

Minutes of the Zoning Board of Appeals Meeting of May 21, 2015 - 6:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman
Craig Farkas
Wally Parker
Dean Bredenbeck

ABSENT: Earl Bloam

ALSO PRESENT: David Kulcsar, Building Commissioner
Barbara Stanton, Secretary

Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present: Regis Barrett, Craig Farkas, Wally Parker, Dean Bredenbeck. Absent: Earl Bloam.

A motion was made by Craig Farkas, second by Regis Barrett to approve the minutes from April 16, 2015. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Wally Parker, Abstain: Dean Bredenbeck.**

Chairman Barrett: A request from Bruce Rekowski on behalf of Delia Rose for a 1,296 square foot variance for an additional accessory structure, Section 1117.05 (a) (5) and a two foot height variance, Section 1117.03 (f) located at 10575 Biddulph Road P.P. #433-02-023. Dean Bredenbeck: What will the height of the structure be? Chairman Barrett: The legal height is 15 feet and the request is for a two foot variance. Commissioner Kulcsar: It will be about seventeen feet when it is completed. Dean Bredenbeck: What is the height of the primary structure? Typically we do not exceed the height of the primary structure. Mr. Rekowski: The house is a ranch. I have cars and I was thinking of installing a lift. There was discussion regarding the placement and structure of the garage. Chairman Barrett: The way the property is situated you would not be able to see the garage from the driveway. It's a large sized property. Craig Farkas: I spoke to Mr. Rekowski regarding the opinion of the neighbors and how they feel about the garage. Jim Fox residing at 10419 Biddulph Road was present and had no objection to the request. Mr. Rekowski: The property is 2.7 acres. There was further discussion. Wally Parker: How close will the new structure be in proximity to the structure that is already there? Mr. Rekowski: About 10 feet and I possibly would move it further back. Commissioner Kulcsar: The Building Department has no objections to the request. The structure would not be visible from Biddulph Road. After further discussion a motion was made by Wally Parker, second by Craig Farkas to approve the request from Bruce Rekowski on behalf of Delia Rose for a 1,296 foot variance for an additional accessory structure located at 10575 Biddulph Road. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Wally Parker, Dean Bredenbeck.**

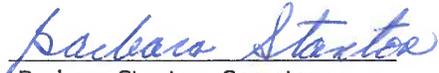
A motion was made by Regis Barrett, second by Wally Parker to approve the request from Bruce Rekowski on behalf of Delia Rose for a two foot height variance for an additional accessory structure located at 10575 Biddulph Road. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Wally Parker, Dean Bredenbeck.**

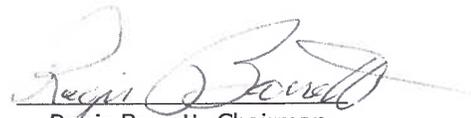
Mr. Fox: With the approval of this request, would this set precedence for a resident that has a smaller lot?
Commissioner Kulcsar: It would require a variance and the request would need to meet code.

Council President Katie Gallagher: I have had discussion with Mr. Kulcsar regarding an architectural review board. I was wondering what the Zoning Board thoughts would be on this. Commissioner Kulcsar: Basically an architectural review board is set up to maintain and review applications for cosmetic changes to structures. There would be a standard set. The board would cover sign reviews. Any changes or construction to commercial buildings would also be reviewed. They will review the architectural esthetics. Dean Bredenbeck: What authority would the board have? Commissioner Kulcsar: It would depend how it was set up and the structure of the board. It would be similar to this board and Planning Commission. If a proposal is presented to repair the front of a house or building, the board will review the proposal to be sure it is within the same structure of the overall appearance of the same area. The board will have the option to approve or disapprove the request. Paint or colors would not be reviewed. The amount of colors is something that could

be established. Chairman Barrett: Would this be against state regulations? Commissioner Kulcsar: They will have due process and appeal rights. It depends on how the board is set up. Katie Gallagher: The City of Lakewood has a similar type of review board. Dean Bredenbeck: Would there be a way for the Charter to include some language regarding assistance, technical resources opposed to something that is another organization listing out the things you cannot do or something that may cause a delay in the construction process. Katie Gallagher: It would help with consistency and preserve what the community is made up of. Dean Bredenbeck: There is a value to the board, but it could be perceived as just bureaucracy. Commissioner Kulcsar: The board needs to be set up with a positive position. The ranch homes in the area should remain the same and have the appearance of how they were intended to be built. Dean Bredenbeck: The Zoning Board has given advice as part of the review process. The Building Department has also assisted residents. It would be nice to have an Architectural Review Board provide that type of capability. It will take some time to set this up with the approval of Council and review of the legal department. Criteria for members will also need to be reviewed. There was further discussion.

A motion was made by Wally Parker, second by Dean Bredenbeck to adjourn the meeting. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Wally Parker, Dean Bredenbeck.**


Barbara Stanton, Secretary


Regis Barrett, Chairman