

**CITY OF MACEDONIA
BOARD OF ZONING AND BUILDING CODE APPEALS
MEETING AGENDA
May 15, 2024**

Time: 6:30 p.m.

1. Call to Order
2. Roll Call: Mr. Pilato, Mr. Ferraro, Mr. Shellko, Mr. Ioffreda, Mr. Scott

ADMINISTRATIVE:

- Approval of Minutes
- a. Case 697-700

NEW BUSINESS:

Case #701 – Detached garage in a side yard

David Wezey
8748 Lawton Drive
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for an area variance at 8748 Lawton Drive. The variance request is to section 1163.02(d): no building or structure shall be placed or erected nearer than ten feet to a side lot line or nearer than five feet to the rear lot line. The applicant is requesting a five foot variance to have a side yard setback of five feet for a detached garage.

If you approve of the above-mentioned use of said property, or, if such use is thought by you to be injurious to your premises or contrary to the public interest, please file a statement by letter or email stating your viewpoint to the Building Department no later than **two** business days before the meeting. You may also contact the Building Department at 330-468-8364. All public comments received to the City will be discussed during the conference call.

If you know of any affected property owners who may be interested, but who may not have read this notice, please inform them of this meeting.

If you are not interested in this matter, please disregard this notice.

-Macedonia Board of Zoning and Building Code Appeals



City of Macedonia
The Crossroads of Northeast Ohio
9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

INTEROFFICE MEMO

To: Zoning Board of Appeals
From: Chris Hall
Subject: Area Variance Reducing Side Yard Setback
For Consideration by the Board on May 15, 2024
Cc: Mayor Molnar, Nino Monaco, Rachael Gambatese
Date: April 19, 2024

Applicant: David Wezey

Location: 8748 Lawton Drive

Zoning: R-1 Residence District

REQUEST: Applicant is seeking an “*area variance*” to reduce the side yard setback for construction of a 24’x24’ detached garage from the required ten feet to five feet.

Standards: **Ordinance 1163.02(d):**
Side and Rear Yards. No building or structure shall be placed or erected nearer than ten feet to a side lot line or nearer than five feet to the rear lot line.

Findings: See attached applicant answers to *Area Variance Factors A - K* which are considered and weighted by the Board to determine practical difficulty.

Board’s Action: The Board is to consider the application for a variance as to Section 1163.02(d) reducing the side yard setback from ten feet to five feet, a variance of five feet.



City of Macedonia
The Crossroads of Northeast Ohio
 9691 Valley View Road • Macedonia, Ohio 44056
 (330) 468-8360 • FAX (330) 468-8396

RECEIVED

APR 18 2024

CITY OF MACEDONIA
 BUILDING DEPARTMENT

Building/Engineering/Zoning/Planning Department

**APPLICATION FOR HEARING BEFORE THE
 MACEDONIA ZONING BOARD OF APPEALS**

See instruction page for more information. Appellant is to provide NINE (9) copies of site plans, pictures, etc., and a written statement. (Residential fee: \$100.00; Commercial fee: \$200.00)

Address of Property Involved: 859 Berkshire Dr. Macedonia, Ohio 44056

Nature of Request: Requesting variance of 5 feet from side lot line

Applicant Name or Agent Therefore: David K. Wezey

Applicant Address: 8748 Lawton Dr. Macedonia, Ohio 44056

Applicant Phone: _____ Applicant Email: _____

Property Owner Name: _____
 (if different from applicant)

Property Owner Address: _____

Property Owner Phone: _____ Property Owner Email: _____

SIGNATURE OF APPELLANT. (AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)

David K. Wezey Date: 04/17/24
 By my signature, I attest to the accuracy of all statement on this form

OFFICIAL USE ONLY

Received Date: _____ Case Number: _____

Variance Requested: _____

The Zoning Board of Appeals meets at 6:30 p.m. on the third Wednesday of each month in Council Chambers at Macedonia City Hall located at 9691 Valley View Road.

Meeting dates are subject to change.

Contact the Building Department at (330) 468-8364.

★ Service ★ Commitment ★ Pride ★

RECEIVED

APR 22 2024

CITY OF MACEDONIA
BUILDING DEPARTMENT

Statements for factors A thru K

- A) Yes. Wet backyard. Built anywhere else the garage will be in water.
- B) Yes, it will make the property more valuable to have an extra garage.
- C) Not substantial, it is the necessary amount of space needed.
- D) No at all. It will be in the backyard, hardly visible to anyone.
- E) No. All services go through the front yard.
- F) I had no need for an extra garage 24 years ago when I purchased the property. Now the need has appeared.
- G) No. I had nothing to do with creating the water.
- H) No other method to achieve this, cannot put garage anywhere else.
- I) I am not hurting anyone by getting approval.
- J) No special privilege, similar situations exist on other properties in Macedonia.
- K) There are many other extra structures built on properties in Macedonia.

Thank you,

David K. Wezey
8748 Lawton Dr.
Macedonia, OH 44056

RECEIVED

APR 18 2024

CITY OF MACEDONIA
BUILDING DEPARTMENT

My backyard floods. The northwest corner of my property has a storm sewer. My land is the lowest of all surrounding properties and all the water from those properties goes through my backyard, which floods it. Either by the sheer volume of water or the storm sewer backing up. This is why I am asking for the variance. To build anywhere else on the property would not be feasible because of the flooding. Also, my driveway goes straight back, which would allow me to use the existing concrete driveway.

Thank you
David K. Wezey

Edward Danczak
859 Berkshire Dr,
Macedonia, OH 44056
Parcel #3302352

To whom it may concern:

After reviewing Dave Weazy's plans for a garage, I have no objection to where it will be located or the distance from my property line.

I understand why it needs to be closer to my property than required .

Thank you
Edward Danczak

User: demoss, Node: ENG58, Job: GARAGE_PROPOSAL_2024, DWG: garage_proposal_2024, Drawing: GARAGE_PROPOSAL_2024, Part: GARAGE_PROPOSAL_2024, Date: 05-Apr-24, Time: 13:19, Message:

BERKSHIRE

PARCEL
3302352

HOUSE

FENCED IN POOL

5 FT.

24 X 24
GARAGE

25 FT.

DECK

HOUSE

HOUSE

PARCEL
3302353

PARCEL
3302354
8748 LAWTON DR.
MACEDONIA OHIO
44056

PROPOSED GARAGE
CONSTRUCTION

DAVID K. WEZEY
APRIL 2024

NORTH



DRAWING SCALE: 1 IN. = 10 FT.

LAWTON

RECEIVED
APR 18 2024
CITY OF MACEDONIA
BUILDING DEPARTMENT