

**Minutes of the Zoning Board of Appeals Meeting of July 21, 2011 - 7:00 P.M.**

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

**ALSO PRESENT:**         **Barbara Stanton, 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 the following members were present, Regis Barrett, Jeanne Hartman, Wally Parker, Bob Kinney, Dean Bredenbeck. **A motion to approve the minutes of June 16, 2011 was made by Jeanne Hartman. Second – Regis Barrett. Vote Resulted – Yes – Regis Barrett, Jeanne Hartman, Wally Parker. Abstain: Bob Kinney, Dean Bredenbeck.**

Regis Barrett: **Item #1 –Request from David Brandt for a variance to install a solid privacy fence located at 7412 Woodhaven Avenue. This request was deferred at the June 16, 2011 meeting.**

Commissioner Ockington: This request has been withdrawn. Mr. Brandt has complied.

Regis Barrett: I was at his residence today and I saw Mr. Brandt had put the spacing in between each board. Commissioner Ockington: Mr. Brandt called me on Tuesday indicating that he took all the boards (312 boards) down and moved them. Jeanne Hartman: I went past the house this evening and there was plenty of spacing between the boards.

**Item #2 –Request from John Sefchik for a 134 square foot rear lot coverage variance to construct a 20 ft. x 24 ft. garage located at 6507 Northcliff Avenue.**

Commissioner Ockington: The lot coverage variance is 38 square foot not a 134 square foot variance. Regis Barrett: What type of footer are you putting in? John Sefchik: I believe he is putting in 36 inch footer. Commissioner Ockington: That is what the plans show. Bob Kinney: I would like to commend John and his family for keeping the property as well maintained, it is very, very nice. Dean Bredenbeck: It seems like the property lines with the fences were on an angle and attached to the garage, the driveway was angled to the fence. John Sefchik: We are probably going to take down the fence on the driveway side, years ago when the fences were put up the neighbors shared the expense of the fence. We are pretty certain where the property line is. **A motion to grant a 38 square foot rear lot coverage variance at 6507 Northcliff Avenue was made by Bob Kinney, second by Jeanne Hartman. Vote Resulted: - Yes – Regis Barrett, Jeanne Hartman, Bob Kinney, Wally Parker, Dean Bredenbeck.**

**Item #3 –Request from ADA Architects, Inc. for a 17 ft. front yard parking setback variance located at 4260 Ridge Road.**

April Skurka was present representing ADA Architects: This is regarding the proposed Huntington National Bank which is currently the vacant property of a BP Station. We are applying for a variance for the parking lot setback as well as a 5% landscaping variance. Although these are both variances, we are reducing the total amount of existing pavement that is on the lot. We are constructing a 1500 square foot bank with a double drive through. The commission reviewed the drawings. Commission Ockington: They are adding a considerable amount of landscaping and even though a variance is required for the parking setback, the concrete is right up to the sidewalk at this time. Wally Parker: The plan shows 12 parking spaces. Is that adequate? April Skurka: That actually exceeds the requirements. Commission Ockington: The code requires only 5 parking spaces. Jeanne Hartman: Do you have any idea how many people will be employed. April Skurka: We have four teller stations and two offices, so it could be up to six employees. Dean Bredenbeck: What is the nature of the agreement with PNC for their access from Ridge Road? April Skurka: There is an easement at the rear of the property which will remain. Regardless of who owns the property the easement will be maintained. Commission Ockington: This is a legal easement as far as what the terms are. After further discussion: **A motion to grant a 17 ft. rear yard lot coverage variance for a Huntington National Bank at 4260 Ridge Road was made by Bob Kinney, second by Jeanne Hartman. Vote Resulted: - Yes – Regis Barrett, Jeanne Hartman, Bob Kinney, Wally Parker, Dean Bredenbeck.**

**Item #4 –Request from ADA Architects, Inc for a 5% lawn and landscaping area variance located at 4260 Ridge Road. A motion to grant a 5% lawn and landscaping area variance for a Huntington Nation Bank located at 4260 Ridge Road was made by Bob Kinney, second by Wally Parker. 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 Regis Barrett. Vote Resulted: - Yes – Regis Barrett, Jeanne Hartman, Bob Kinney, Wally Parker, Dean Bredenbeck.**



Barbara Stanton, Acting Secretary



Regis Barrett, Chairman