent presented their Public Management Academy project on the proposed Mixed Use Planned Unit Development for the former Geauga Lake Park property entitled “Gauga Lake Park Rezoning – Fight the Blight”.

Since there was no further business, the meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Ted DeWater
Joseph Gutoskey
Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Mark Olivier, Alternate

Attested to by: Linda L. Zimmerman, Secretary
Board of Zoning Appeals

Date: December 18, 2014