

BOARD OF ZONING APPEALS

February 19, 2015

The Board of Zoning Appeals met in Courtroom No. 1 for their regularly scheduled meeting. Mr. Behrens, the Chairman, called the meeting to order at 7:30 p.m. and asked the Secretary to call the roll. Members in attendance were Ms. Miller and Mr. Callender. Also in attendance were the Assistant Law Director, James Lyons; the City Planner, Lynn White; the Assistant City Manager, Doug Lewis, and the Secretary, Tina B. Pomfrey.

MINUTES: Chairman Behrens asked the Assistant Law Director, Jim Lyons, if the Board could approve the minutes if only two of the three members in attendance this evening were in attendance for the October meeting. Mr. Lyons indicated that as long as there is a quorum, all members in attendance may vote on the minutes. Mr. Callender moved to approve the minutes of October 16, 2014, seconded by Ms. Miller. Ms. Miller, Mr. Callender and Mr. Behrens answered "yes". The minutes of October 16, 2014 were approved as submitted.

Chairman Behrens welcomed Ms. Kathy Miller, the newest member of the Board of Zoning Appeals and congratulated Mr. Jim Callender on his reappointment to the BZA. He also welcomed the new City Planner, Ms. Lynn White, to the meeting. Mr. Behrens then explained the procedures for the meeting and swore-in those who planned on speaking for or against the variance requests. He also mentioned that although the Board of Zoning Appeals requires only three members present to have a quorum, the vote must be unanimous for approval. Chairman Behrens informed the applicants they could table their requests if they would like their request to be presented before a complete Board.

NEW BUSINESS

REFUSAL NO. 2261

APPLICANT: Hallmark Excavating, Inc.

DISTRICT: R-1 Single Family Residential

LOCATION: Community Lane Extension
15C-024-0-00-055-0

VARIANCE: Section 1129.01

An application has been submitted by Todd Harrison of Hallmark Excavating, 482 Blackbrook Road, Painesville Township, requesting a variance to Section 1129.01 of the Painesville Codified Ordinances. The applicant is requesting a variance to allow lots 60 ft. in width within the R-1 district in lieu of the required 75 ft. The existing portion of Community Lane was developed with 60 ft. lots per a variance approved through Refusal 1956.

The applicant, Mr. Todd Harrison of Hallmark Excavating, Inc., requested that this issue be tabled until the next regularly scheduled meeting.

Mr. Callender moved, seconded by Ms. Miller, to approve the request to table the matter until the next regularly scheduled meeting. On roll call, Mr. Callender, Ms. Miller and Chairman Behrens answered "yes". Motion carried, 3-0.

REFUSAL NO. 2262

APPLICANT: Theresa Hechler

DISTRICT: R-1 Single Family

LOCATION: 175 Wood Street

VARIANCE: 1137.03 (b) (2)

An application has been submitted by Theresa Hechler, 3381 Tice Creek Way, Sacramento, CA, requesting a variance to Section 1137.03 (b) (2) of the Painesville Codified Ordinances. Section 1137.03 (b) (2) requires a minimum of one enclosed parking space for every single family dwelling unit. The property at 175 Wood Street does not have a garage.

Mr. Callender move to table the request and Ms. Miller seconded it. On roll call, Ms. Miller, Mr. Callender, and Chairman Behrens answered "yes". Motion carried, 3-0.

There being no further business, the meeting was adjourned at 7:46 p.m.

Jim Behrens, Chairperson

Tina B. Pomfrey, Secretary