

**CITY OF MACEDONIA
BOARD OF ZONING AND BUILDING CODE APPEALS
MEETING AGENDA
September 16, 2020**

Location:

VIRTUAL TEAMS MEETING; view link at www.macedonia.oh.us

Time: 6:30 p.m.

1. Call to Order
2. Roll Call: Mr. Shellko, Ms. Metzler, Mr. Pilato, Mr. Ioffreda
3. Approval of Minutes
 - a. Case 630-631

4. NEW BUSINESS:

Case #632-

Greg Bokar
1015 Thornton Court
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 1015 Thornton Court. The variance is to section 1163.02(h)(1): detached accessory buildings shall be located in a rear yard and shall comply with the side and rear yard requirements as specified in Section 1163.02(d). The applicant is requesting a variance to allow a detached garage in a side yard next to the house.

Case #633-

Scott Wallenhorst
600 Valley Brook Lane
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at Parcel #3312448, Sublot 12 on Redwood court. The variance is to section 1163.02(c)(1): the minimum setback line for any building or structure erected upon a lot shall be 100 feet from the center line of the road or street. The applicant is requesting a 15-foot variance to reduce the building setback from 100 feet to 85 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 virtual meeting.

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: Detached Garage in a Side Yard
Applicant: Greg Bokar, 1015 Thorton Court

Date: August 21, 2020

1. Ordinance 1163.02(h)(1); detached accessory buildings shall be located in a rear yard and shall comply with the side and rear yard requirements for buildings as specified in Section [1163.02\(d\)](#) Side and Rear Yards.

The applicant is requesting a variance allowing a detached garage in a side yard, next to the house.

RECEIVED

AUG 21 2020

CITY OF MACEDONIA
BUILDING DEPARTMENT

**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: 1015 THORNTON COURT

Nature of Request: ADDITION OF DETACHED GARAGE

Applicant or Agent Therefore: GREG BOLAR

Address: 1015 THORNTON COURT

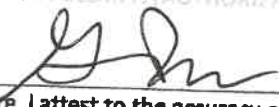
Phone: _____ Email: _____

Property Owner (if different from applicant): _____

Address: _____

Phone: _____ Email: _____

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

 8-20-20
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.

Zoning Board of Appeals

Greg Bokar
1015 Thornton Ct

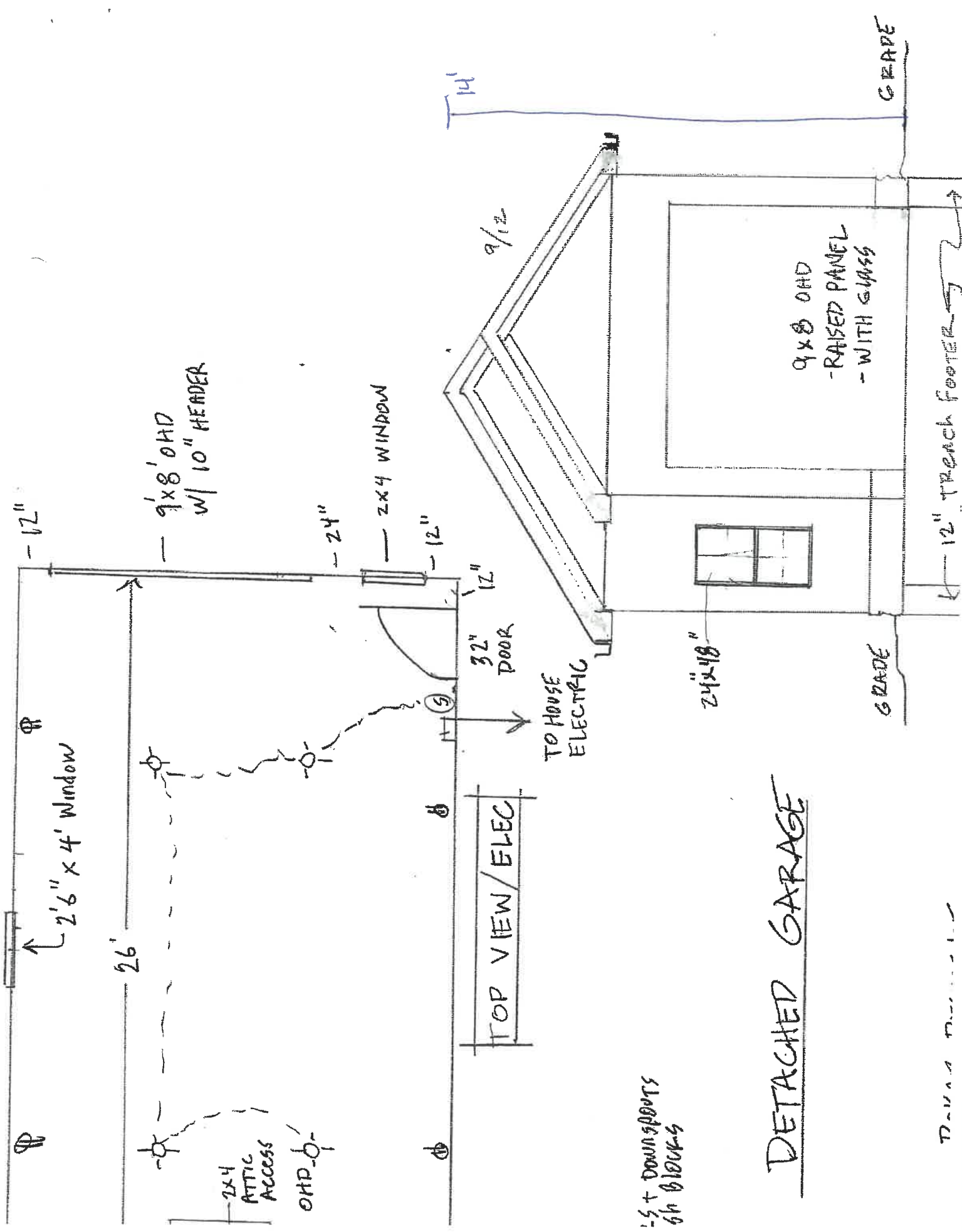
I am requesting a variance so that a detached garage can be constructed at the end of my driveway. The current regulation is to place detached garages behind the back wall of the house. However, doing this would mean that a driveway 40' to 50' long would need to be poured. The drive would run the length of my side yard and would look awful. Also, the garage placed at the end of my driveway would be behind arborvitae and my neighbor, Jason Lockett, would not have direct sight of it. However, he also would not have a problem with this addition. Attached is a signed document by him.

There are 2 houses in the Rolling Hills subdivision that have detached garages in their side yard that are not behind the back wall of the house. Both are on Meadow Woods Drive at 1102 and 1136.

Thank you for your consideration,



Greg Bokar



TOP VIEW/ELEC

DETACHED GARAGE

1/2" + DOWNSPOUTS
6" BLOCKS

DRAWING

219.84

~~30.0'~~

REMOVE
SHED

300

81

82

26'

10'

10'

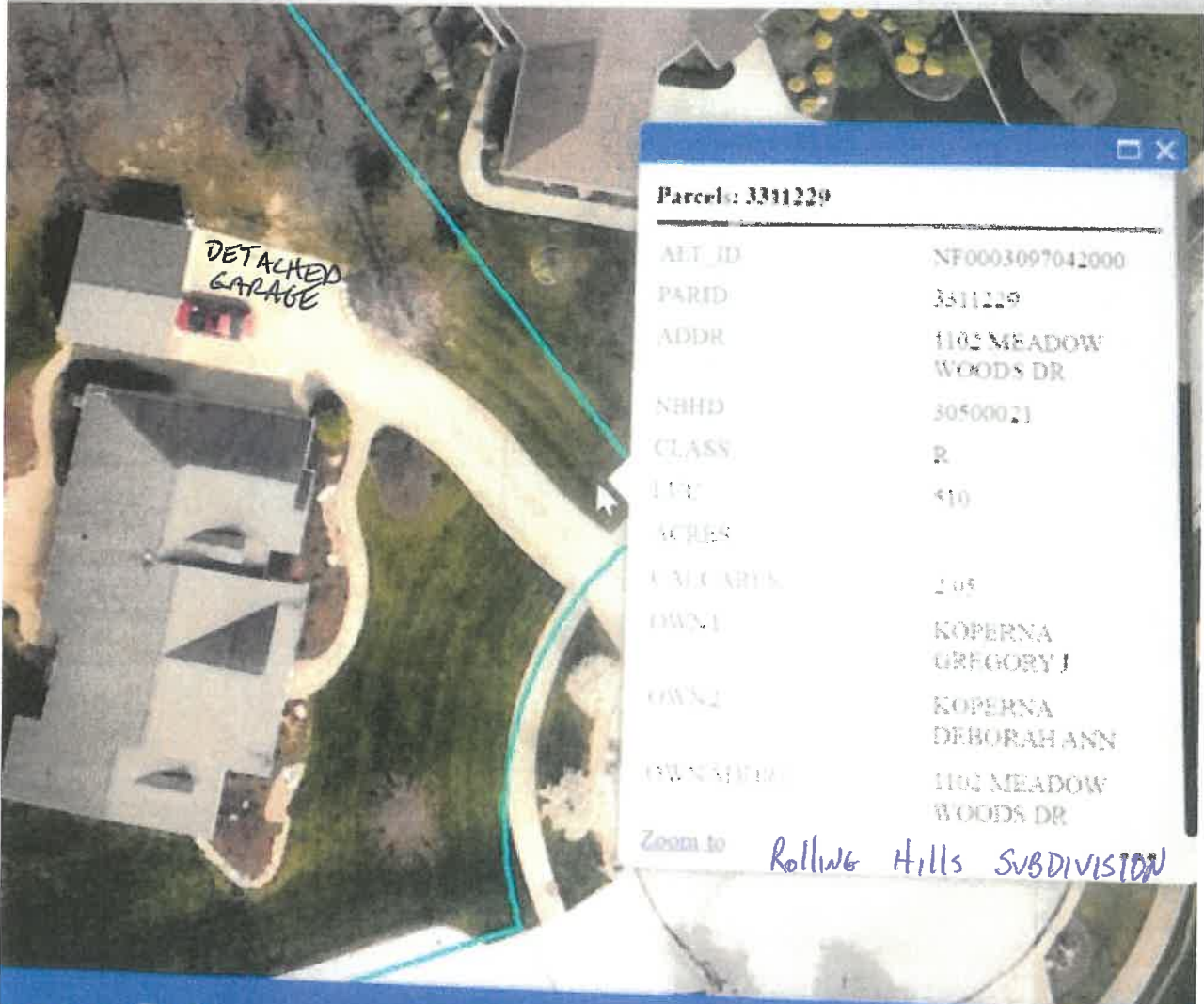
15'

PROPOSED
GARAGE

200.02

200.02





Parcel: 3311229

AET_ID	NF0003097042000
PARID	3311229
ADDR	1102 MEADOW WOODS DR
NBHD	30500021
CLASS	R
LVA	410
ACRES	
UNL CAPTA	2.05
OWN1	KOPERNA GREGORY J
OWN2	KOPERNA DEBORAH ANN
OWN3/STRT	1102 MEADOW WOODS DR

Zoom to *Rolling Hills SUBDIVISION*

wer 2.1

Select Search Field





(1 of 2)

Parcels: 3311226

ALT_ID	NF0003097039000
PARID	3311226
ADDR	1136 MEADOW WOODS DR
SIBID	30500021
CLASS	R
FCC	510
ACRES	
FEET APES	0.50
OWN1	MONEYMAKER MICHAEL
OWN2	
OWNADDR1	1136 MEADOW WOODS DR

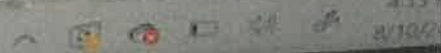
Rolling Hills SUBDIVISION






Addresses: 1061 SKYLAND DR

Road Type	M
Road Number	3829
House Number	1061
Unit Number	
Building	
Floor	
Street Prefix	
Street Name	SKYLAND
Street Type	DR
Street Suffix	
Street Suffix 2	
Municipality	MACEDONIA
Alternate Prefix	E
Alternate Name	CE'VE ANTI
Zoom 10	



I live at 1023 Thornton Court and am the next door neighbor of Greg Bokar. I do not have any issue with him building a garage in his side yard as proposed.



Jason Lockett
August 19, 2020



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: Redwood Court Sublot 12, Parcel # 3312448
Applicant: Scott Wallenhorst

Date: August 24, 2020

1163.02 R-1 RESIDENCE DISTRICT.

(c) Setback Lines.

- (1) The minimum setback line for any building or structure erected upon a lot shall be 100 feet from the center line of the road or street.

Variance Requested:

1. The applicant is requesting a variance to 1163.02(c)(1) reducing the building setback from 100 feet to 85 feet as measured from the center line of the road; a variance of 15 feet.

RECEIVED

AUG 21 2020

CITY OF MACEDONIA
BUILDING DEPARTMENT

**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: SUBLOT 12 REDWOOD COURT - PPH 3312448

Nature of Request: SETBACK VARIANCE

Applicant or Agent Therefore: SCOTT D. WALLETTORST

Address: 1000 VALLEY BROOK LANE, MACEDONIA, OH 44050

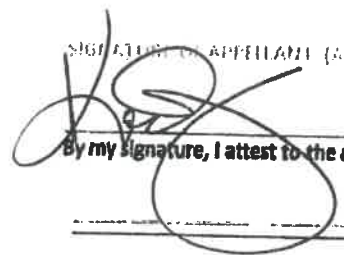
Phone: _____ Email: _____

Property Owner (if different from applicant): JAMES + KAREN SHARP

Address: 1593 DRIFTWOOD LANE, MACEDONIA, OH 44050

Phone: _____ Email: _____

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



By my signature, I attest to the accuracy of all statements on this form.

8.18.2020
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.

August 20, 2020

Scott and Ashlie Wallenhorst
600 Valley Brook Lane
Macedonia, OH 44056

City of Macedonia Board Member,

My wife and I moved to Macedonia in 2009. Our oldest daughter has started school in the Nordonia Hills School District. We have been very happy with the school district and have limited our search to just this area to keep her here. I originated from New York and my wife grew up in Ohio an hour south of here. We have been proud to call Macedonia our home. We are planning to build our forever home on the site before you. The first time we drove through the Rolling Hills development we both said this is the type of neighborhood we envisioned living in someday. After living in two houses previously, we know what we want our future home to have. We want to make sure we have space in the backyard for a swing set, sand box, room for our children to play close to the house, a patio for us to enjoy, and space for an addition in the future when my wife's parents come live with us.

Our request is for a 60' setback (85' from the centerline of the street) in lieu of the 75' (100' from the centerline of the street) per Section 1163.02 (C)(1)Setback Lines. Our reason and request for the variance is that this site has a limited buildable area due to a steep grade (approximately 41%-70%) and conservation easement that begins at the end of the steep grade. The dramatic grade change occurs shortly after where our house and patio would be placed if the 75' front setback is used. The conservation easement occurs just beyond. Without receiving a variance, we feel this site would not provide us the room to place play equipment for our girls and have them play in a safe area prior to the drop off or allow a future in-law addition and the 10' +/- drop would not be economical to fill with dirt to make it usable.

We are aware that Lot #14 received a variance for 20' (we are requesting 15'). This lot and ours have similar challenges giving the rear grade drop on the property. Lot #14 was originally required to have a 50' setback and is now allowed to build at a 30' distance from the street; our house would sit back further from that distance based on what we are requesting. What we are proposing also falls in line with the other houses in the cul-de-sac and a few other houses in the development. Our garage would be the only portion that would sit at the 60' line, the remaining portion of the house would sit further back and slightly in front of the required 75' setback.

We have made numerous modifications to our plan to better fit it onto the site. Some of those items are building a smaller home than we had originally planned and rotating the garage to be a front entry. A side entry garage would have pushed the home further back onto the property, compromised the ecological retainage of the existing woods, and required a large amount of fill to do our patio safely and future addition.

We have been looking at home building sites in the area for quite a while and each one had its own challenges, including this one. This site is picturesque with the woods on the property and our plan currently is to retain as many trees as possible on each side of the lot and place our house between them. We feel this is the right site for our family, however to make our vision come to fruition, we would need the requested variance to be approved. We want to make sure we fit within the surrounding context of the neighborhood as well as preserve the existing ecological retainage system. We believe all of these things can be accomplished with the approval of the requested variance.

We appreciate your consideration and look forward to calling Macedonia our home for many years to come.

Thank you,

Scott and Ashlie Wallenhorst

A handwritten signature in blue ink, appearing to read "Scott & Ashlie Wallenhorst". The signature is written in a cursive style with a large, stylized initial "S" and "A".



Looking at the front right side of property



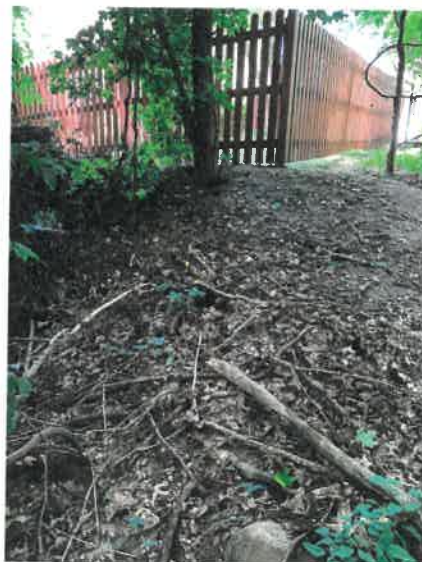
Looking at the property from an angle toward the cul-de-sac



Looking at the front left side of property



Photo above and below - Line of steep grade drop off and the trees are the approximate area of where the patio would end



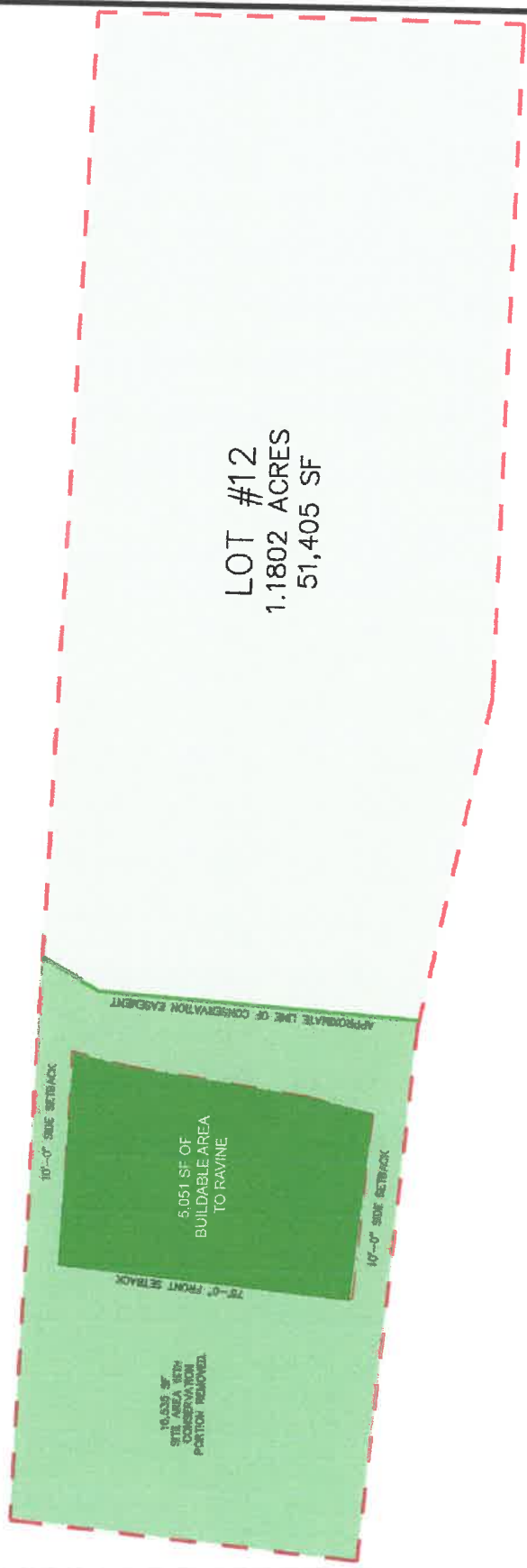
Standing partway down drop off looking up



RECEIVED

SEP 08 2020

CITY OF MACEDONIA
BUILDING DEPARTMENT



LOT #12
1.1802 ACRES
51,405 SF

APPROXIMATE LINE OF CONSERVATION EASEMENT

10'-0" SIDE SETBACK

5,051 SF OF
BUILDABLE AREA
TO PAVINE

75'-0" FRONT SETBACK

10'-0" SIDE SETBACK

18,025 SF
SITE AREA WITH
CONSERVATION
PORTION REMOVED

PROPOSED WALLENHORST RESIDENCE

BUILDABLE AREA
SCALE: 1:50

REDWOOD COURT VL #12 - PPN 3312448
SEPTEMBER 4, 2020

RECEIVED

SEP 08 2020

CITY OF MACEDONIA
BUILDING DEPARTMENT

LOT #11
1.3739 ACRES

436.53'

LOT #12
1.1802 ACRES

CONSERVATION
EASEMENT

123.45'

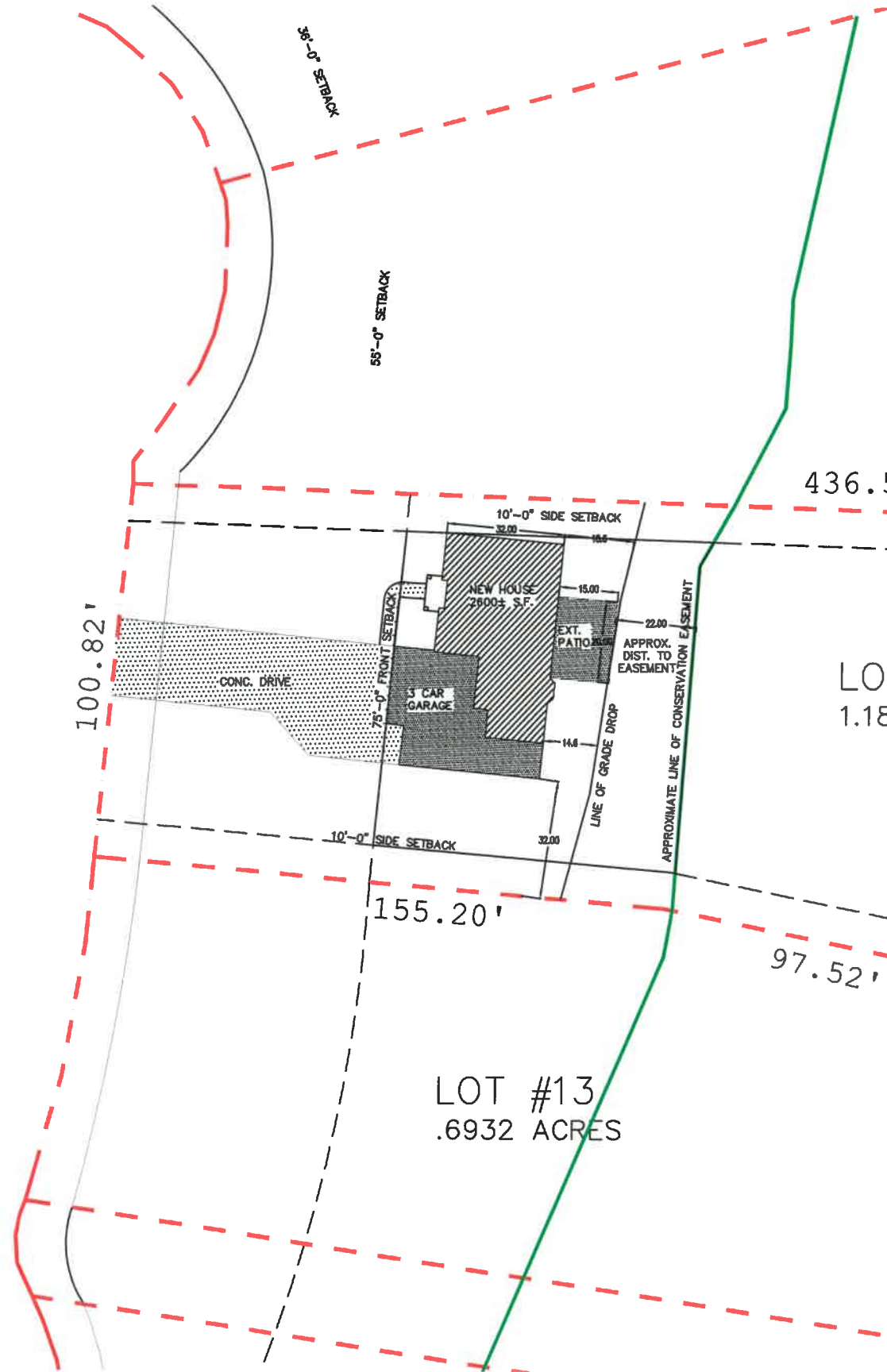
100.82'

155.20'

97.52'

194.85'

LOT #13
.6932 ACRES



EXISTING SITE PLAN W/ 75'-0" SETBACK
SCALE: 1:40

PROPOSED WALLENHORST RESIDENCE

REDWOOD COURT VL #12 - PPN 3312448
AUGUST 20, 2020
UPDATED - AUGUST 26, 2020

RECEIVED

SEP 08 2020

CITY OF MACEDONIA
BUILDING DEPARTMENT

LOT #11
1.3739 ACRES

436.53'

LOT #12
1.1802 ACRES

CONSERVATION
EASEMENT

123.45'

97.52'

194.85'

LOT #13
.6932 ACRES

100.82'

55'-0" SETBACK

35'-0" SETBACK

REQUIRED 75'-0" SETBACK

10'-0" SIDE SETBACK

PROPOSED 60'-0" FRONT SETBACK

10'-0" SIDE SETBACK

155.20'

NEW HOUSE
2800± S.F.

3 CAR GARAGE

EXT. PATIO

LINE OF GRADE DROP

LINE OF CONSERVATION EASEMENT

APPROX. DIST. TO EASEMENT

CONC. DRIVE

PROPOSED SITE PLAN W/ 60'-0" SETBACK
SCALE: 1:40

PROPOSED WALLENHORST RESIDENCE

REDWOOD COURT VL #12 - PPN 3312448
AUGUST 20, 2020
UPDATED - AUGUST 26, 2020