

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: MAY 8, 2006**

PRESENT: Commissioners Kerr, Knezevic, Mastrangelo, Pilla, Urban;
Recording Clerk Olson; Building Commissioner Jamieson

ABSENT: None

MOTION ON THE MINUTES: The reading of the Minutes of the regular meeting held April 24, 2006 was dispensed with. Mr. Kerr moved to accept the Minutes as written; seconded by Mr. Knezevic. Ayes Kerr, Knezevic, Mastrangelo, Urban; abstain Pilla.

CHANGE TO THE AGENDA: Chairman Mastrangelo advised that item 6: William Dagg, 5486 Prestwick Lane, will be added to the agenda.

**SUBJECT: KOKILA PATEL, 6204 KENARDEN DRIVE
PZ06009 VARIANCE TO SETBACK REQUIREMENTS**

Chairman Mastrangelo reported that Kokila Patel's request for a variance to setback requirements that was heard by the Commission on April 24, 2006 is being withdrawn because upon further review by Building Commissioner Jamieson, no variance is required.

**SUBJECT: ERIC SHULTZ, 6317 COLDSTREAM
PZ06008 VARIANCE TO DRIVEWAY REQUIREMENTS**

Eric Shultz, homeowner, 6317 Coldstream, appeared before the Commission to obtain a variance to widen the existing driveway on property located at 6317 Coldstream. The Public Hearing was held prior to the regular meeting.

MOTION: A motion was made by Mr. Urban to grant Eric Shultz, on property located at 6317 Coldstream, a variance of 6'6" from Section 1323.02(d): "Permanent Driveways; Two Car Garages", which establishes a maximum driveway width of 20', to allow a driveway width of 26'6" for a length of 32', and then tapering to the existing driveway for a length of 11'6"; seconded by Mr. Kerr. Roll call on the motion. Ayes Kerr, Knezevic, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

Chairman Mastrangelo requested that the clerk poll the Commissioners in the majority as to their reasoning for the manner in which they voted. The consensus of the Commission for approving the variance was that a practical difficulty existed due to an existing large tree located in the side yard as well as a lack of necessary side yard to accommodate a traditional driveway turnaround allowed by code, and that the area of the proposed driveway addition was less than the traditional turnaround allowed by code.

SUBJECT: JOHN P. HOLLIS, 264 HALTON TRAIL
PZ06010 VARIANCES TO GARAGE REQUIREMENTS

John P. Hollis, homeowner, 264 Halton Trail, appeared before the Commission to review a request for two variances for a proposed garage that is larger and deeper than allowed by code at property located at 264 Halton Trail.

Mr. Hollis stated that his proposed house will be 4,500 square feet and will have a three-car garage. He said that he is proposing to build a partial extension onto one side of the garage as a storage area. He said that the garage itself, minus the storage area, complies with code. He said that the storage area will be 6'8" deep and will only extend 23'4" out of the total garage width of 35', and that variances to the area and depth of the garage are necessary. He stated that the plans were approved by the Architectural Review Board.

Chairman Mastrangelo stated that the applicant is requesting a variance of 120 square feet to allow a three-car garage with an area of 920 square feet, and a variance of 4'4" to allow a three-car garage with a depth of 29'4".

Building Commissioner Jamieson stated that the large size of the applicant's house and lot qualifies for a four-car garage. He said that the garage parameters in the current code were set for houses that are smaller than the significantly larger homes being built in the newer subdivisions.

Mr. Hollis replied that a four-car garage would look over-bearing given the elevation of the location of the garage.

In response to Chairman Mastrangelo's inquiry if the storage area must be considered as part of the garage, Building Commissioner Jamieson replied yes.

Chairman Mastrangelo advised that a Public Hearing will be held on May 22, 2006.

SUBJECT: MAYLAND NURSERY & PRESCHOOL, INC., 1000 FORD ROAD (AT ST. JOHN'S LUTHERAN CHURCH)
PZ06011 RENEWAL OF CONDITIONAL USE PERMIT TO OPERATE A PRESCHOOL

Diane M. Mormino, owner, Mayland Nursery & Preschool, Inc., 1000 Ford Road, appeared before the Commission to obtain a continuation of a Conditional Use Permit to operate her preschool inside St. John's Lutheran Church, 1000 Ford Road.

Ms. Mormino stated that the current Conditional Use Permit was approved on May 10, 2004 for a period of two (2) years and that she is requesting a continuation of the permit for an additional two (2) years. She said that her preschool is licensed by the Ohio Department of Human Services and has been in operation since 1968, and that she has been the owner since 2000. She stated that the preschool operates from Labor Day to Memorial Day weekend, Monday thru Thursday, 9:00 – 11:30 A.M.

MOTION: A motion was made by Mr. Pilla to grant Mayland Nursery & Preschool, Inc., on property located at 1000 Ford Road, a continuation of a Conditional Use Permit to operate a morning and afternoon preschool program from September, 2006 thru May, 2008; seconded by Mr. Kerr. Roll call on the motion. Ayes Kerr, Knezevic, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

SUBJECT: SWAGELOK, 318 BISHOP ROAD
PZ06005 FINAL APPROVAL OF BUILDING ADDITION

Robert Orovets, ThenDesign Architecture, 4135 Erie Street, Willoughby, Ohio 44094, appeared before the Commission to obtain final approval for an 18,000 square foot addition to the northernmost of the three buildings owned by Swagelok at 318 Bishop Road.

Mr. Orovets stated that City Engineer Blackley, the Plans Examiner, and the Architectural Review Board have approved the plans for the building addition. He said that a memo dated May 5, 2006 from the Fire Prevention Bureau cites various comments regarding the plans dated April 22, 2006, and that Swagelok agrees to comply with all of the comments made.

Mr. Orovets stated that the use of the addition will be mainly as an indoor truck dock and that the exterior materials will match the existing building.

Chairman Mastrangelo stated that Joseph Arnold of Swagelok as agreed to consolidate the three parcels that comprise the Swagelok complex within six months.

MOTION: A motion was made by Mr. Pilla to grant Swagelok final plan approval for the building addition on property located at 318 Bishop Road, contingent on satisfying the concerns cited in the memo dated May 5, 2006 from the Fire Prevention Bureau, and contingent on the parcels being consolidated no later than December 31, 2006; seconded by Mr. Urban. Roll call on the motion. Ayes Kerr, Knezevic, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

SUBJECT: WILLIAM DAGG, 5489 PRESTWICK LANE
PZ06013 VARIANCE TO REAR YARD SETBACK REQUIREMENTS

William Dagg, homeowner, 5489 Prestwick Lane, appeared before the Commission to review a request for a variance to the rear yard setback requirement to allow for a three-season room addition on property located at 5489 Prestwick Lane.

Mr. Dagg explained that his house is on a pie-shaped lot on a cul-de-sac, and that the front yard setback was increased when the house was built in order to comply with the 125' building line width required by code. He said that he is requesting a variance of 6' from the rear yard setback requirement of 70'.

Building Commissioner Jamieson consulted the site plan and reported that the applicant's front yard setback is 90', which is far greater than the 60' front yard setback required by code.

Chairman Mastrangelo advised that a Public Hearing will be held on May 22, 2006.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Kerr and seconded by Mr. Urban. Said meeting adjourned at 8:40 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman