

The regular meeting of the Olmsted Township Board of Zoning Appeals was called to order November 15, 2012 at 6:05 P.M. present were Brian McElroy, James Prosek, Louise Veverka and Karl Patay. Also present was Secretary Tammy Tabor.

Pledge of Allegiance

Minutes

The Board reviewed and made corrections to the Minutes of July 19, 2012, September 20, 2012 and October 17, 2012.

Mr. Prosek made a motion to approve the minutes of July 19, 2012, September 20, 2012 and October 17, 2012 as amended. Seconded by Mr. Patay. Roll call: Prosek-yes, Veverka-yes, McElroy-yes, Patay-abstain.

Application #20120986

Craig Sedlay 26913 Schady Rd.

Craig Sedlay was sworn in. Mr. Sedlay stated that he will be constructing a new detached garage at the rear of his property. Mr. Sedlay stated that he would like to replace the existing driveway to the east of his existing attached garage. Mr. Sedlay stated that he is replacing some of the existing concrete and installing additional concrete to the front of the new garage.

Mr. McElroy asked if the new garage will be conforming. Mr. Sedlay stated that the new garage was decreased in size to comply with the requirements for detached accessory buildings.

Mr. Sedlay stated that the garage is a side entry and the distance is necessary to eliminate driving on the grass to back out.

Mr. McElroy asked how much of the driveway exists currently. Mr. Sedlay stated that the area from the house forward is an existing driveway.

Ms. Veverka stated that there is not a survey showing where the property line is. Mr. Sedlay produced a mortgage survey. Ms. Veverka stated that the survey states that the survey shows the driveway located on the property, but does not state a distance from the property line.

Ms. Veverka stated that the minimum distance for a side load garage is 20 feet.

Mr. Sedlay stated that the original parcel was a farm owned by his family. Several parcels were created and sold to family members. Mr. Sedlay stated that the property to the east is owned by his sister-in law.

The Board discussed minimum distance for a side entry garage. Mr. Prosek stated that he has no objection to granting a variance where the driveway currently exists, the current improvement would be by the existing garage.

Ms. Veverka stated that she is in favor of granting a variance for the garage area only. Ms. Veverka stated that the property will not always be owned by a family member. Ms. Veverka stated that she would be in favor of granting a variance 2 to 3 feet from the property line.

Mr. Prosek stated that he would agree to a variance only for the area directly east of the garage area to allow for backing out and turning in the driveway.

Mr. Patay stated that a couple feet in either direction of the driveway for backing out and turning.

The Board discussed approval of a variance not to exceed 30 feet in length, directly to the east of the garage, it is the responsibility of the property owner that the driveway will not cross the property line.

The Board discussed tapering the driveway.

Mr. Prosek moved to approve application #20120986 for a driveway side yard setback not to exceed 30 feet in length directly to the east of the existing garage. Seconded by Ms. Veverka.

The Board discussed the area to include tapering the of the driveway.

Mr. Prosek amended his motion to allow for a length not to exceed 34 feet in length including tapered areas within the side yard setback.

Roll call: all approved.

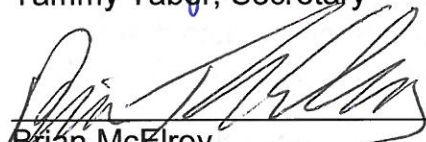
Mr. Prosek moved to adjourn. Seconded by Mr. McElroy. Roll call: all approved.

Respectfully submitted,



Tammy Tabor, Secretary

1-16-2013



Brian McElroy

1-16-13
Date