

Building and Zoning Appeals Minutes

Stow City Hall Boards and Commissions, Monday, October 8, 2018, at 6:00 p.m.

Members Present: Mike Svasta, Edward Franks, and Jaime Syx.

Members Absent: Robert Knight and Randall Roberts

Also Present: Jared Miller, Tony Catalano and Mary Botts

Meeting called to order by Edward Franks at 6:07 p.m.

Approval of Minutes: Motion to approve the minutes of the September 10, 2018, meeting by Mike Svasta, seconded by Edward Franks, all yeas, no nays, motion passed 3-0.

Case #18-008

This is a request by Mr. Jared and Dawn Miller, property owner, for approval of a variance of 5 feet to construct an addition to their existing residence located at 1338 Mac Drive.

The proposed addition will total approximately 530 square feet in area and will be located 3 feet from the west property line. The proposed addition is 14' by 38' in size and would extend from the rear corner (southwest) of the existing dwelling. The lot is irregular in shape (pie-shaped) and narrows from front to back. Upon review of variance records in the immediate neighborhood (between 1210 -1310 Mac Drive), there have been three (3) side yard setback variances approved since 2002.

The property is zoned R-3 and the minimum side setback is 8 feet according to C.O.S. Section 1143.04.

Mr. Miller stated basically we are adding on an in-law suite for my elderly father-in-law and the reason why we have to get the variance, at the beginning of the property, since it is pie-shaped, it is perfectly fine but as you go further in, it is closer to the line and unfortunately, the two feet that we had to add on for ADA approval for wheelchair and the bathroom, we needed an extra two feet which you couldn't go toward the house because there are windows and sliding doors and it was feasible to try to get a variance in lieu of the other direction, and also will help for widening the hallways for the wheelchair accessibility and give a little bit more extra room to be able to go around the bed and add space in case you are helping nursing to try to get them into bed, having to have more space on either side of the bed.

Mr. Svasta said I was wondering about the overhang, this came up before and I noticed there was a one foot on the overhang of the roof. Do you know Mr. Miller if the variance is to the end of the roof or was it to the base of the building? It was from the base of the building (foundation) per Mr. Miller.

Mr. Svasta asked Mr. Catalano how the city usually handles the roof overhang? Mr. Catalano said the variance would be from the foundation and then we allow a one foot overhang for encroachment, so it is three foot from the foundation.

Mr. Svasta said I see you asked your neighbors about this. Mr. Miller said yes, everyone is on board on both sides and there are no concerns. They signed off (attached letter) and they all have the blueprints of the entire structure. They have all come over, we have invited them over for a walk through. They all have a copy of the variance request and all except for one, she is elderly and we cut her grass for her and she didn't walk over but she is on the other side of the street but everyone else is on board.

Ms. Botts said there were no negative calls for this variance.

Motion to approve Case #18-008 by Mike Svasta, seconded by Jaime Syx, motion passed 3-0.

Adjournment: With no further business to be discussed, motion to adjourn by Mike Svasta, seconded by Edward Franks, meeting was adjourned at 6:20 p.m.

Edward Franks, Vice Chairman

Mary Botts, Secretary