

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: JUNE 26, 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 June 12, 2006 was dispensed with. Corrections and amendments to the Minutes were requested by Chairman Mastrangelo as follow: Page 1, under ABSENT, change "Commissioner Urban" to "Commission Pilla"; Page 1, under MOTION, 1st sentence should be changed to: "A motion was made by Mr. Urban to grant Salvatore L. Dottore . . ."; and Page 3, under ADJOURNMENT, last sentence should be changed to: "Said meeting adjourned at 9:00 p.m.". Mr. Knezevic moved to accept the Minutes as corrected; seconded by Mr. Kerr. Ayes Mastrangelo, Urban, Kerr, Knezevic; abstain Pilla. Motion carried.

The reading of the Minutes of the Public Hearing for Salvatore L. Dottore held June 12, 2006 was dispensed with. Mr. Urban moved to accept the Minutes as written; seconded by Mr. Knezevic. Ayes Mastrangelo, Urban, Kerr, Knezevic; abstain Pilla. Motion carried.

**SUBJECT: WILLIAM & NANCY McCracken, 336 MINER ROAD
PZ06017 VARIANCES TO GARAGE REQUIREMENTS**

William and Nancy McCracken, homeowners, 336 Miner Road, and Gabe Arnold, Gabe Arnold Construction, 15124 Lake Avenue, Middlefield, Ohio 44062, appeared before the Commission to obtain three variances necessary for the construction of a new, attached, three-car garage on property located at 336 Miner Road. The Public Hearing was held prior to the regular meeting.

MOTION: A motion was made by Mr. Urban to grant William & Nancy McCracken, on property located at 336 Miner Road, a variance of 500 square feet from Section HHC1553.07: "Size of Garage (Enacted)" which allows a three-car garage provided the dwelling has a living area of not less than 2,500 square feet, to allow a three-car garage with a dwelling of 2,000 square feet, contingent on a detailed drainage plan be approved by the City Engineer prior to construction, and contingent on no additional accessory building be placed on the property; seconded by Mr. Knezevic. Roll call on the motion. Ayes Mastrangelo, Pilla, Urban, Kerr, Knezevic. Ayes all; motion carried.

MOTION: A motion was made by Mr. Urban to grant William & Nancy McCracken, on property located at 336 Miner Road, a variance of 300 square feet from Section HHC 1553.07: "Size of Garage (Enacted)", which specifies a maximum area of all three-car garages as 800 square feet, to allow a three-car garage to be built with a total area of 1,100 square feet; seconded by Mr. Knezevic. Roll call on the motion. Ayes Mastrangelo, Pilla, Urban, Kerr, Knezevic. Ayes all; motion carried.

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MOTION: A motion was made by Mr. Urban to grant William & Nancy McCracken, on property located at 336 Miner Road, a variance of 3’ from Section HHC 1553.07: “Size of Garage (Enacted), which specifies a maximum three-car garage depth of 25’, to allow a three-car garage depth of 28’; seconded by Mr. Knezevic. Roll call on the motion. Ayes Mastrangelo, Pilla, Urban, Kerr, Knezevic. 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 variances was that the proposed garage would be large enough to house the applicant’s boat and jet ski thus eliminating the need for an additional accessory building; that the existing drainage problems would be corrected; that the additional 300 square feet was necessary to blend the proposed structure into the existing house while accommodating the staircase to the second floor of the garage; and the fact that the size of the applicant’s one acre lot would qualify for a four-car garage.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Knezevic and seconded by Mr. Pilla. Said meeting adjourned at 8:46 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman