

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON JUNE 14, 2016 AT 5:00 P.M.

Mayor Kevin Gilmore called the June 14, 2016 meeting of the Ottawa Hills Zoning Commission to order at 5:03 PM. Roll was taken with Katherine O'Connell, Paul Bishop, and Mayor Kevin Gilmore present. Commission members of Zac Isaac and Sam Zyndorf were absent but were expected momentarily.

Also present representing the Village of Ottawa Hills were Village Solicitor Sarah McHugh and Village Manager Marc Thompson.

Members of the audience included Nasrin Afjeh, Erwin and June Effler, Mark Pawlaczyk of Scapesketch, Carmelo Carrubba, Shirley Levine and Jessica Harker from the Village Voice.

Mayor Gilmore welcomed everyone to the meeting noting that there was a quorum of members in attendance and that remaining members were expected.

Mr. Bishop made a motion to approve the minutes from the May 19 meeting. Mrs. O'Connell seconded the motion which passed unanimously.

Mayor Gilmore then administered the oath to June and Erwin Effler, Carmelo Carrubba, Mark Pawlaczyk, and Marc Thompson.

Commission member Zac Isaac entered the meeting at this time.

Mr. Thompson provided a report on the request for a fence height variance at 2345 Manchester Rd. He reported that this item had been tabled at the most recent meeting and that the applicant, Virginia Ryan, had revised her request to include a shadowbox style fence. The location of the proposed fence is consistent with the zoning requirements so the only variance request relates to the height of the fence.

John Card entered the meeting at this time.

Mrs. O'Connell stated that the variance request is in a unique location because the rear yard of the Ryan property backs up to the elementary school parking lot. She said that the proposed fence is clearly an improvement over the existing fence and would provide some screening for the Ryan home from the activity in the elementary school parking lot.

Mr. Isaac stated that he did not have a problem with the proposed variance and that it fit one of the very few exceptions that, in the past, the zoning commission has viewed favorably for a fence height variance.

Mr. Bishop then made a motion to approve the request variance at 2345 Manchester Rd. for a 6 foot high fence in the location of the existing fence with the understanding that the new fence would be a shadowbox style fence as indicated in information provided by the applicant.

Mrs. O'Connell seconded the motion and upon call of the roll the motion passed unanimously.

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Mr. Zyndorf entered the meeting at this time.

Mr. Thompson then provided a report for the variance request submitted by June and Erwin Effler at 4210 Bonnie Brae Circle. He described that this request was for an accessory structure which would be partially located in the rear yard and partially in the side yard. The zoning code requires an accessory structure be located only in the rear yard. Drawings and photographs were provided of the property and the proposed location of the accessory structure. Mr. Thompson reviewed the definition of rear yard from the zoning code.

Mark Pawlaczyk, the project designer stated that the encroachment into the side yard was approximately 6 feet and that there is a steep incline toward the river and a very large walnut tree in that area as well. Due to the steep riverbank it was not possible to build the entire structure in the rear yard.

June Effler stated that the proposed location of the structure is actually beneficial to neighboring properties since it will be less obstructive to the view of the neighboring properties towards the river and meadow areas to the north. If the entire structure was in the rear yard the view of the neighboring property would be blocked by the structure.

Mr. Zyndorf stated that he thought the proposal was nicely done and had no issue with the proposed variance. He continued by stating that it will enhance the property and the house.

Mrs. O'Connell indicated that she felt that the proposed design was attractive and that the riverbank made moving the structure north very difficult. She also pointed out that the most impacted neighbor has expressed support for the project.

Mr. Bishop stated that he thought the proposed accessory structure would be a good addition to the property and he also noted that it was a side load garage on that side of the property.

Mr. Isaac then made a motion to approve the variance as depicted on the exhibits with an encroachment of about 6 feet in front of the rear most portion of the house.

Mrs. O'Connell seconded the motion adding that the proposed location would minimize the visibility from nearby property owners. Upon call of the roll the motion passed unanimously.

The next item on the agenda was a request for a fence location variance at 3861 Brookside Rd. Mr. Thompson reported that the Carrubba family wishes to install a fence, a portion of which would be between their house and Sulphur Spring Road.

The unusual nature of this lot makes the determination of front and rear yards somewhat complex. However, under any interpretation of the zoning code the proposed fence would not be in the front yard, although it is between the house and the street and therefore needs a variance.

Mr. Zyndorf noted that the shape of the lot is what makes this variance necessary. Mrs. O'Connell stated that the area had a thick vegetative screen which would reduce the visibility of the fence and she had no problem with the proposed variance.

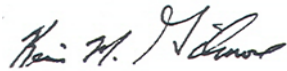
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Mr. Carrubba stated that he would remove the existing white fence.

Mrs. O'Connell made a motion to approve the requested fence location variance along Sulphur Spring Rd. due to the unique shape of the lot with the understanding that the existing white fence would be removed. Mr. Bishop seconded the motion, and upon call of the roll the motion passed unanimously.

It was agreed the next meeting of the Zoning Commission will be on July 12 at 5 pm.

There being no further business the meeting was adjourned.



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Kevin M. Gilmore, Mayor