

Meeting Minutes of
Board of Zoning Appeals
Held April 6, 2023

Members Present: Jack Norton, Clete Miller, Jan Saurman, Scott Bruno, Dan Gess

Excused: Terry Burke, Carolyn Young, Eric Tuck-Macalla (Building Director)

Also Present: Lauren Oley (Secretary)

Audience: Nick Yarham

**Full recording of the meeting is permanently available on the City of Bay Village website under Government/Board of Zoning Appeals/View Most Recent Agendas and Minutes/Media*

Mr. Norton called the meeting to order at 7:30 p.m. and introduced the first item on the agenda the approval of the minutes that were held March 16, 2023.

Motion by Mr. Bruno, second by Mr. Miller, to approve the minutes as prepared and submitted.

Motion Passed 5-0

1) Northern Hammerworks on behalf of Mike Norhad 344 Rye Gate	Applicant is seeking a variance to section 1153.04 Minimum rear yards to build a covered patio on the back of his house. The required rear yard setback is 38', the roofed patio is 27'. A variance of 13' or 34% is requested.
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Mr. Norton introduced the next item on the agenda as 344 Rye Gate adding that the board has had an opportunity to review the application and visit the site.

Mr. Bruno stated that he noted that the variance is sizable by linear footage, but in looking at it he still feels that there is a pretty sizable setback in the rear yard. Some of the setback requirements take into consideration if there would be room for equipment or utility equipment which wouldn't be an issue here. He feels that it's reasonable.

Mr. Miller added that the requirements are also in place to ensure there is still free area in the rear yard to make sure there is still proper drainage.

Mr. Norton inquired if they'd want to consider including that it needs to remain open sided?

Mr. Bruno replied in the affirmative.

Mr. Norton went on to say that he noticed a house to the south has a bump out like that, but it's attached and it's a room. It looks like it's smaller than this, but it must also encroach to some extent – and it's fully sided. If this remains open it lessens the mass of the building.

Motion by Mr. Bruno, **Second** by Mr. Saurman, to grant the property at 344 Rye Gate a variance per C.O. 1153.04 a variance of 13' based on the requirements the rear yard setbacks per the code provided that this patio structure not be enclosed and remain open sided in nature.


Roll Call Vote:

Yeas – Saurman, Norton, Gess, Bruno, Miller


Nays –

Motion Passed

There being no further business to discuss the meeting adjourned at 7:35 p.m.



Jack Norton, Chairman



Lauren Oley, Secretary