

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON AUGUST 19, 2014 AT 5:00 P.M.

Commission member Kate O'Connell called the August 19<sup>th</sup> meeting of the Ottawa Hills Zoning Commission to order at 5:04 p.m. She noted that Mayor Gilmore would not be able to attend the meeting. Roll call was taken with Zoning Commission members Sam Zyndorf, Kate O'Connell, Zac Isaac, and Paul Bishop present. Also in attendance representing the Village of Ottawa Hills were Village Solicitor Sarah McHugh and Finance Director Karen Urbanik.

Members of the audience included Yarko Kuk, Richard Ankenbrandt, Branton Pardee, Mary Lehr, Karl Wright, Timothy & Kateri Walsh and Todd Kime.

Mr. Isaac made a motion to approve the minutes from the July 24, 2014 meeting. Mr. Bishop seconded the motion which passed unanimously.

The oath was then administered to Richard Ankenbrandt, Mary Lehr, Karl Wright, Mr. & Mrs. Timothy Wright, Todd Kime and Karen Urbanik.

Mrs. O'Connell introduced Karen Urbanik as the Finance Director and noted that she would fill in for the Village Manager Marc Thompson, who was out of town.

Mrs. Urbanik provided a report regarding the requested fence variance at 3039 Riva Ridge. The request is for a fence height and fence location variance. Mrs. Urbanik stated that the applicants request a variance to allow a six (6) foot high wooden, dog ear fence along the rear of the property for 104 feet and along 24 feet of the east side of the property. The location variance is needed because the fence is between the building line of the house and the adjacent streets, as the house is bordered by streets on three sides.

Mrs. Urbanik also indicated that a fence variance had been granted for this property in 2006, although there was no fence there currently. A letter of support was received from the neighbors the Sodemans. There was discussion that the variance in 2006 did not include the proposed 24 foot section facing Riva Ridge.

Mr. Wright then addressed the Zoning Commission stating that he is doing extensive work on both the inside and outside of this property and wishes to have the fence to shield the home from the traffic noise on Central Avenue.

Mrs. O'Connell clarified that all of the fence would be on the house side of the existing vegetation and not on the property line.

Mr. Isaac noted that the Zoning Commission had historically permitted this type of fence along Secor Road and Central Avenue and that these were exceptions.

Mr. Zyndorf said that he did not want to see a precedent set by allowing the 6 foot fence facing Riva Ridge.

Mr. Wright explained that there was already vegetation in the area along Riva Ridge as well as the Hasty Hills sign in this area.

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON AUGUST 19, 2014 AT 5:00 P.M.

Mr. Wright asked about amending his request to include a longer section along the back, if the 24 foot section on the east side was a concern to the Commission. There was discussion by the Commission members about whether this would cause a sight problem for traffic at the intersection. Mr. Wright indicated that the fence would be located significantly back from the intersection and would be behind the Hasty Hills sign.

Mr. Isaac made a motion to grant a variance for a 6-foot treated wooden, dog-ear fence along the rear of the property at 3039 Riva Ridge starting at the west property line going 112 feet, provided such fence shall be constructed inside the current line of landscaping and vegetation, with the finished side facing north. Mr. Zyndorf seconded the motion, which passed 4 to 0.

Mr. Wright withdrew his request for a variance for the portion of the fence on the side yard.

Discussion then turned to the variance request at 2234 Talmadge Road. Mr. & Mrs. Wright wish to place a shed in their backyard which would require a variance for lot coverage and for material. The lot coverage change is only 52 square feet and does not change the percentage of coverage, which is already non-conforming at 23%. The proposed shed is plastic.

Mr. Zyndorf indicated that he had no issue with the lot coverage variance or the placement of a shed, but that he did not feel that a plastic shed was complimentary to the house. He also noted that the color of the material would not impact his opinion.

Commission members discussed the fact that plastic sheds have not historically been approved, other than a recent variance at the Toledo Tennis Club. In that case the shed was completely screened. Mr. Isaac expressed concern about setting a precedent of allowing PVC-type material for accessory structures.

Mrs. McHugh noted that if the variance was declined today, the applicants would not be able to present a similar request for a variance for a one-year period.

Mr. Wright brought in a sample of the shed for the Commission to see. As the discussion continued, Mr. Wright inquired about covering the shed with wood. Mrs. McHugh said that if the request was being significantly changed he should come back with some kind of drawing or picture of the proposed project.

Mr. Isaac moved that the variance request for the shed at 2234 Talmadge Road be tabled. Mr. Bishop seconded the motion and the motion was approved 4 to 0.

The next item on the agenda was two projects at 2407 Edgehill submitted by Alice Resnick. The first project was to construct an additional one car garage, which would require a variance for front setback and a variance to allow the garage to be located forward from the front line of the main part of the building. The front setback would not meet the average of 78 feet, creating a setback of 76 feet.

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON AUGUST 19, 2014 AT 5:00 P.M.

Mr. Richard Ankenbrandt was in attendance to represent the two projects for Mrs. Resnick. Mr. Ankenbrandt presented pictures to the Commission members showing five other homes in the area with garages in front of the main building. He also described the wide range of setbacks along Edgehill Road.

Mr. Isaac asked if the brick for the new garage would be a close match to the existing building and it was indicated that they had located brick that was a very good match and that the side of the garage facing Edgehill was going to be done in all brick as opposed to the stone and siding indicated in the drawings.

Mr. Bishop asked if the footprint would stay behind the circular driveway and Mr. Ankenbrandt stated that it would not impact the driveway.

Mr. Zyndorf said that he did not have a problem with the garage variances.

Mrs. O'Connell then asked Mr. Ankenbrandt to talk about the other project at this address. The proposal is to construct four piers, two at each entrance of the driveway, with lights and addresses. These piers are classified as front yard structures that require a variance from the Commission.

Mr. Ankenbrandt described that the piers would have stone similar to near the entrance and on the planter box of the home. He stated that the proposed piers would be about 7 inches taller than other piers on the street, but that they would also be constructed 35 feet from the centerline of the road as opposed to the 25 foot minimum to be out of the right-of-way. The proposed height is 6 foot 11 inches and the base is 34 inches. The owner has selected the design that is shown complete on the drawings with a limestone ball finial, as opposed to Option A or B.

Discussion then turned to the location of the piers and it was made clear that the proposal was for four piers. There was some confusion with the original request, which included two piers. Mr. Ankenbrandt noted that the location was where bushes had been dug up next to the driveway entrances. He described that there were currently light poles there.

Mr. Isaac invited Todd Kime, who was in the audience for another request, to comment on whether the proposed piers were architecturally appropriate. Mr. Kime talked about how the structure became smaller at the top. He said he supposed that the height of the whole structure could be reduced if it was a concern to the Commission. He noted that this was a classic Ottawa Hills element that is present throughout the Village, and that this area did not have street lights so the lighting had value. There was general discussion that the yard and driveway at this location were wide, which probably contributed to the request for four piers.

Mr. Bishop noted that he liked the design and thought that the light would be better directed than it currently was with the globe lights in place. Mr. Ankenbrandt confirmed that the existing globe lights would be removed. He also noted that he had originally proposed two piers and that the homeowner requested four.

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON AUGUST 19, 2014 AT 5:00 P.M.

Mrs. O'Connell expressed concern about how massive the proposed structures would be. The Commission reviewed pictures presented by Mr. Ankenbrandt which showed the sizes of some of the other piers in the area.

Mr. Isaac suggested that perhaps the height of the base might be reduced to make the structures less massive.

Mr. Bishop stated that there was previously a large sycamore street tree at this location which came down in a storm. He believed that the tree would have prevented the installation of part of these structures. He asked about the replacement of that tree, and Mrs. O'Connell said typically the trees were replaced in the fall.

Mr. Isaac stated that he was troubled by the design's entire height at almost seven feet. He did note that the existing light posts were probably about nine feet but that they did not have much mass. He was more concerned about the height than the footprint of the structure.

Mr. Isaac suggested that the Commission vote on the garage variances and that perhaps a cardboard or plywood mock-up of the pier could be constructed at the location, with stakes showing the proposed location of all four piers, so that the Zoning Commission could better judge the scale of the proposed structures. Then the variance could be re-considered at a meeting in the near future.

Mr. Isaac moved that the variance request for four stone columns at the entrance of the property at 2407 Edgehill be tabled. Mr. Bishop seconded the motion which passed 4 to 0.

Discussion then turned to variances requested for the one-car garage. Mr. Bishop asked a question about the back of the proposed garage and noted that it would be a solid brick wall visible as you come down Edgehill. Mr. Ankenbrandt stated that it was Mrs. Resnick's intention to install landscaping along the base of this wall. The Commission members also reviewed the pictures that he had brought that showing similar situations with landscaping.

Mr. Isaac moved that the Commission approve the one-car garage addition with a 76 foot setback from the centerline of Edgehill Road and that a variance be granted for the location of the garage as shown in plans dated July 8, 2014 at a location in front of the main line of the building and that the exterior be brick that will match as closely as possible the existing brick on the home. Mr. Bishop seconded the motion which passed 4 to 0.

Mrs. O'Connell noted that one of the reasons that this variance was acceptable was because it was a one-story structure. Mr. Isaac requested that the 2-page plans be attached to the minutes.

Mrs. McHugh recommended that Mr. Ankenbrandt contact Marc Thompson about scheduling the re-consideration of the variance for the front yard structures.

The last variance request was for a home addition at 50 Canterbury proposed by the homeowners Mr. & Mrs. Timothy Walsh. Mrs. Urbanik described that the variance needed was for lot coverage. The existing home has lot coverage of 13.7% and the proposed

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON AUGUST 19, 2014 AT 5:00 P.M.

addition which would include a master suite, kitchen and family room, would increase the lot coverage to 20%. The maximum lot coverage per the Zoning Code for this A-5 property is 17%, so the request is for a 3% variance.

Mr. Kime, representing the homeowners, described that the Walshes were longterm residents of the Village and wished to continue living here. They purchased the home at 50 Canterbury which had been neglected and was part of the aging housing stock in the community. They are proposing to update the home to include a first-floor master and a more modern kitchen. He noted that no setback variances were needed and that the appearance of the home from the street would not change. There is no change in height and the materials used would match the existing exterior.

Mr. Bishop noted that he had no issues with the variance, that the plans were good and that he appreciated that they were making an investment in an older home.

Mr. Isaac asked a question about the large pine trees on the east side of the lot. He described the neighbor's fence in this area as non-conforming with sections of both 4-foot and 6-foot fencing. He wanted to be sure that the neighbor knew that it was unlikely that a full 6-foot fence would be approved at that location.

Mary Lehr then spoke, indicating that she was the neighbor with the fence at 66 Canterbury. She wanted to compliment Mr. & Mrs. Walsh on their plans to renovate the home which was in serious need of repair. She has lived in her home for ten years and is concerned that with the construction the trees, which are on the property of 50 Canterbury, will come down. Those trees provide significant screening to her property. Ms. Lehr asked about the possibility of getting a variance for a 6-foot fence. Mr. Isaac indicated that it would be very unlikely that the Commission would approve a variance for a 6-foot fence on Canterbury.

Mr. Walsh spoke saying that they don't know if the pine trees will survive the construction. If they did not, he said that they would have to put in other landscaping.

Mr. Kime said that the construction would actually provide some screening as there would be an "inactive" wall and that the recreation area at 50 Canterbury would be on the other side of the construction.

Mrs. O'Connell suggested that Ms. Lehr might be able to use landscaping or something decorative to fill in the area where her fence went from four feet to six feet. Depending on what was proposed, a variance might be required.

Mr. Isaac asked if Mr. Walsh was offering to replace the pine trees with some type of landscaping, if the trees were damaged during the construction. Mr. Walsh indicated that they would do some kind of screening landscaping in that area.

Mrs. O'Connell acknowledged the presence of another neighbor, Mr. Branton Pardee, who lives at 47 Canterbury. He indicated that he was present just to observe.

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF  
OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON AUGUST 19, 2014  
AT 5:00 P.M.


Mr. Isaac moved that a lot coverage variance be approved for a total of 2,596 square feet, or 20% lot coverage, at 50 Canterbury Court with the additional provision that in the event that the pine trees on the east side of the property are damaged or die that replacement landscaping would be installed between the two properties to provide adequate screening. Mr. Bishop seconded the motion which passed 4 to 0.

Ms. Lehr noted that if she wanted to make changes to her fence that a variance would be required.

Mr. Zyndorf asked about the discussion at the last meeting regarding fencing around trees on at the home of Mr. Davis. Mrs. McHugh said that she would follow up with Mr. Thompson to determine if a notice had been sent out.

It was agreed the next meeting of the Zoning Commission would be on August 27<sup>th</sup> at 5:00 p.m.

There being no further business the meeting was adjourned at 6:28 p.m.



Kathryn O'Connell