

**CITY OF HIGHLAND HEIGHTS
PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION
HELD: NOVEMBER 28, 2011**

Chairman of Commission Adamus presiding.

PRESENT: Commissioners Adamus, D'Amico, Mastrangelo, McFadden; Urban;
Recording Clerk Olson; Building Commissioner Grabfelder

ABSENT: None

**SUBJECT: SANDIP MEHTA, 568 CHARLES PLACE
PZ11027 VARIANCE TO DRIVEWAY WIDTH**

Public Hearing was called to order at 8:00 p.m. Notices of this Public Hearing were mailed in accordance with Section 1113.04.

Variance is requested as follows:

1. Variance of 7 feet from Section 1323.02(d): "PERMANENT DRIVEWAYS; Two Car Garages", which establishes a maximum driveway width of 20 feet, to allow a driveway width of 27 feet for a length of 35 feet, and then tapering to the existing driveway for a length of 8 feet.

Sandip Mehta, homeowner, 568 Charles Place, appeared before the Commission to obtain a variance to the maximum driveway width requirement for a proposed expansion of the existing driveway on property located at 568 Charles Place.

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

Mr. Mehta stated he has a two-car garage and is proposing to expand the existing driveway by adding a concrete pad with dimensions 9 feet wide and 35 feet long, and in addition an angled area 6 feet long and then tapering to the existing driveway for a length of 6 feet. Code allows a driveway turnaround pad with a maximum area of 272 square feet; however, the configuration of that pad cannot be put in due to lack of space and required setbacks on the property. The total combined area of the expansion and the existing driveway is 272 feet, which complies with Code. The concrete pad's area, length and proximity to the public sidewalk also comply with Code

A variance is required because the proposed driveway width is 27 feet and Code only allows a maximum width of 20 feet. The existing driveway is 18 feet wide; therefore, the maximum Code width of 20 feet will be used to calculate the variance width, in this case 7 feet.

Mr. Mehta stated the length of the concrete addition that tapers to the existing driveway is 6 feet and not 8 feet as shown on the drawing and indicated on the variance.

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Public Hearing open to the public. No one spoke.

Public Hearing closed at 8:08.

Susan M. Olson, Recording Clerk

Vince A. Adamus, Chairman