

**ZONING BOARD OF APPEALS
MEETING AGENDA
Mayfield Village**

**Tues
Feb 19, 2019
7:30 p.m.**

MEMBERS:

Mr. Joseph Prcela	Chairman	Mr. Anthony Coyne	Law Director
Mr. Vetus Syracuse	Chairman Pro-Tem	Mr. John Marrelli	Bldg Commissioner
Mr. Stivo DiFranco		Ms. Deborah Garbo	Secretary
Ms. Alexandra Jeanblanc			
Mr. John Michalko			

CONSIDERATION OF MEETING MINUTES

Sept 18, 2018

ORGANIZATIONAL MEETING

- Election of Chairman
- Election of Chairman Pro-Tem
- Election of Secretary
- Election of Planning & Zoning Representative to the B.O.A. (Vetus Syracuse)

CONSIDERATION OF CASE NUMBER #2019-01

Applicant: Amanda Bowman
7129 Wilson Mills Rd.
PP # 831-27-009

1. A request for a 359 sq. ft. area variance from Section 1157.06 (a) (2) to allow for construction of an addition to existing Detached Garage.

Maximum accessory building area is 675 sq. ft., applicant proposes 1,034 sq. ft.

Abutting Property Owners:

831-27-004 Caren Blackson 669 Echo Dr 44040

831-27-005 Eugene DiMichele 820 Hardwood Ct. 44040
(vacant land)

Note: Meetings held at the Mayfield Village Civic Center Main Conference Room at 6622 Wilson Mills Rd, Mayfield Village 44143.

cc: Mayor, Director of Administration, Council, Clerk of Council, Economic Development Manager, Dept. Heads, Law Director, Engineer, P & Z, A.R.B., B.O.A. & Abutting Property Owners

January 17, 2019

RE: 7129 Wilson Mills Rd Building Permit

I, Amanda Bowman, am requesting a building permit to add on to the existing detached garage located on parcel 831-27-009.

The specific request is to:

- Add 22' x 12' to existing 35' x 22' detached garage
- Re-roof entire detached garage and addition
- Re-side entire detached garage and addition
- Re-locate attic steps currently limiting full access to an entire bay
- Add man door to access garage more easily

The reasons and benefits for this addition include:

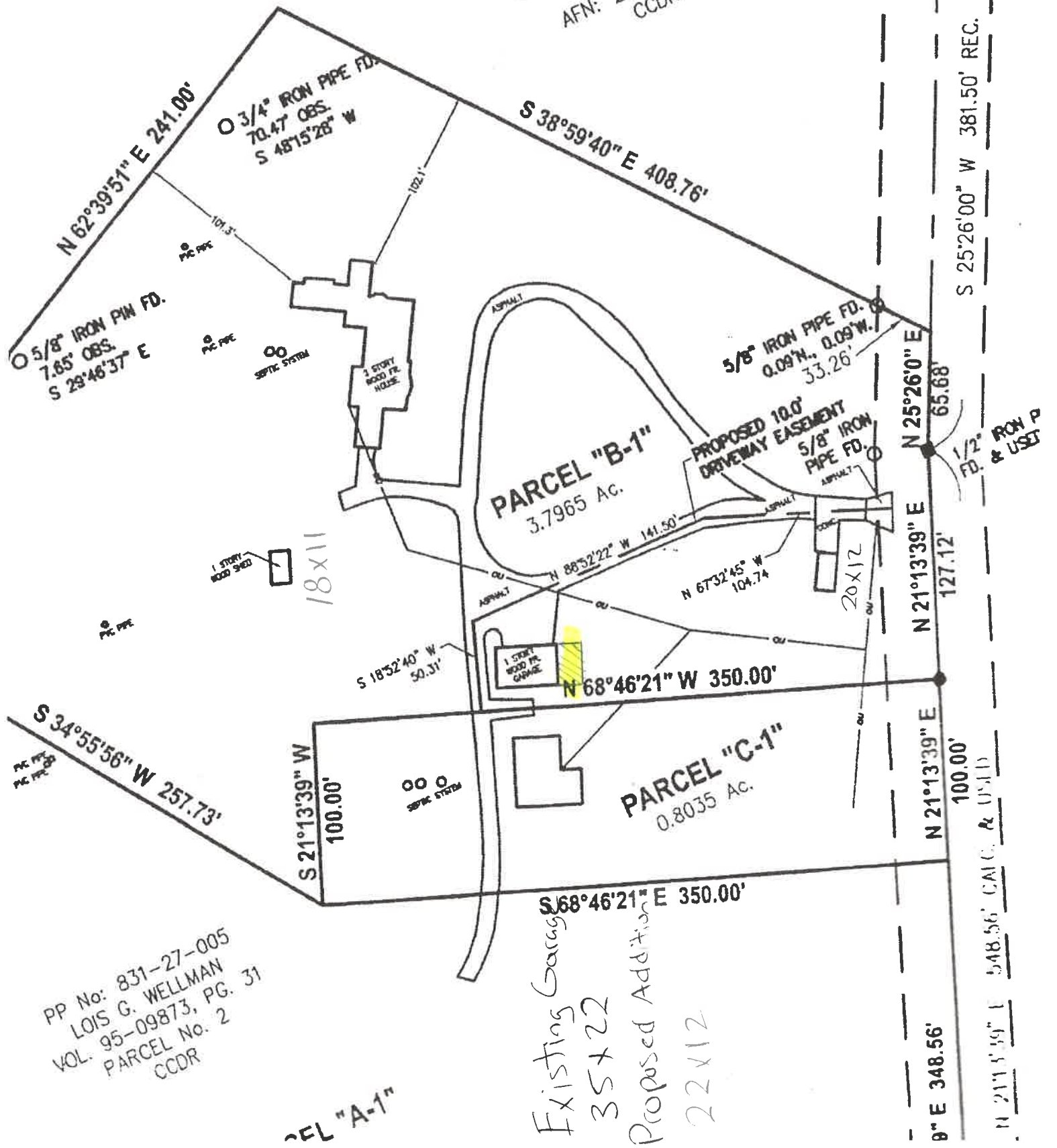
- Not enough existing space for 3 cars, 1 large tractor with attachments (to be purchased), lawn equipment (mower, blower, weeder, chainsaw, tree trimmer, chipper, pressure washer, etc.), generator, lawn furniture, and more in existing structures. They are all fully utilized.
- 2 parcels at 5 acres require more equipment storage requirements than smaller lots typically found in the Village.
- The property was purchased with my ex-husband and he was a contractor. Tractor and one vehicle were usually located in PA, requiring less need for more storage. Now that I am divorced and have necessary funds, addition can be added.
- New siding and roofing will need to be done sooner than later on existing detached garage. Doing so with addition will increase property value.
- The steps in current detached garage will need to be relocated to benefit from any existing or new space, requiring structure modifications anyway.
- There is not sufficient room, nor is it cost effective, to add to attached garage.

I appreciate your acceptance of my request for a building permit. If you have any questions, I can be reached at 440.339.1095.

Thank you,

Amanda Bowman

PP No: 831-27-006
 CLEVELAND METROPOLITAN
 PARK DISTRICT
 AFN: 201001150568
 CCDR



N 62°39'51" E 241.00'
 5/8" IRON PIPE FD.
 7.65' OBS.
 S 29°46'37" E

3/4" IRON PIPE FD.
 70.47' OBS.
 S 48°15'28" W

S 38°59'40" E 408.76'

5/8" IRON PIPE FD.
 0.09" N., 0.09" W.
 33.26'

PARCEL "B-1"
 3.7965 Ac.

PROPOSED 10.0'
 DRIVEWAY EASEMENT
 5/8" IRON
 PIPE FD.

1 STORY
 WOOD FR.
 HOUSE
 18x11

1 STORY
 WOOD FR.
 GARAGE
 N 68°46'21" W 350.00'

PARCEL "C-1"
 0.8035 Ac.

S 34°55'56" W 257.73'

S 21°13'39" W
 100.00'

S 18°32'40" W
 50.31'

N 67°32'45" W
 104.74'

N 25°26'0" E
 65.68'

N 21°13'39" E
 127.12'

N 21°13'39" E
 100.00'

S 25°26'00" W 381.50' REC. 381.54' OBS.

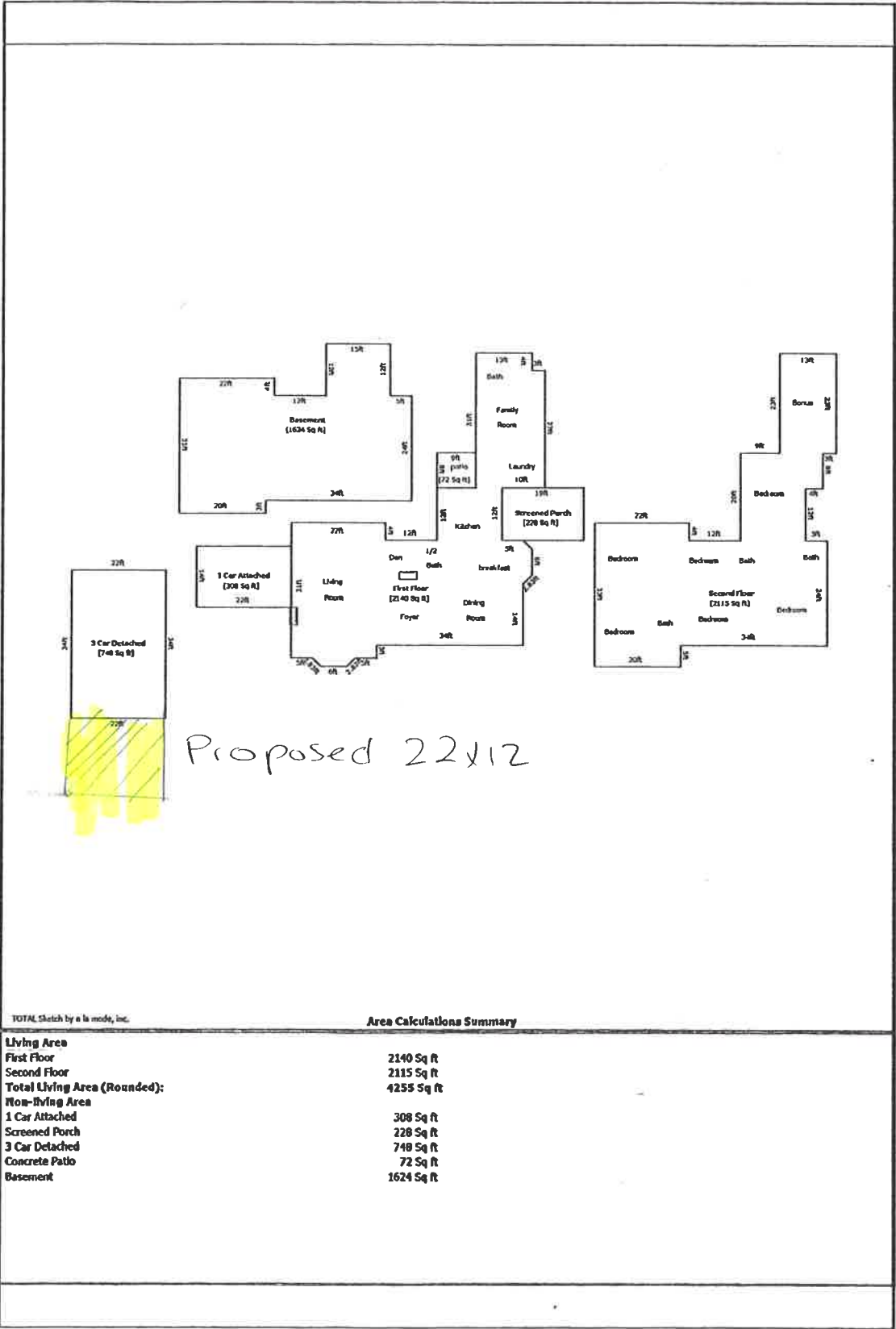
1/2" IRON P
 & USE

PP No: 831-27-005
 LOIS G. WELLMAN
 VOL. 95-09873, PG. 31
 PARCEL No. 2
 CCDR

Existing Garage
 35x22
 Proposed Addition
 22x12

PARCEL "A-1"

S 68°46'21" E 350.00'



Area Calculations Summary

Living Area	
First Floor	2140 Sq ft
Second Floor	2115 Sq ft
Total Living Area (Rounded):	4255 Sq ft
Non-Living Area	
1 Car Attached	308 Sq ft
Screened Porch	228 Sq ft
3 Car Detached	748 Sq ft
Concrete Patio	72 Sq ft
Basement	1624 Sq ft