

THE CITY OF MAYFIELD HEIGHTS
BOARD OF ZONING APPEALS

MINUTES

March 15, 2016

Jerry Rothenberg, Vice-Chairman called the meeting to order at 7:00 p.m.

ROLL CALL: PRESENT: Mr. Giuseppe Dilulio, Councilman Joe Mercurio, Mr. Salvatore Orteca, Mr. Jerry Rothenberg,
ABSENT: Mr. Fredric Kramer

Also present was Tom Jamieson, Director of Building and Anne Weiland, Secretary.

Mr. Orteca, seconded by Mr. Mercurio moved to suspend reading the minutes of the February 9, 2016 meeting and approve as written. All in favor, motion carried.

TABLED ITEMS: None

NEW BUSINESS:

**BZA 1090: Michael Nicholson
1391 Ranchland Road
Requests a two foot setback variance to build a detached garage three feet from the property line.**

The application requests a variance from 1159.12(b)(4)(B)(1)(b); *Accessory Buildings and Uses*
The following adjacent property owners were notified:

861-05-051	1436 Belrose Road	Wayne F. & Shirley A. Drotleff
861-05-052	1430 Belrose Road	Marjorie A. Tropf Trustee
861-05-077	Ranchland Garden Apts. 1400 Ranchland Drive	Friedman Children Investments 536 S. Wall Street #300, Columbus, OH 43215
861-05-087	1387 Ranchland Drive	David L. & Patricia Wrona 681 Franklin Boulevard, Highland Heights, OH 44143
861-05-089	1395 Ranchland Drive	Joseph L. & Cheryl M. Machesky, Jr.
861-05-099	1390 Ranchland Drive	Iris A. Demand

Mr. Rothenberg pointed out that the same variance request was made and granted by the Board (BZA 1075) and Council (RES. 2015-34). The variance was good for six months. The garage was not built within that time.

Present was Michael Nicholson, Property Owner. Mr. Nicholson explained that he was not able to build the garage at the time he received the variance because he was not able to get the finances. He is now prepared to move forward.

Mr. Orteca asked if anything has changed since the last submittal. Mr. Nicholson said that the plan is the same.

Mr. Dilulio asked if there is a chance that this could, once again, be delayed. Mr. Nicholson explained that he now has the finances and is moving forward with the demolition of the existing garage and is ready to submit for a building permit.

As there were no other questions or comments, Mr. Rothenberg declared the public portion closed. He added that the Board's decision requires action by Council and will be presented to Council in resolution form at the next scheduled meeting, Monday, March 28, 2016 at 7:00 p.m.

Case No. 1090 – Michael Nicholson – 1391 Ranchland Road

Mr. Orteca, seconded by Mr. Mercurio moved to grant the applicant's request.

Roll call on motion: AYES: Orteca, Rothenberg, Dilulio, Mercurio
NAYES: None

MOTION GRANTED

Said request is granted for the reason that the strict enforcement of the ordinance would impose, on the owner, a practical difficulty in the use of the property.

As there was no further business, Mr. Rothenberg adjourned the meeting at 7:06 p.m.

APPROVED:


Jerry Rothenberg
Vice-Chairman

Respectfully submitted,


Anne Weiland
Secretary