

**CITY OF MACEDONIA  
BOARD OF ZONING AND BUILDING CODE APPEALS  
MEETING AGENDA  
June 17, 2020**

**Location:**

Tele Conference Call; Dial 701-802-5355  
Access Code: 226132

**Time: 6:30 p.m.**

1. Call to Order
2. Roll Call: Mr. Shellko, Ms. Metzler, Mr. Repak, Mr. Pilato, Mr. Ioffreda
3. Approval of Minutes
  - a. Cases 618-622

4. NEW BUSINESS:

**Case #623**

James Prentis  
9130 North Bedford Road  
Macedonia, OH 44056

*The Board of Zoning and Building Code Appeals will hear a request for a variance at 9130 North Bedford Road. The variance request is to section 1163.02(h)(3): the maximum area of a detached private garage shall not exceed 600 square feet. The applicant is requesting an area variance of 408 square feet.*

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

### MEMO

**To:** Rachael Gambatese  
Nino Monaco

**From:** Chris Hall

**Subject:** BZA: Oversized Garage  
Applicant: James Prentis, 9130 North Bedford Road

**Date:** May 20, 2020

#### Variations Requested:

1. The applicant is requesting a variance to Section 1163.02(h)(3); the maximum area of a detached private garage shall not exceed 600 square feet. The applicant is requesting an area variance of 408 square feet.

**CITY OF MACEDONIA  
REQUEST TO APPEAR BEFORE THE  
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- \$100.00; COMMERCIAL- \$200.00.

Address of property involved: 9130 N. BEDFORD RD

Nature of Request: VARIANCE FOR SQ.FT. SIZE OF GAR.

Applicant or Agent Therefore: JAMES A PRENTIS

Address: 9120 N. BEDFORD

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner (if different from applicant): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

James A Prentis 5-20-20  
By my signature, I attest to the accuracy of all statements on this form. Date

**OFFICIAL USE ONLY**

Received Date: \_\_\_\_\_ Case Number: \_\_\_\_\_

Variance being requested: \_\_\_\_\_

**THE ZONING BOARD OF APPEALS MEETS AT 6:30PM ON THE THIRD WEDNESDAY OF EACH MONTH IN THE 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.**

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MAY 2 2020

CITY OF MACEDONIA  
BUILDING DEPARTMENT

I am applying for a variance to build a garage on the property I own at 9130 North Bedford. Total square footage is 1008 sq. ft. The garage itself will be 720 sq. ft. (24x30) with a 288 sq. ft. (12x24) covered porch. There has never been a garage on the property. I reside at 9120 North Bedford (Parcel A) and the property owner to the North is Janet Lee – 9142 North Bedford. I am hoping to have one of my children move into the house and additional storage space would be beneficial. Thank you.

*Janet Lee*

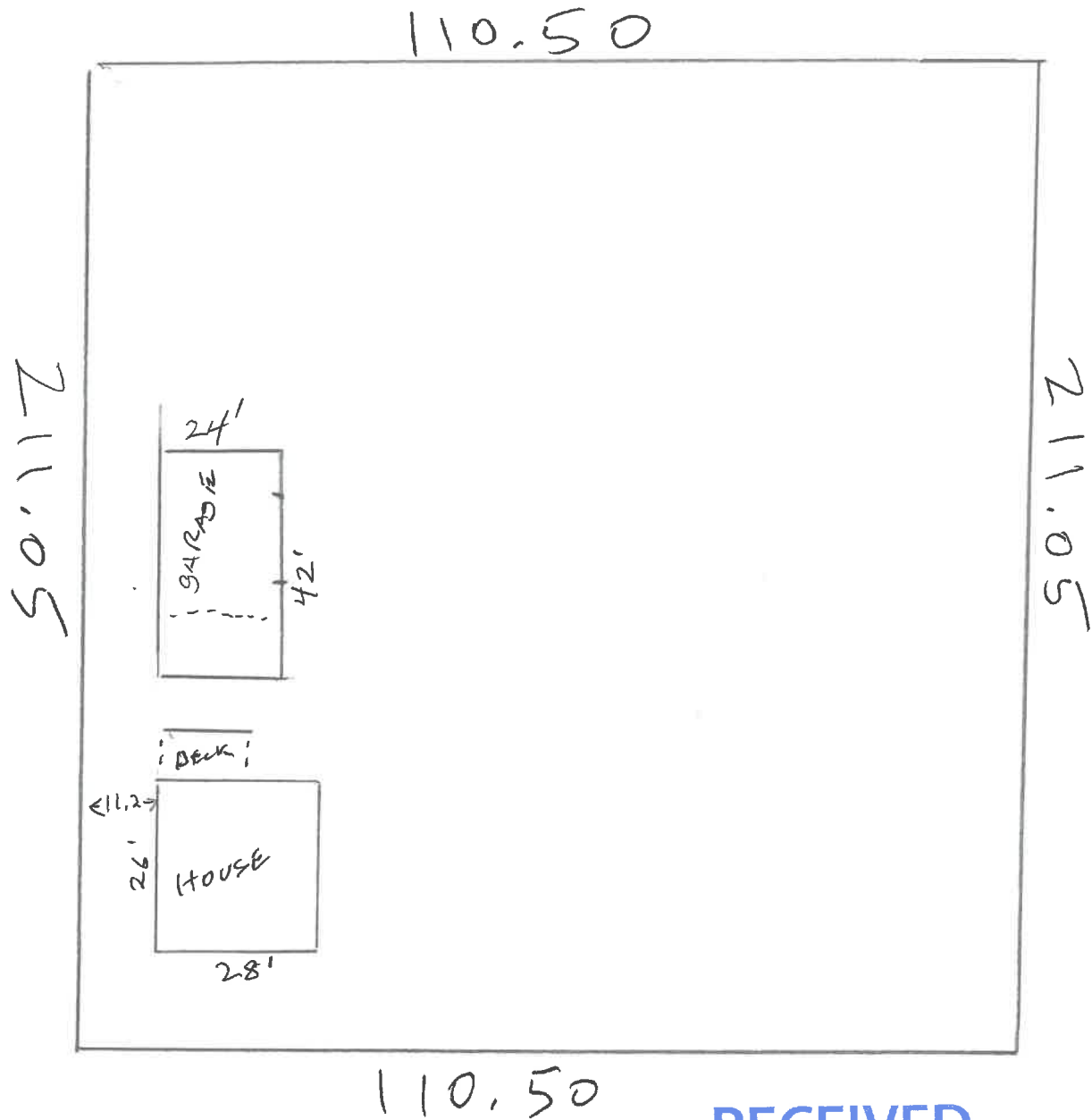
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BUILDING DEPARTMENT

9130 N. BEDFORD

PARCEL # 3310532



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BUILDING DEPARTMENT

10L. 4354 Pg. 660 & 662  
S.C.D.R.

USE

"E" 1402.91' DEED  
716.56'  
1403.34' OBS.

484.00'

RALPH J. & JANET LEE  
VOL. 5533 Pg. 554  
S.C.D.R.

51° 44' 35" W  
90.00'

I. PIN SET  
I. PIN SET  
I. PIN SET

587° 04' 28" E  
272.95'

I. PIN SET

51° 44' 35" W  
110.50'

I. PIN SET

587° 04' 28" E

PARCEL "B"  
0.5353  
Acres

I. PIN SET  
I. PIN SET

211.05' I. PIN SET  
38'  
30.01'

90.00' DEED & USED

PARCEL "A"

11.9497 Acres

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BUILDING DEPARTMENT

1187° 04' 28" W

824.43'

1321.31' OBS.

I. PIN SET

I. PIN FND.  
0.18' S  
0.50' W

58° 03' 35" W  
121.88' DEED  
126.39' OBS.

I. PIN SET

51° 44' 35" W  
100.00'

PARCEL "C"  
0.6047  
Acres

I. PIN SET  
I. PIN SET

584° 36' 40" E  
250.45'

J.C. & L.H. PELTZ  
VOL. 981 Pg. 80  
S.C.D.R.

280.70' DEED & USED  
118'

DAVID E. & ANN F. KAH  
VOL. 5911 Pg. 267

294.10' DEED & USED

587° 04' 28" E  
250.00'

30.01'

134.01'

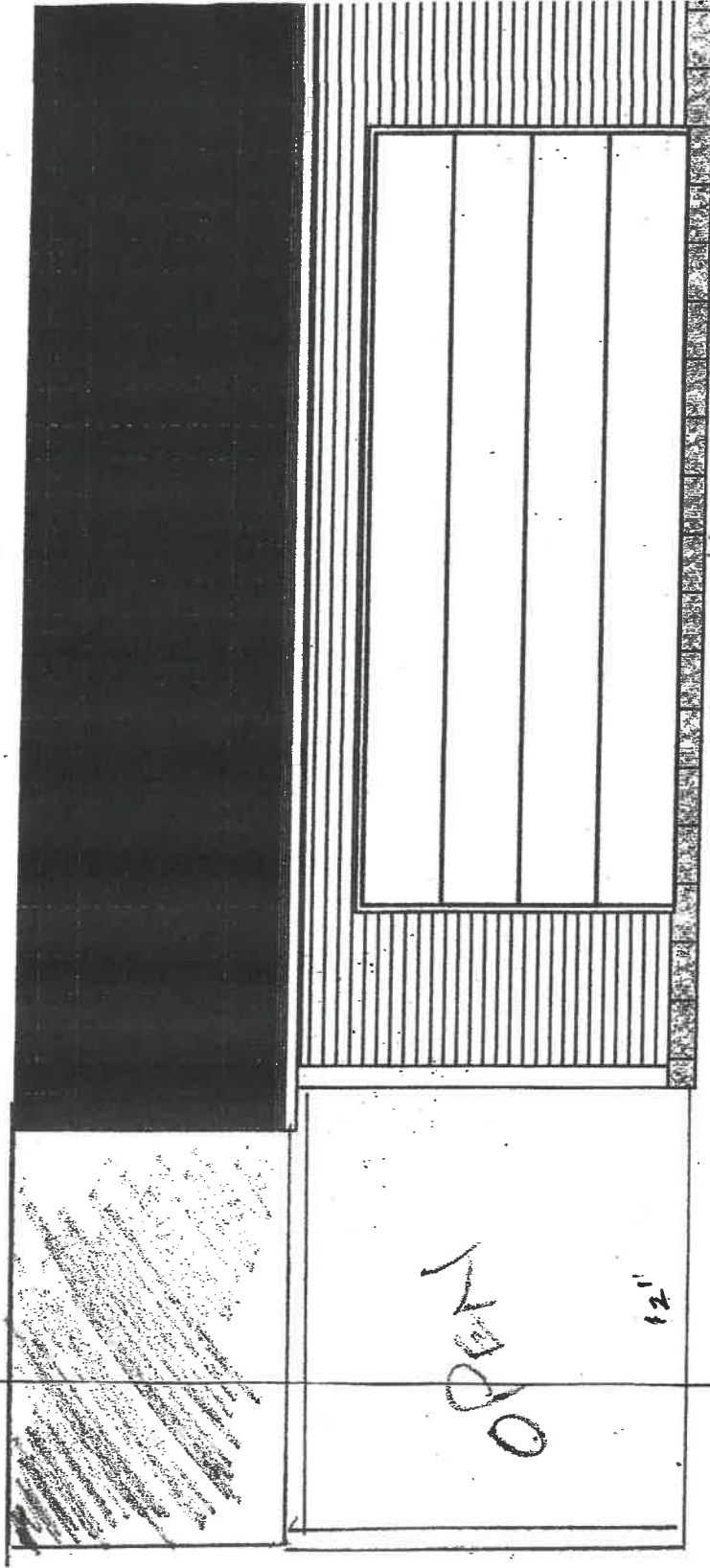
110.50'

DEED OBS.

109.22' DEED  
113.84' OBS.

110.77'

**B4 LUMBER WEST SIDE-EAVE SIDE 1 ELEVATION**



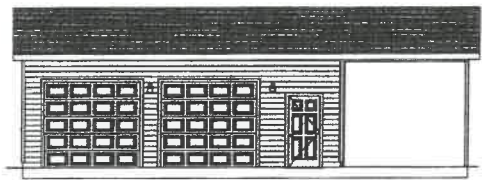
← 4 1/2' →  
← 30' →

Jim Prentis  
Estimate Number: 11329  
5/18/2020

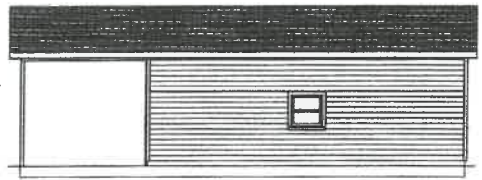
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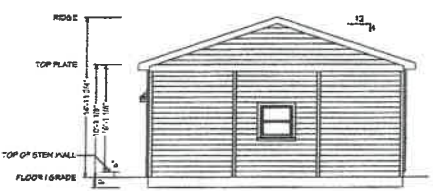
CITY OF MACEDONIA  
BUILDING DEPARTMENT



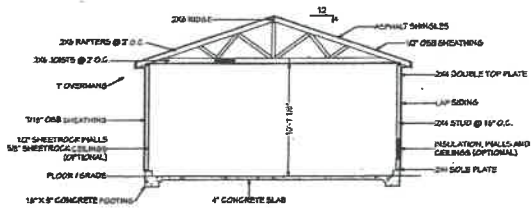
FRONT ELEVATION  
SCALE: 1/4" = 1'



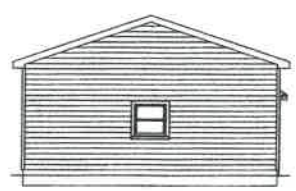
REAR ELEVATION  
SCALE: 1/4" = 1'



RIGHT ELEVATION  
SCALE: 1/4" = 1'



CROSS SECTION  
SCALE: 1/4" = 1'



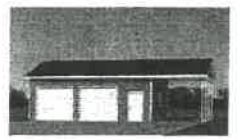
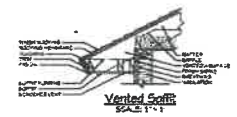
LEFT ELEVATION  
SCALE: 1/4" = 1'

**30x24 Garage  
#30X24G101**

SQUARE FEET: 720  
WIDTH: 42'  
DEPTH: 24'  
EXTERIOR WALL STRUCTURE: 2X4 STUDS

**BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
AND SPECS BEFORE CONSTRUCTION  
BEGINS. BUILDING TO BE BUILT AS  
PER LOCAL CODE REQUIREMENTS.**

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. E.F.P. is not liable for errors. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.



These plans were prepared by me for the project shown. I am not an architect or engineer. I am not responsible for any errors or omissions. I am not responsible for any changes made to these plans. I am not responsible for any building code requirements. I am not responsible for any local, state or federal regulations.

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<https://excellentfloorplans.etsy.com>

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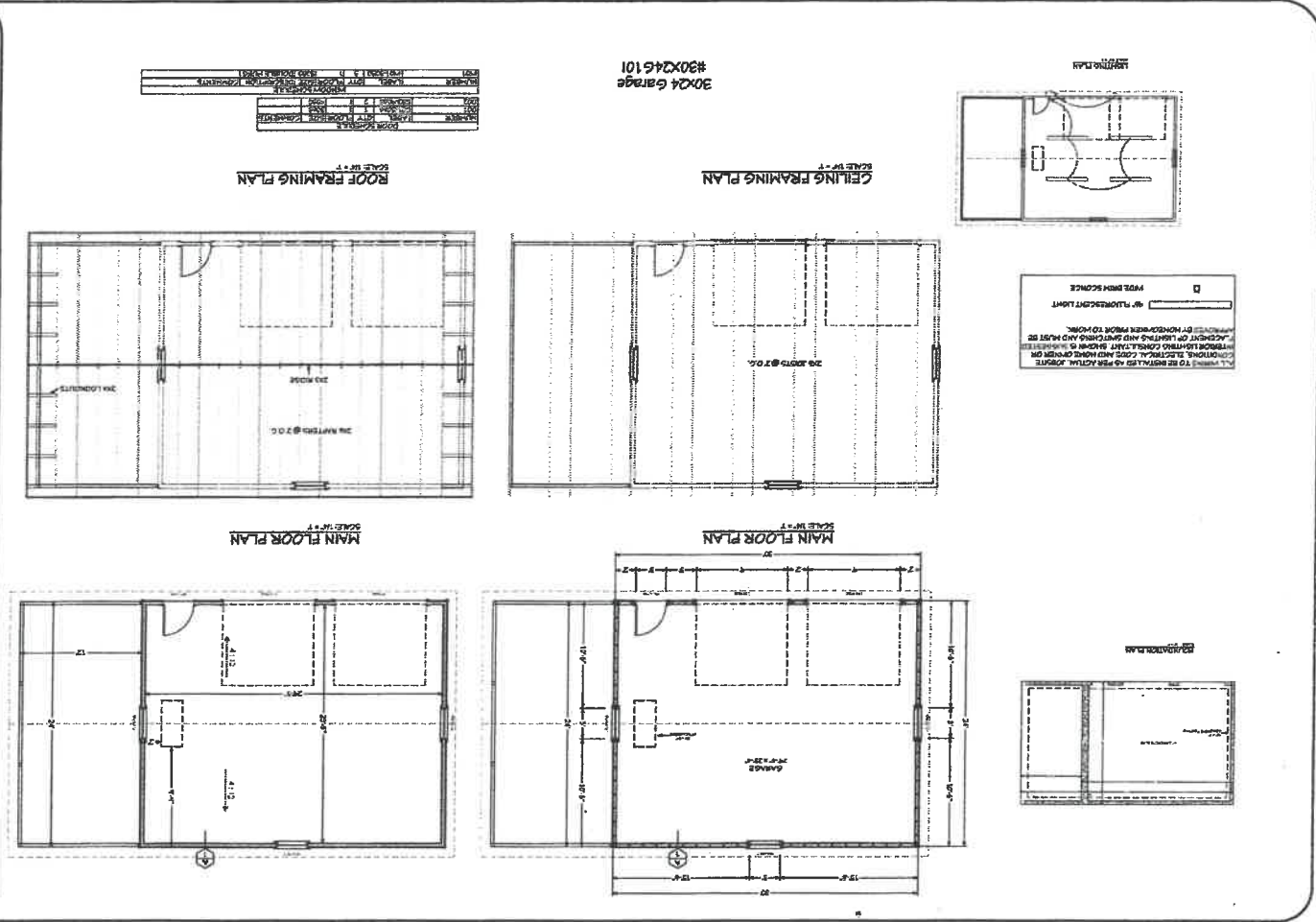
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BUILDING DEPARTMENT



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<https://excellentfloorplans.etsy.com>

These floor plans are not prepared by a registered professional engineer. They are provided as a guide only. It is the user's responsibility to verify the accuracy of the information provided. The user should consult with a registered professional engineer for any construction-related matters. No liability is assumed for any errors or omissions. The user agrees to hold the author harmless for any damages, including consequential damages, arising from the use of these floor plans, in whole or in part, in any way.

PAGE: 2  
 SHEETS: 3



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 MAY 2, 2020  
 CITY OF MACEDONIA  
 BUILDING DEPARTMENT