

**CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: MAY 14, 2007**

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

ABSENT: Building Commissioner Stouffer

MOTION ON THE MINUTES: The reading of the Minutes of the regular meeting held April 23, 2007 was dispensed with. Mr. Kerr moved to accept the Minutes as written; seconded by Mr. Pilla. Ayes all; motion carried.

DISCUSSION OF SUMMER MEETING SCHEDULE: The Commission set the summer meeting schedule as follows: June 11th, June 25th, July 9th, July 23rd (tentative; for old business only), and August 27th. The Commission will not meet on August 13th.

DATE OF NEXT REGULAR MEETING: The next regular meeting of the Commission falls on Monday, May 28th, the Memorial Day holiday. The Commission agreed to meet on Tuesday, May 29th.

SUBJECT: OTERO SIGNATURE HOMES LLC, ABERDEEN AREA "H"
PZ07005 NEW BUILDER APPROVAL

Ted Otero, President, Otero Signature Homes LLC, P.O. Box 23638, Chagrin Falls, Ohio 44023, appeared before the Commission for new builder approval in Aberdeen Area "H".

Mr. Otero had submitted copies of his company portfolio to the Commission prior to the regular meeting. Mr. Otero presented the Commission with a letter dated May 14, 2007 from Ronald Kluchin, Aberdeen Architectural Review Board (ARB), granting approval for Otero Signature Homes to build in Aberdeen.

Mr. Otero stated that he has been in the residential and commercial building business for twelve years and that he started his company, Otero Signature Homes, four years ago. He said his homes range in size from 3,500 to 7,000 SF and that he builds primarily in Geauga County.

Chairman Mastrangelo stated that Mr. Otero requires builder approval in Aberdeen because he wants approval to build a home on S/L 62, 337 West Edinburgh Drive, Aberdeen Area "H". Chairman Mastrangelo said that the Commission granted final home approval on February 27, 2006 to Loreto Construction Co., Inc. for a proposed home to be built on S/L 62. He stated that the home was never built and that S/L 62 was sold and that the new property owner is retaining Otero Signature Homes to build their home.

MOTION: A motion was made by Mr. Kerr to grant home builder approval to Otero Signature Homes LLC, in Aberdeen Area "H"; seconded by Mr. Knezevic. Roll call on the motion. Ayes Kerr, Knezevic, Mastrangelo, Pilla, Urban. Ayes all; motion carried.

SUBJECT: OTERO SIGNATURE HOMES LLC, S/L 62, 337 WEST EDINBURGH DRIVE, ABERDEEN AREA “H”
PZ07005 VARIANCES TO GARAGE REQUIREMENTS

Ted Otero, President, Otero Signature Homes LLC, P.O. Box 23638, Chagrin Falls, Ohio 44023, appeared before the Commission for final home approval for a proposed home to be located at S/L 62, 337 West Edinburgh Drive, Aberdeen Area “H”.

Chairman Mastrangelo said that the Commission granted final home approval on February 27, 2006 to Loreto Construction Co., Inc. for a proposed home to be built on S/L 62. He stated that the home was never built and that S/L 62 was sold and that the new property owner is retaining Otero Signature Homes to build their home.

Chairman Mastrangelo stated that the proposed home has an oversized three-car garage with a depth of 26 feet and a total area of 933-1/3 square feet. He said that the maximum depth allowed by code is 25 feet and the maximum area allowed is 800 square feet.

Mr. Otero stated that the homeowners are requesting the oversized garage because they have large SUV’s. He said that there will be a storage area with approximate dimensions of 12’8” x 6’ within the garage to allow the homeowners to store belongings.

Mr. Otero stated the City Engineer is reviewing the plans. He said that the city ARB granted approval earlier today for the proposed home.

Mr. Otero had not submitted a Request for Hearing form for the variances. Mr. Otero stated that his clients are living in temporary housing and that they want to start building as soon as possible. He said that he would consult with his clients about their options of reducing the size of the garage or requesting the variances. The Commission advised the applicant that they could not grant final home approval this evening because the drawings include the oversized garage, and advised the applicant to submit the variance request form.

Chairman Mastrangelo inquired as to the type of chimney. Mr. Otero replied that most likely it will be a side vented pipe because his clients do not want a chimney. Chairman Mastrangelo replied that any pipe out the top of the house will require wrapping of stone or brick to match the house, and that a side vented pipe without any wrapping would be acceptable. He said that this matter will be discussed in more detail during the next regular meeting when the applicant requests final home approval. The Commission informed the applicant that he does not need to submit revised home plans at this time.

Chairman Mastrangelo stated that a Public Hearing will be held on Tuesday, May 29, 2007.

SUBJECT: NEW HAIR STUDIO, 6255 WILSON MILLS ROAD
PZ07006 VARIANCES FROM YARD AND AREA REQUIREMENTS

Darren Nicolli (owner of property at 6255 Wilson Mills Road), 5860 Blair Drive, Highland Heights, Ohio 44143, and Donald Plunkett, Jr., architect, Studio One Design Group, Inc., 2490

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Lee Boulevard, Suite 220, Cleveland Heights, Ohio 44118, appeared before the Commission to request variances for a proposed expansion to the existing building located at 6255 Wilson Mills Road.

Mr. Nicolli stated that he and wife own the Michael Christopher Salon business in Lyndhurst, Ohio. He said that they are purchasing the property at 6255 Wilson Mills Road, the site of the former First Merit Bank, to convert the existing building into a hair salon. He said that he will relocate his salon from Lyndhurst to the new building in Highland Heights along with 35 employees. He stated that they are proposing to expand the building.

Mr. Plunkett stated that the city ARB granted preliminary approval earlier today contingent on some minor changes including removing some windows, to which Mr. Plunkett agreed. He said that he must submit final construction drawings to the ARB for their approval.

Mr. Plunkett stated that they are proposing to add a 1,641 square foot addition to the east side of the existing building, with approximate dimensions of 27'4" x 60'. He said that the existing canopy from the former First Merit Bank on the east elevation will be removed. He added that the new building addition will be one foot less in width from the existing canopy.

Chairman Mastrangelo stated that the east sideyard setback will be 4'6" once the east building addition is completed. He said that code requires a minimum sideyard setback of 15'. He stated that he will submit the plans to the Fire Department for their recommendation regarding fire access.

Chairman Mastrangelo stated that a variance of 414 square feet is required to allow an oversized building on the lot. He said that code allows maximum lot coverage by buildings of 3,744 square feet on the approximate 15,000 square foot lot, whereas the proposed building will be 4,158 square feet.

With regard to parking requirements, Mr. Plunkett stated there are 19 parking spaces on the parcel at 6255 Wilson Mills Road, and that 15 additional parking spaces are deeded to this property from the shopping center, for a total number of 34 parking spaces, which meets the code requirement of 34 parking spaces (1 space per 150 SF; $5,038 \text{ SF} / 150 \text{ SF} = 34$ parking spaces). Note: The total building area is 4,158 SF (building footprint) plus 880 SF (mezzanine area), for a total area of 5,038 SF.

Chairman Mastrangelo stated that the greenspace requirement should not be a problem because the applicant is proposing to remove existing concrete from the lot. He said that approval is required from the landscape architect.

Chairman Mastrangelo stated that a Public Hearing will be held on Tuesday, May 29, 2007.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Knezevic and seconded by Mr. Pilla. Said meeting adjourned at 8:30 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman