

Building and Zoning Appeals Minutes

Stow City Hall Boards and Commissions, Monday, August 13, 2018, at 6:00 p.m.

Oath of Office given to Randall Roberts (new member).

Members Present: Robert Knight, Mike Svasta, Edward Franks, Randall Roberts, and Jaime Syx.

Members Absent: None

Also Present: Karen Taylor, Richard Stringfield, Tony Catalano and Mary Botts

Meeting called to order by Robert Knight at 6:00 p.m.

Approval of Minutes: Motion to approve the minutes of the June 11, 2018, meeting by Mike Svasta, seconded by Edward Franks with note that Ward 1 was not represented as board member resigned, all yea's, no nay's, motion passed 5-0.

Case #18-006

This is a request by Ms. Karen Taylor, property owner, address of 3721 Santom Circle, for approval of a variance of 1.5 feet from the required minimum side setback in order to add a garage to the existing house. There currently is no garage located on her property. She is proposing to construct a garage addition (20 feet by 14 feet) to the south side of her residence. The proposed expansion will be located 6.5 feet from the south property line.

The property is zoned R-3 and the minimum side setback is 8 feet. The applicant is requesting a variance of 1.5 feet from the side setback requirement according to C.O.S. Section 1143.04.

Ms. Taylor stated she bought the house in 1985 without a garage and it is very difficult because the lots are very narrow and I knew I couldn't put a 2 car garage and I thought maybe someday I could expand it in the back yard. I finally found a good contractor who did the siding on the house and who I trust and he proposed to add a garage to the side. The backyard we landscaped and put on a deck. We have drainage issues in the back and we installed a sump pump and French drains so after all the planting, we really didn't want to put this in the backyard. The reason for the extra 1.5 feet is because I really don't have a lot of storage in my house. The basement is finished and it is where the grandchildren come and stay. It is all dry walled and carpeted. The attic has blown in insulation and there is really no

storage. I would like to have a place that is wide enough to walk bicycles and lawnmower, etc. on the side of the car so I thought as long as I am going to build something, I thought I would build it without impinging on anyone else. Mr. Knight asked if the neighbors had commented on it and if they knew what she was proposing. Ms. Taylor said when they both got the letters they came over and asked if I needed them to come with her to the meeting.

Mr. Franks said the 6.5' setback, is that going to the side wall of the garage or the overhang? Mr. Catalano said it is the foundation and we allow 1' for overhang. Ms. Syx said so you have a little path on the side and the garage is going to be built up to that line, and then the overhang is going to go over that area? Mr. Stringfield said part of it. It will still have 5.5 feet of gravel on that. The garage is set back farther. Mr. Franks said is that where it is going to go but that is a little different than what is shown on this plan. Mr. Stringfield said she had it set back and then we shifted it backwards from what the plan is showing. Mr. Franks said because this is showing the back of the garage lining up with the back of the house, and from the marks on the pavement, this has it lined up with the back of the door. Ms. Taylor said I wanted to save the south door and not have it covered up by the garage because that is my only source of light.

Mr. Roberts said I'm glad you mentioned it because I didn't walk on your property but I did an aerial on Google Earth and first of all, you have a lovely home and many of your neighbors have one car garages and having a garage is a great thing. I was going to pose a question to you because I would be remiss if I didn't ask you, but did you or your contractor speak to the Building Department about all the requirements for an attached garage? Ms. Taylor said they have been in contact, the man I talked to had a few questions and so I gave the contractor's number to him and this is where I asked for help. The contractor doesn't even know if he is going to build this yet and he returned the phone call to the Building Department but left a message so they need to connect. Mr. Roberts said it has nothing to do with our variance but I say that because of the garage being back so your side door, which I looked at, can be accessible out front and because if it wasn't, that starts to kick in various code situation where that door would have to be replaced and other things on the garage such as having drywall from the foundation up to the underside of the roof deck, little things like that you need to be aware of because there may be some costs involve. Mr. Stringfield said they (the contractor) did mention that. Mr. Roberts said having this garage, being freestanding or attached, I noticed you have all of your storm sewer connections so it is important that it connects gutters to this. Mr. Roberts said that is critical to yourself and your neighbors to keep water away from your foundation. Ms. Taylor said I have spent a lot on drainage.

Mr. Catalano said I just want to point out that the drawing shows a 2' overhang and a 1' overhang is maximum. Mr. Knight said we can add that as part of a conditional for the variance.

Mr. Knight asked to amend to limit overhang to 1' on south side of proposed structure.

Motion to approve Case #18-006 with amendment that there will be a 1' overhang and not a 2' overhang by Robert Knight, seconded by Jaime Syx, motion passed 5-0.

Adjournment: With no further business to be discussed, motion to adjourn by Mike Svasta, seconded by Edward Franks, meeting was adjourned at 6:17 p.m.

Robert Knight, Chairman

Mary Botts, Secretary