

Minutes of the Zoning Board of Appeals Meeting of April 28, 2011 - 7:00 P.M.

MEMBERS PRESENT: **Regis Barrett, Chairman**
 Jeanne Hartman
 Bob Kinney
 Wally Parker
 Dean Bredenbeck

ALSO PRESENT: **Tina Westfall, Acting Secretary**
 Tom Ockington, Building Commissioner

Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and all members were present. **A motion to approve the minutes of February 17, 2011 was made by Jeanne Hartman. Second – Wally Parker. Vote Resulted – Yes – Regis Barrett, Jeanne Hartman, Bob Kinney, Wally Parker, Dean Bredenbeck.**

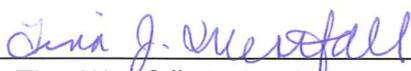
Item #1 –Request from Cynthia Hennings for appeal of the Residential Code of Ohio, Section R403.1.4.1 to construct a 576 square foot garage without frost protection (footer) for foundation to be located at 6606 Archmere Avenue.

Regis Barrett: Joe Gigante was present from Joe Gigante & Sons. Mr. Gigante: We would like to construct a 24 x 24 garage. The code requires 42 inch footer around the perimeter and we would like to avoid the frost protection footer. We would like to put a standard 18 inch rat wall around the perimeter of the garage. Mr. Gigante explained what a rat wall consists of. The rat wall is adequate to support this type of garage. This request is due to the expense associated with a frost protection footer which Ms. Hennings could not afford. Mr. Ockington: As Mr. Gigante indicated the state adopted a residential code, which was never in effect until 2007. Footer was not required and still not required if the garage is 20 x 20 or less. As long as it is constructed on good compacted fill with a rat wall I would have no objection. Chairman Barrett: This should be adequate since they are tearing down the old garage. Dean Bredenbeck: How thick will the slab be? Mr. Gigante: The slab will be four inches thick with a reinforcement of wire mesh. There was discussion regarding the placement of the garage, fence and phone lines. Mr. Kinney: Do you have a better drawing than what was presented? Mr. Ockington: Unfortunately I do not; this was submitted by the owner. After further discussion: **A motion to approve a 576 square foot garage with a rat wall was made by Bob Kinney, second by Jeanne Hartman. Vote Resulted: - Yes - Regis Barrett, Jeanne Hartman, Bob Kinney, Wally Parker, Dean Bredenbeck.**

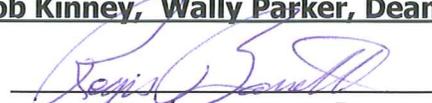
Item #2 –Request from Be Next Awning & Graphic for a 4 foot 2 inch height variance, a 70 square foot area variance, and a 14 foot set-back variance for new ground sign at La Villa conference & Banquet Center located at 11500 Brookpark Road.

Regis Barrett: Is the sign to be located where it is know? Mark Mustafa: The sign will be pretty much in the same location. Bob Kinney: I was there today and I spoke to Brian, and the new sign will be in the same place as the old one. Bob Kinney: This is going to be a very nice facility. Mr. Mustafa: We wanted a state of the art building to attract business into the city. We will hopefully post a temporary banner for hiring. **A motion to grant the necessary variances to construct the signage per the drawings located at 11500 Brookpark Road was made by Bob Kinney, second by Jeanne Hartman. Vote Resulted: - Yes - Regis Barrett, Jeanne Hartman, Bob Kinney, Wally Parker, Dean Bredenbeck.**

A motion to adjourn the meeting was made by Bob Kinney, second by Jeanne Hartman. Vote Resulted – Yes – Regis Barrett, Jeanne Hartman, Bob Kinney, Wally Parker, Dean Bredenbeck.



Tina Westfall, Acting Secretary



Chairman, Regis Barrett