

Olmsted Township Board of Appeals

Regular meeting

September 21, 2016 7:00 PM *November 16, 2016*

Pledge of Allegiance

Roll Call: Thomas Cole, Cindy Kelly, John Phillips, Stan Dobies

Alternate Ken Barbarino was also present

Building Official Steve Vogel, Secretary Tammy Tabor

Thomas Cole moved to approve the minutes of September 21, 2016 as submitted. Seconded by Mr. Phillips.

Roll call: all approved.

Variance No. 20160741 Pembroke Place

Thomas Simon sworn in representing William Thomas Homes in the Pembroke Place variance request.

Mr. Cole: You met with Building Official Steve Vogel and he has submitted staff report. There are two properties that appear to be on the property line. Lots 110 and 115. Could you clarify that?

Mr. Simon: The property line is the heavy dark line 40 ft. buffer and 50 foot building line. The dotted line is the minimum setback line. The shortest distance to the property line is 9 ½ feet. The existing 50 foot building line which will not be changing from the original plan. Because the code points to the R-15 district, a variance is requested. If the lots were created through and the green space was eliminated, a variance would not be necessary.

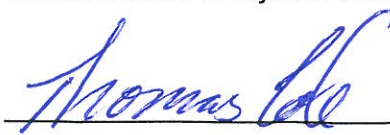
Mr. Cole: In keeping with the R-15 requirements for detached homes,

- The plan shows a minimum lot size of 2400 square feet, which requires a 12,600 square foot variance.
- A minimum lot width of 100 feet. The plan shows a minimum lot width of 34 feet, a 66 foot variance is requested.
- A minimum lot depth of 150 feet is required, the plan shows 70 feet, a variance of 80 foot is requested.
- A maximum lot coverage of 60%, a 35% variance is needed.
- A required 35 foot setback no variance required
- A side setback of 5 feet complies, a total of 15 feet for both sides requires a 5 foot variance.
- A rear yard setback minimum 50 foot is required, keeping the same lot location of 9 ½ foot rear yard, requires a 40.5 foot variance.

Mr. Vogel: the separation requirement is 10 feet, which will not require special fire rated construction. Anything less than the 10 feet require fire rated construction.

Mr. Cole moved to approve variance request no. 20160741 as previously described. Seconded by Mr. Phillips. Roll call: all approved.

Mr. Cole moved to adjourn. Seconded by Mr. Dobies Roll call: all approved.

 *4/19/17*

Thomas Cole

Date