

WICKLIFFE BOARD OF ZONING APPEALS
December 17, 2009

Chairman Bennett called the meeting to order at 7:30 P.M.

PRESENT: Bello, Bennett, Guhde, Levar, Nicholas, Building Commissioner Sack.

Chairman Bennett asked if there were any corrections or additions to the minutes November 19, 2009. There were none

Mr. Levar made a motion to approve the minutes of November 19, 2009. Mr. Bennett seconded the motion.

ROLL CALL AYES: Bello, Bennett, Levar, Nicholas

NAYS: None

ABSTAIN: Guhde

MOTION CARRIED

Chairman Bennett said the case on the agenda tonight is CASE NO. 2009-108 and states as follows:

Section 1309.32 F of the Planning and Zoning Code states in part 'that a detached accessory building or buildings shall not occupy more than 20% of the area of the rear yard and in no case shall occupy no more than 800 sq. ft. and shall be located in accordance of yard regulations set forth in Section 1309.59'

Dale Mueller made application on November 10, 2009 for a variance to construct a 224 sq. ft. garage addition located at 1536 East 300 Street, Wickliffe, OH in a R1-50 Residential District. The calculation is basically he is looking for a 27.8% variance.

Chairman Bennett asked **if Mr. Sack had anything to add.**

Mr. Sack said the property in the rear abutting Mr. Mueller's property is undeveloped and inaccessible land. Mr. Mueller said he understands it cannot be developed unless there was access off of East 300 St. and because of the closeness to the intersection, they would have to buy one our houses.

Mr. Stempuzis swore in Dale Muller, 1536 East 300 Street.

Mr. Mueller explained where his property is located and the surrounding properties. He explained that he likes cars (vintage/race) and needs room to store them. He is 6 ft. off property line on the south and to the rear. He is extending to the rear and nothing will be visible from the street.

Mr. Bello asked if there would be a door in the back. Mr. Mueller said there is a side door on the existing garage and that he wasn't planning on putting in a door but is considering some type of access door. Mr. Levar asked if he was talking

about a man door or garage door. Mr. Mueller said he will only have 8 ft. so it will be tough to put a garage door. If he does put anything in it would be a little bit bigger than a man door but not an full 8 ft. garage door. He has 16' x 8' and 8' x 8' garage doors in the front and he can just bring cars that he shows through to the concrete driveway. Mr. Levar asked if the neighbors were notified, which they were; he didn't see anyone present and took that to mean that there not any objections. Mr. Mueller said the previous time that he came to the Board the neighbors also came to the meeting and they were in favor of the plan. Mr. Bello commented that he remembered the other time Mr. Mueller appeared before the Board and asked if this is the same addition. Mr. Mueller said yes.

Chairman Bennett asked if there were any additional questions. There were none.

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Mr. Bello made a motion to approve the variance and Mr. Levar seconded the motion.

AYES: Bello, Bennett, Guhde, Levar, Nicholas

NAYS: None

Motion Granted

Chairman Bennett wished everyone a Merry Christmas and acknowledged that this would be Mr. Levar's last meeting and thanked him for not only his many years on Council but also he has served on this Board for many years. His efforts are appreciated very much. Mr. Levar said thank you very much.

Mr. Levar made a motion to adjourn and Mr. Guhde seconded the motion.

AYES: Bello, Bennett, Guhde, Levar, Nicholas

NAYS: None

Motion Carried

Meeting adjourned at 7:44 PM

Respectfully submitted,

Mary Ann Boos, Secretary

Keith Bennett, Chairman