

## MEMORANDUM



**DATE:** September 21, 2018

**TO:** City Manager

**FROM:** Secretary, Board of Zoning Appeals

**CC:** Assistant City Manager/Community Development Director; Building Official; City Planner; City Engineer; Economic Development Director; Clerk of Council; Community Development and Engineering Department Staff.

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The following item(s) were presented to the Board of Zoning Appeals for consideration during the regularly scheduled meeting on September 20, 2018:

**NEW BUSINESS: (Public Hearing):**

**REFUSAL NO. 2319**

**APPLICANT:** Marilyn Williams

**DISTRICT:** R-1 Single Family Residential District

**LOCATION:** 310 Newell Street: 15-C-030-C-01-026-0

**VARIANCE:** Section 1137.03 (b) (2)

An application has been submitted by Marilyn Williams, 310 Newell Street, proposing 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 owner is proposing to eliminate the attached garage at 310 Newell Street.

**Motion by Mr. Callender, seconded by Mr. Briggs, to approve Refusal 2319 with the following stipulations:**

1. The building project associated with this request will be constructed in harmony with the architecture of the existing structure so as to not be aesthetically out of character with the surrounding neighborhood.
2. A shed, no less than 10 feet X 12 feet in size, will be maintained on the property.
3. An Affidavit of Fact will be filed with the Lake County Recorder's Office indicating that an accessory structure/shed, no less than 10 feet X 12 feet in size, is required on the property as long as a garage is absent from the property.

**On Roll Call, Mr. Bartholomew, Mr. Callender, Mr. Briggs, Ms. Aston and Chairperson Behrens answered "yes". Motion approved, 5-0.**

**REFUSAL NO. 2320**

**APPLICANT:** Mark Nelson on behalf of Joane Mahnke

**LOCATION:** 634 Cedarbrook Drive: 15-C-035-B-00-017-0

**DISTRICT:** R-1 Single Family Residential District

**VARIANCE:** Section 1131.02(d)

The City of Painesville has received an application from Mark Nelson, on behalf of Joane Mahnke, 634 Cedarbrook Drive, proposing a variance to Section 1131.02(d) of the Painesville Codified Ordinances. The applicant is proposing to install a roof over an existing porch at 634 Cedarbrook Drive that will extend four feet nine inches (4.9 feet) into the required front yard setback. Fixed canopies may project

no more than three and one-half feet (3 ½ feet) into the front yard setback. A variance of one foot three inches (1.3 feet) is being requested.

**Motion by Mr. Briggs, seconded by Ms. Aston, to approve Refusal 2320 with the following stipulation:**

1. The porch will be constructed so as not to be aesthetically out of character with the surrounding neighborhood.

**On Roll Call, Mr. Callender, Mr. Briggs, Ms. Aston, Mr. Bartholomew and Chairperson Behrens answered “yes”. Motion carried, 5-0.**

There being no further matters, the meeting was adjourned.

Tina B. Pomfrey, Secretary  
Board of Zoning Appeals