

**CITY OF HIGHLAND HEIGHTS  
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
HELD: SEPTEMBER 11, 2006**

**PRESENT:** Commissioners Kerr, Mastrangelo, Pilla; Recording Clerk Olson

**ABSENT:** Commissioners Knezevic, Urban; \* Building Commissioner Jamieson  
(\* Building Commissioner Jamieson resigned his position effective September 5, 2006 and a replacement has not yet been appointed.)

**MOTION ON THE MINUTES:** The reading of the Minutes of the regular meeting held August 28, 2006 was dispensed with. Mr. Kerr moved to accept the Minutes as written; seconded by Mr. Pilla. Ayes all; motion carried.

The reading of the Minutes of the Public Hearing for Walter Busher held August 28, 2006 was dispensed with. Mr. Pilla moved to accept the Minutes as written; seconded by Mr. Kerr. Ayes all; motion carried.

The reading of the Minutes of the Public Hearing for Donald L. Barr & Co. held August 28, 2006 was dispensed with. Mr. Kerr moved to accept the Minutes as written; seconded by Mr. Pilla. Ayes all; motion carried.

**SUBJECT: NICHOLAS SATULLO, 375 N. STONEHAVEN  
PZ06019 VARIANCES TO DRIVEWAY REQUIREMENTS**

Nick Satullo, homeowner, 375 N. Stonehaven, appeared before the Commission to review a request for two variances for a proposed extension to the existing driveway on property located at 375 N. Stonehaven.

Mr. Satullo stated that he has a two-car garage and a relatively short driveway on a corner lot. He said that there are four drivers in his household and four cars. He stated that he is proposing to add a third lane to the driveway, starting at the street and extending half way to the house and ending at a concrete pillar adjacent to the existing driveway. He said that he would plant shrubs around the extension.

In response to Chairman Mastrangelo's inquiry if the applicant had considered extending the driveway at the garage and to the right so that it would not interfere with the concrete pillar, Mr. Satullo replied he felt it would be too close to the adjacent house. Chairman Mastrangelo informed the applicant that the driveway setback is 3 feet from the property line.

Chairman Mastrangelo expressed concern that the opening at the street would be too wide with the proposed additional lane of concrete. He said that the applicant's driveway length of 67 feet is twice the length of most of the driveways in the Aberdeen subdivision that average 35 feet. He acknowledged that there are quite a few driveways in the Aberdeen subdivision that exceed the dimensions allowed by code and for which variances were not requested, including the driveway of the neighbor that lives across the street from Mr. Satullo.

Mr. Pilla suggested that the applicant consider the option of installing a turnaround measuring 16 feet deep and 18 feet wide as allowed by code near the site of the original proposed extension. He said that this configuration would not require a curb cut. Mr. Satullo expressed concern that this configuration would not be as easy for the inexperienced drivers in his family to maneuver. Chairman Mastrangelo replied that the applicant could request a larger turnaround. Mr. Satullo stated that his intention is to have a design that is aesthetically pleasing.

Chairman Mastrangelo advised the applicant to consider the driveway options. He said that the legal notice that will be sent to the applicant's neighbors will reflect the original request which will require two variances: 1) a variance of 9 feet to allow a driveway width of 29 feet; and 2) a variance of 9 feet to allow a driveway width of 33 feet at the curb line. Chairman Mastrangelo requested that the applicant advise the Building Department of the distance of the proposed extension from the street to the concrete pillar where the extension will end.

Chairman Mastrangelo advised that a Public Hearing will be held on September 25, 2006.

**ADJOURNMENT**: A motion to adjourn the meeting was made by Mr. Kerr and seconded by Mr. Pilla. Said meeting adjourned at 8:26 p.m.

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Susan M. Olson, Recording Clerk

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Robert J. Mastrangelo, Chairman