

The regular meeting of the April 20, 2005 Board of Zoning Appeals was called to order at 7:30 p.m. Present were Charles Cvitkovich, Gregory Engelking, Genevieve Silveroli, Larry Maser and Chairman James Bolander. Also present were secretary Nicole Rosiu and Building Inspector Robert Hayes. Mr. Bolander asked the audience to stand for the Pledge of Allegiance.

Mr. Bolander stated that he was going to amend the agenda in order to hear the Zoning appeals before the Building Code appeals. Mr. Maser moved to approve the minutes of March 16, 2005 meeting. Seconded by Mr. Cvitkovich. Roll call, all approved.

The secretary read the public notice for Application #20055098, submitted by Vincent LaGruth. Mr. LaGruth was sworn in. Mr. Bolander asked why Mr. LaGruth wanted his garage to be so high. Mr. LaGruth stated that he had purchased a pre-ordered truss and that caused it to be that high. Mr. Bolander stated that the garage would exceed the code by 3 feet. Mr. LaGruth said that he would be using the extra space for storage. Mr. Cvitkovich said that there are other trusses available that are not that high. Mr. LaGruth stated that he would need the higher truss for room to walk upstairs.

Mr. Bolander asked how big the garage would be. Mr. LaGruth said that the new garage would be 20' x 40' and the existing garage was 20' x 20'. Mr. Bolander asked if it would be 2.8' from the property line. Mr. LaGruth said yes, it would be where the old one was. Mr. Bolander stated that it would have to be 5 feet from the property line. Mr. LaGruth said that would be fine, he has room to do that. Mr. Bolander asked Mr. LaGruth if he would be able to live with a shorter roof. Mr. LaGruth said that he would prefer not to. Mr. Bolander asked what his difficulty is with a shorter roof. Mr. LaGruth stated that he needs the higher roof to fit the needs of his family. Mr. LaGruth said all of his daughter's old stuff is in the attic and he wants to store other things in the attic and put his daughter's old stuff in the garage.

Mr. Bolander asked Mr. LaGruth if the proposed garage would be 20 feet wide and 40 feet deep. Mr. LaGruth said yes. Mr. Cvitkovich asked why Mr. LaGruth needed 7 feet of clearance on the second floor. Mr. LaGruth stated that he checked the smaller trusses, and they would only offer 5 feet of clearance, which is not enough. Mr. Cvitkovich stated that Mr. LaGruth said he needed the space for storage, so why does it have to be so high. Mr. LaGruth stated that he collects antique motorcycles that he would like to store there, and he needs the room to walk around.

Mr. Engelking asked where everything is going to drain. Mr. LaGruth said that he would add a 4-inch crock and run it to the street. Mr. Bolander asked how high Mr. LaGruth's house is. Mr. LaGruth said maybe 17 feet, and the neighbor's garage is over 18 feet high. Mr. Bolander stated that the Township might have allowed it to be that high when it was built. Ms. Silveroli asked if the shed that is shown on the plans is still on the property. Mr. LaGruth said yes. Mr. Bolander asked Mr. LaGruth how he would access the second floor. Mr. LaGruth said that he would have pull-down steps. Mr. Bolander asked Mr. LaGruth if he had thought about getting a variance for more square footage and a lower roof. Mr. LaGruth said that he doesn't want to take up more of his backyard. Mr. Cvitkovich asked how far the garage would be from the rear property line. Mr. LaGruth said at least 100 feet.

Mr. Bolander said if the peak of the roof were 15 feet, Mr. LaGruth would lose half the storage space. If the garage went back another 10 feet, it would have an extra 200 square feet of storage space. Mr. Bolander asked if Mr. LaGruth had thought about any other configuration. Mr. LaGruth said that his wife likes the one with the higher truss. Mr. Maser stated that if Mr. LaGruth lowered the roof and went back 20 feet it would be the same amount of storage as having a higher roof. Mr. LaGruth said that it would be more expensive to do that.

Mr. LaGruth stated that he wants shelving to go all the way up to the ceiling up top. Mr. Maser said that he would need a ladder to reach the high shelving. Mr. LaGruth said he has a lot of stuff. Mr. Bolander stated that the board has had many other cases like this, and storage is not a hardship. Mr. Maser said that Mr. LaGruth should look for other options and drop the height. Mr. Engelking asked if there is a basement in his house. Mr. LaGruth said no, there is just a crawl space. Mr. Cvitkovich asked what the design load is on the proposed garage. Mr. LaGruth said he doesn't know off the top of his head, but it on the papers in the folders that the board members have. Mr. Cvitkovich said he doesn't think the motorcycles and shelves can be put up top with a 40 lb. per square foot load. Mr. Maser said he agrees from a safety aspect.

Mr. Engelking moved to approve Application #20055098 as submitted. Seconded by Ms. Silveroli. Roll call, all disapproved.

Chuck Murphy from Olmsted Falls City School District was there and was asking about the extension of a conditional use for a sign located in a residential district. Mr. Bolander stated that his request would have to be publicized in the newspaper and to the surrounding residents. Mr. Bolander stated that the board could hear Mr. Murphy at the next meeting.

Mr. Maser moved to adjourn at 8:00 p.m. Seconded by Mr. Bolander. Roll call, all approved.

Floor Discussion

Respectfully submitted,

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Nicole L. Rosiu, Secretary

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James Bolander, Chairman

Date