

Bainbridge Township, Ohio
Board of Zoning Appeals
May 19, 2005

Pursuant to notice by publication and certified mail, a public hearing was called to order at 7:37 P.M. by Mr. Michael Lamanna, Chairman. Members present were Mr. Todd Lewis, Mrs. Ellen Stanton and Mr. Donald Takacs. Mr. Mark Olivier was absent. The following matters were then heard:

Mr. Lamanna swore in all persons who intended to testify.

Application 2005-21 by Leonard G. Stover for property at 7190 Country Lane

The applicant is requesting an area variance from lot coverage for the purpose of extending a driveway. The property is located in a R-5A District.

The zoning inspector's letter dated May 11, 2005 was read and photos of the site were submitted.

Mr. Stover testified that he just bought this property on March 11, 2005 and there is a small existing barn in the back and he wants a driveway on the east side of the house to get to the barn with a truck and flat-bed trailer because he stores Cleveland Rotary Club stuff and he has a workshop and makes old windows into mirrors.

Mr. Takacs asked Mr. Stover if parcels A & B belong to him.

Mr. Stover explained that he owns parcel B and he traded part of the property (parcel A) with the previous owner (neighbor) and said he paid for the survey and Mr. McIntyre said the lot is more in conformity now and he would not have been able to put in the driveway without that exchange.

Mr. Lamanna asked if the driveway would have been on the five acre parcel.

Mr. Stover said yes.

The board reviewed the site plan and photos submitted.

Mr. Takacs said with the exchange, there is more property on both sides of the house.

Mr. Stover replied yes.

Mr. Takacs asked if the pad was poured before the driveway.

Mr. Stover said yes, it was done a week ago today.

Mr. Takacs asked if the bump out on the site plan is for a vehicle to back into.

Mr. Stover said yes, he hopes it to be.

Mr. Lamanna asked if the bump out could be on the other side.

Mr. Stover said he could do that and added that there is an embankment there.

Mr. Takacs asked if a couple of pine trees could be planted by the pad.

Mr. Stover said that is a good idea.

Mrs. Stanton asked if the barn will be used for just storage and a personal hobby.

Mr. Stover said yes, he has a 1944 Farmall tractor and he restores windows.

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

Motion BZA 2005-21 – 7190 Country Lane

Mr. Lamanna made a motion to grant the applicant the following variances for the purposes of extending an access road from an existing driveway to an existing barn at the rear of the property.

1. A variance from the minimum rear yard setback requirement of 90' to 10' for a variance of 80'.
2. A variance from maximum lot coverage of 10% to 15.9% for a variance of 5.9%.

Based on the following findings of fact:

1. A practical difficulty exists because the barn already exists within 10' of the rear property line so this will not further increase that non-conformance.
2. The adjacent property owner's house is a substantial distance beyond the rear property line so this would not adversely affect the neighboring property owner or upset the character of the neighborhood.
3. A practical difficulty exists on the lot coverage because the applicant only has a .98 acre lot and this barn is located at the extreme rear of the lot necessitating a lengthy driveway to reach that location and the applicant would not be able to reach it any other way without a driveway of that size and given the other structures on the property this is not going to create an unreasonable coverage on this particular lot or adversely affect the neighboring property.

Mr. Takacs seconded the motion.

Vote: Mr. Lamanna, aye; Mr. Lewis, aye; Mrs. Stanton, aye; Mr. Takacs, aye.

Application 2005-18 by Brian Winovich for property at 17477 Chillicothe Road –
Continuance

The applicant is requesting area variances for the purpose of constructing multi-family residential – condominiums. The property is located in a R-3A District.

Secretary's note: This application was withdrawn at the request of the applicant.

Since there was no further testimony, the public hearing was closed at 7:52 P.M.

Respectfully submitted,

Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Mark Olivier
Ellen Stanton
Donald Takacs

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

Date: June 16, 2005

Bainbridge Township, Ohio
Board of Zoning Appeals
May 19, 2005

The regular meeting of the Bainbridge Township Board of Zoning Appeals was called to order at 7:52 P.M. by Mr. Michael Lamanna, Chairman. Members present were: Mr. Todd Lewis, Mrs. Ellen Stanton and Mr. Donald Takacs. Mr. Mark Olivier was absent.

Old Business

The board discussed the meeting minutes dated April 7, 2005 regarding BZA Application 2003-56 for the McGill Property Group (PP# 02-420598 Aurora Road) and concluded that the minutes did not reflect how the 45.31% lot coverage was calculated. The board was in agreement to clarify the minutes so the record will reflect that the 45.31% includes the eight contiguous acres in the City of Solon.

Motion - BZA 2003-56 – by McGill Property Group fka Heritage Development Company for property at PP#02-420598 Aurora Road

Mr. Lamanna made a motion to clarify the record on application 2003-56 so that it is clear how the calculation of the lot coverage was done in that application. The 45.31% lot coverage figure was based upon the inclusion of the eight contiguous acres that are actually located in the City of Solon. As part of the property, when that lot coverage is determined, the actual lot coverage on the property within Bainbridge Township would be 49.77%.

Mr. Takacs seconded the motion.

Vote: Mr. Lamanna, aye; Mr. Lewis, aye; Mrs. Stanton, aye; Mr. Takacs, aye.

Minutes

Mr. Takacs made a motion to adopt the minutes of the April 21, 2005 meeting as amended.

Mrs. Stanton seconded the motion.

Vote: Mr. Lamanna, aye; Mr. Lewis, aye; Mrs. Stanton, aye; Mr. Takacs, aye.

Applications for next month

Application 2005-22 by Mary Sue Prescott for property at 16338 Chillicothe Road

The applicant is requesting an appeal alleging error by the zoning inspector for the purpose of a home occupation. The property is located in a R-3A District.

Application 2005-23 by Dana Shirley for property at 8896 Crackel Road

The applicant is requesting an area variance for the purpose of constructing a detached garage. The property is located in a R-3A District.

Application 2005-24 by TMC Terraplan Mgmt. Corp.; Regal Car Wash XXVII Associates, LLC for property at 8327 E. Washington Street

The applicant is requesting a conditional use permit to allow the property to continue to be used as a full service car wash. The property is located in a CB District.

Application 2005-25 by John and Tracie Montville for property at 18928 Rivers Edge Drive E

The applicants are requesting an area variance for the purpose of constructing a residential addition. The property is located in a R-3A District.

Application 2005-26 by Greg Harris for Brilliant Electric Sign Co., Ltd. on behalf of Key Bank for property at 17747 Chillicothe Road

The applicant is requesting area variances for the purpose of installing four parking signs for Key Bank customers. The property is located in a CB District.

Correspondence

1. Letter from Laser Inc., dated May 3, 2005. RE: The Contractors Critic, Steingass Mechanical Contracting, Inc. edition.

Since there was no further business, the meeting was adjourned at 8:17 P.M.

Respectfully submitted,

Michael Lamanna, Chairman
Todd Lewis, Vice Chairman
Mark Olivier
Ellen Stanton
Donald Takacs

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

Date: June 16, 2005

