

Zoning Board of Appeals

REGULAR MEETING AGENDA

June 19, 2018

5:30 P.M.

PLEDGE OF ALLEGIANCE

Roll Call: Mr. Arcaro ____ Mr. McKenna ____ Mr. Naylor ____ Mrs. Gates ____
Mrs. Sherman ____

Approval of April 17, 2018 Meeting Minutes

Changes: _____

Motion to Approve: _____

Second Motion _____

Roll Call: Mr. Arcaro ____ Mrs. Sherman ____ Mrs. Gates ____
Mr. Naylor ____ Mr. McKenna ____

OLD BUSINESS: NONE

NEW BUSINESS:

Case # 05-2018 -Jon Orrenmaa – 853 Lake Rd., Conneaut, OH

Exhibit 1 – Application / Exhibit 2 – Denial letter / Exhibit 3- Appeal Application
Exhibit 4 -6 –Site Plans / Exhibits 7-10 - Pictures

Case # 06-2018 -Michael Nappi - 19 C Drive., Conneaut, OH

Exhibit 1 – Application / Exhibit 2 – Denial letter / Exhibit 3- Appeal Application
Exhibit 4 –Survey Description / Exhibits 5-8 – Site Plans / Exhibit 9-11 - Pictures

Case # 07-2018 – Mr. Stephen Bunnell – 195 Grandview Ave., Conneaut, OH

Exhibit 1 – Application / Exhibit 2 – Denial letter / Exhibit 3- Appeal Application
Exhibit 4 -Survey / Exhibits 7-10 - Pictures

Case # 08-2018 – Mr. Mathew Halford – 675 Lake Rd. Conneaut, OH

Exhibit 1 – Stop work order / Exhibit 2- Application / Exhibit 3- Denial letter
Exhibit 4 – Appeal Application / Exhibits 5-7 - Pictures

Case # 09-2018 – Mr. Karl Salinas – 1036 Lake Rd., Conneaut, OH

Exhibit 1 – Application / Exhibit 2 – Denial letter / Exhibit 3- Appeal Application
Exhibit 4 -7 –Site Plans / Exhibit 8 –Survey / Exhibit 9 – Topographical Picture / Exhibit 10 –
Rear of Accy Structure Picutre / Exhibit 11 – East Side Picture / Exhibit 12 – East Side
Pin Picture /

Case # 05-2018 – Mr. Jon Orrenmaa of 853 Buffalo St. Parcel ID # 1-205-00-207-00 is seeking a 13’(foot) 7”(inch) front yard setback facing Dean Ave., and a 6’ (foot) side yard variance on the North side to add a 24 X 24 garage with a breezeway attached to his home. Located in an R-2 Urban Residential District.

The proposed attached garage will lye 26’5’ from the front property line facing Dean Ave requiring a 13’ 7” variance. **Section 1113.01 (b) Double-Frontage Lots.** Double-frontage lots shall, on both of the streets involved, meet the front yard regulations of the district in which they are located.

The garage will lye 9’ foot from the north side property line requiring a 6’ foot variance. **Section 1117.02** Minimum Zoning Yard Requirements.

1117.02 R-2 URBAN RESIDENTIAL DISTRICT

R-2 URBAN RESIDENTIAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						BUILDING REQUIREMENTS			
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)				Min. Residential floor area of principal building in sq.ft. per family		MAX. HEIGHT (Ft.)	FOOT-NOTES
			FRONT	SIDE		REAR				
				LEAST WIDTH	SUM OF BOTH					
One Story	More than one story									
PRINCIPAL PERMITTED USES:										
1. Single-family dwellings										
(a) Public water and no sanitary sewer service	15,000	100	40	15	30	50	1,200	1,500	35	
Public water and sanitary sewer service	12,600	90	40	15	30	50	1,000	1,250	35	

Motion to Approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Ref Ordinance # _____ Ref. Ordinance # _____

Approved w/ conditions: _____

Reason for Denial: _____

Roll: Mr. Arcaro ___ Mr. Naylor ___ Mrs. Sherman ___ Mr. McKenna ___ Mrs. Gates

Case # 06-2018 – Mr. Michael Nappi of 19 C Drive Parcel ID# 12-223-00-040-00 located on a Double Frontage Lot, is seeking a 10’ 9” front yard setback facing C Drive and a 17’ foot (Undetermined-pin was not located and it was not staked out- will let you know the exact distance) front yard variance facing Lake Rd to build a 46’ W X 38’ L addition and a 14’ W X 10’ L porch addition to his existing home. The proposed addition meets the required 10’ side yard setback.

1117.05 R-5 COASTAL RESIDENTIAL DISTRICT.

R-5 COASTAL RESIDENTIAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						BUILDING REQUIREMENTS			
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)			REAR	Min. Residential floor area of principal building in sq.ft. per family		MAX. HEIGHT (Ft.)	FOOT-NOTES
			FRONT	SIDE			LEAST WIDTH	SUM OF BOTH		
PRINCIPAL PERMITTED USES:										
1. Single-family dwellings										
(a) Public water and no sanitary sewer service	7,500	75	30	10	25	30	800	1,000	35	
Public water and sanitary sewer service	5,000	50	25	10	20	30	800	1,000	35	

Motion to Approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Ref Ordinance # _____ Ref. Ordinance # _____

Approved w/ conditions: _____

Reason for Denial: _____

Roll: Mr. Arcaro ___ Mr. Naylor ___ Mrs. Sherman ___ Mr. McKenna ___ Mrs. Gates ___

Case # 07-2018 – Mr. Stephen Bunnell of 195 Grand View Ave., Parcel ID # 12-101-00-043-00 is seeking a 1' 7" front yard setback to build an addition to his existing home.

1117.04 R-4 URBAN RESIDENTIAL DISTRICT.

R-4 URBAN RESIDENTIAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						BUILDING REQUIREMENTS		
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)				Min. Residential floor area of principal building in sq.ft. per family		MAX. HEIGHT (Ft.)
			FRONT	SIDE		REAR	One Story	More than one story	
				LEAST WIDTH	SUM OF BOTH				
PRINCIPAL PERMITTED USES:									
1. Single-family dwellings	5,000	50	25	10	20	30	800	1,000	35
2. Two-family dwellings	4,500/fam.	90	25	10	20	30	800	1,000	35
3. Multi-family dwellings	2,500/fam.	120	25	15	30	30	–	–	–

Motion to Approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Ref Ordinance # _____ Ref. Ordinance # _____

Approved w/ conditions: _____

Reason for Denial: _____

Roll: Mr. Arcaro ___ Mr. Naylor ___ Mrs. Sherman ___ Mr. McKenna ___ Mrs. Gates ___

Case # 08-2018 – Mr. Mathew Halford of 675 Lake Rd., Parcel ID # 12-222-10-046-00 is seeking a variance to add a 9 1/2 ‘ X 30’ front porch deck to cover the existing concrete pad. The deck will lye 22’ 7” from the front property line requiring a 17’ 5” variance. The deck meets all other yard requirements.

1117.02 R-2 URBAN RESIDENTIAL DISTRICT.

R-2 URBAN RESIDENTIAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						BUILDING REQUIREMENTS			
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)				Min. Residential floor area of principal building in sq.ft. per family		MAX. HEIGHT (Ft.)	FOOT-NOTES
			FRONT	SIDE		REAR				
				LEAST WIDTH	SUM OF BOTH		One Story	More than one story		
PRINCIPAL PERMITTED USES:										
1. Single-family dwellings										
(a) Public water and no sanitary sewer service	15,000	100	40	15	30	50	1,200	1,500	35	
Public water and sanitary sewer service	12,600	90	40	15	30	50	1,000	1,250	35	

Motion to Approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Ref Ordinance # _____ Ref. Ordinance # _____

Approved w/ conditions: _____

Reason for Denial: _____

Roll: Mr. Arcaro ___ Mr. Naylor ___ Mrs. Sherman ___ Mr. McKenna ___ Mrs. Gates ___

Case # 09-2018- Mr. Karl Salinas of 1036 Lake Rd. Parcel ID # 12-342-00-070-00 would like add a 40’W X 9’L (north side) X 30’W X 9’L (east side) deck to the existing accessory structure. The addition (deck) added to the accessory structure will occupy 48% of the required rear yard space exceeding the maximum thirty percent (30%) required as outlined in Section 1133.01(m). Mr. Salinas has stated that he wants to change the use of the accessory structure to a Single Family Dwelling. Mr. Salinas has not applied for the Change of Use Permit as of June 11, 2018. Change of Use will require a ZBA hearing and will change the lot requirements to ten (10) foot side yard and thirty (30) foot rear yard setback. Section 1117.05 Located in an R-5 Coastal District.

1133.01(m) Accessory Structures in Residential Districts. **No accessory structure(s) shall be erected in any required yard other than a rear or side yard, nor shall it occupy more than thirty percent (30%) of a required rear yard.** A detached accessory structure may be located in the side yard setback except a side yard that abuts a street. Accessory structures shall not exceed fifteen (15) feet in height, unless a greater height is permitted by the Zoning Board of Appeals and shall be distant at least five (5) feet from all lot lines of adjoining lots which are in any residential district and ten (10) feet from any other structure on the same lot. On a corner lot in any residential district, an accessory structure shall be a distance from the side street lot line not less than the required front set back line.

1117.05 R-5 COASTAL RESIDENTIAL DISTRICT.

R-5 COASTAL RESIDENTIAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS					BUILDING REQUIREMENTS		
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)			Min. Residential floor area of principal building in sq.ft. per family	MAX. HEIGHT (Ft.)	FOOT-NOTES
			FRONT	SIDE	REAR			
			LEAST WIDTH	SUM OF BOTH		One Story	More than one story	
PRINCIPAL PERMITTED USES:			25	10	20	30		

Motion to Approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Ref Ordinance # _____ Ref. Ordinance # _____

Approved w/ conditions: _____

Reason for Denial: _____

Roll: Mr. Arcaro ___ Mr. Naylor ___ Mrs. Sherman ___ Mr. McKenna ___ Mrs. Gates ___

Audience Comments :

Motion to Adjourn Meeting _____

Second Motion _____

Time: _____