

BOARD OF ZONING APPEALS

June 19, 2014

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

MINUTES: None

Mr. Behrens explained the procedures for this meeting and swore in those who planned on speaking for or against the variance requests.

NEW BUSINESS

REFUSAL NO. 2253

APPLICANT: David Franz

DISTRICT: R-1 Single Family

LOCATION: 885 Homewood Drive

VARIANCE: Section 1131.02 (a) & 1139.02 (a) & (c)

An application has been submitted by David Franz, 6358 Conley Road, Concord Twp, Ohio, requesting a variance to Section 1131.02 (a) & 1139.02 (a) & (c) of the Painesville Codified Ordinances. The applicant wishes to construct a house on an existing corner lot located at 885 Homewood Drive. The lot is part of the Edgewood Subdivision which was approved prior to the adoption of Zoning by the City in 1927. A 2 ft. variance of the front setback requirements is being requested. Additionally, a 5 ft. side yard variance and an 8 ft. side yard variance of the lot facing the side street is also being requested.

Mr. David Franz, 6258 Conley Road, Concord Twp, was present for the meeting. Mr. Franz stated that he bought the lot with intentions of building a home on it. He said that the house will be of the same footprint as the original home, however, he was told the lot was "nonconforming" and that is why he is appearing before the Board. The style of the house plans are Colonial, very similar to several in the neighborhood. Mr. Franz stated that he believes it will fit the neighborhood quite well and he has plans to move into the home once it is finished.

Ms. Condon asked Mr. Franz to speak about the footprint. Mr. Franz commented that he went to the records of 1978 in GIS to get the original footprint of the house. He indicated that he has built several similar homes in the past.

Mr. Schaedlich commented that the house is slightly larger than the previous dwelling by approximately 2 ft. He also stated that the new garage is slightly larger than the original as well.

Mr. Behrens stated that it looks like the previous house had a breezeway. Mr. Franz replied yes, it did.

Mr. Behrens asked if there were any comments from the audience. Mr. Anthony Torre, 158 Sanford Street, stated he is in support of the variance request being granted. The Secretary stated there was no correspondence from the neighborhood.

Mr. Lyons indicated that there are no concerns from the Law Director. He commented that the Painesville Zoning records were reviewed for this refusal and it was an interesting look back in time.

Mr. Callender moved to approve the variance as requested. Ms. Condon seconded the motion. On roll call, Mr. Callender, Ms. Condon Mr. Bartholomew and Mr. Behrens answered "yes". Motion carried, 4-0.

There being no further business, the meeting was adjourned at 7:40 p.m.

Jim Behrens, Chairperson

Tina B. Pomfrey, Secretary