

**CITY OF HIGHLAND HEIGHTS
PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION
HELD: DECEMBER 13, 2004**

PRESENT: Commissioners Kerr, Knezevic, Mastrangelo, Murphy, Silbiger;
Recording Clerk Olson; Building Commissioner Jamieson

ABSENT: None

SUBJECT: ADAM WAHL, 860 FORD ROAD
PZ04033 VARIANCES FOR PROPOSED ACCESSORY BUILDING

Adam Wahl, homeowner, 860 Ford Road, appeared before the Commission to obtain three variances for a proposed accessory building with dimensions of 24' x 36' on property located at 860 Ford Road.

Public Hearing was called to order at 9:16 p.m. Notices of this Public Hearing were mailed in accordance with Section 1113.04.

Variances are requested as follow:

1. A variance of 364 square feet from Section 1123.05(e)(2): "ACCESSORY USES; Recreational Facilities", which provides that an accessory building shall not exceed 500 square feet or one percent (1%) of the lot area on a single family residentially zoned lot with more than 20,000 square feet, whichever is less, to permit an accessory building with an area of 864 square feet.
2. A variance of 6' from Section 1123.05(e)(2): "ACCESSORY USES; Recreational Facilities", which establishes that the larger linear dimension of an accessory building may not exceed 1.25 times the smaller linear dimension, to allow an accessory building with a larger linear dimension to be 1.5 times the smaller linear dimension for an accessory building with dimensions 24' x 36'.
3. A variance of 4'6" from Section 1123.08(c-1): "AREA, YARD, AND HEIGHT REGULATIONS", which establishes a maximum accessory building height of 12'6", to allow an accessory building with a height of 17'.

Chairman Mastrangelo advised the applicant of his right to be represented by an attorney. The applicant waived that right.

Mr. Wahl stated that the proposed accessory building will not be larger nor taller than his home and will not have a second story. He said that he will also be adding an addition onto the back of the house and a new two-car garage onto the existing one-car garage (for a total of a three car attached garage) that will hide the accessory building from the street. Mr. Wahl said that he will have the home addition and garage completed prior to construction of the accessory building so

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that a side yard variance for the accessory building will not be necessary. He stated that the accessory building will begin 200 feet back from the street.

Chairman Mastrangelo stated that the applicant's lot is 667' x 130', or 87,000 square feet.

Public Hearing opened to the public.

Joseph DiPadova, 844 Ford Road, expressed objection to the proposed accessory building because the height of the accessory building may be taller than the applicant's house. He stated that the area variance of 364 square feet is too large and that the applicant should comply with Code.

Public Hearing closed at 9:21 p.m.

Susan M. Olson, Recording Clerk

Robert J. Mastrangelo, Chairman