

# Village of Richfield

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BOBBIE BESHARA, Mayor  
RICK HUDAK, Council President

SANDY TURK, Finance Director  
MELANIE A. BAKER, Service Director

## BZA MEETING

### MINUTES

Wednesday, February 17, 2016 – 6:00 p.m.

**CALL TO ORDER:** Mr. Sauer called the meeting to order at 6:00 p.m.

**ROLL CALL:** Marty Kruszynski, Jason Lorenzon, Bart Sauer, Pete Schueler, Jim Turk

**OTHERS PRESENT:** Planning and Zoning Director Brian Frantz

**AGENDA REQUESTS:** None.

**OLD BUSINESS:** None.

#### **NEW BUSINESS:**

1. Case No. 1-2016  
Jeffrey L. Barker – Barker Group, LLC  
4729 Deer Creek Circle

Mr. Sauer stated that although he is a Deer Creek resident and a member on the Homeowners Association Board, he had never met the applicant and felt he could vote without bias.

Mr. Frantz explained that the applicant is proposing to construct an outdoor kitchen and in ground swimming pool. The existing home is 34 feet from the rear property line and it is unknown how the home was approved to be constructed within the 60-foot rear yard setback. The front yard setback is 85 feet which allows plenty of space for the home to have been constructed within the required setbacks. It appears this location was approved without a variance, however, any future construction in the rear yard will require a variance. Mr. Frantz discussed the memorandum provided. He noted that the residents are not the original owners of the home and were unaware of the setback issue when the home was purchased. Mr. Sauer felt that items 3, 4, 5, 6, and 9 noted in the memorandum provided by Mr. Frantz are in favor of granting the variance and Mr. Frantz agreed.

Mr. Turk asked how much open space was behind the property and Mr. Frantz said it is a large area of open space; the nearest home being several hundred feet away. Nicki Omori a with J. Barker Landscaping and Evan Smith with Highland Construction (pool contractor) were present to speak. The property owners were present and requested that Mrs. Omori and Mr. Smith to speak on their behalf. Mrs. Omori explained that they chose this location for the pool because it's the sunniest area and because they are trying to limit the number of trees

that need to be removed. Mr. Smith added that shifting the pool to the west would make it visible from the street. The location of the stone fireplace was dictated by the fire code. Mr. Sauer asked if there was a shower or changing room structure associated with the pool and Mrs. Omori said nothing is currently being proposed. When Mr. Schueler questioned the location of the existing deck, Mr. Frantz said it was constructed with the house, it does not comply with the rear yard setback requirements, and that there is no proof of a variance for the deck either. Mrs. Omori said they are proposing a four foot tall, black anodized aluminum fence with slats and Mr. Frantz explained that a picket fence in the rear yard would not require a variance. Mr. Schueler agreed with the proposed location of the fence and said that shifting it west would only move it closer to an inhabited lot while the proposed location would push the pool towards greenspace. Mr. Lorenzon said the plans were well thought out and felt the HOA approval letter was very valuable.

**Mr. Lorenzon motioned to grant the requested variance and Mr. Kruszynski seconded his motion. All members were in favor and the variance was granted.**

**APPROVAL OF MINUTES:**

**APPROVAL OF THE OCTOBER 7, 2015 & NOVEMBER 11, 2015 MEETING MINUTES:**

A motion was made by Mr. Lorenzon to approve the October 7<sup>th</sup>, 2015 and the November 11<sup>th</sup>, 2015 meeting minutes as corrected. Mr. Kruszynski seconded and all members were in favor.

**DIRECTOR OF PLANNING AND ZONING REPORT:** Mr. Frantz discussed the recent changes in the Planning and Zoning Department. He discussed how Council and the Planning Commission have recently been debating the future of the Knopp House and the Service Garage on Brecksville Road. The Kinross Lakes extension into South Wheatley Road is moving forward following the Village's victory in the recent eminent domain lawsuit. Eagle Family Foods has moved into a building on Kinross Lakes and brought about 20 employees with them. Mr. Frantz said the new Nexen Tire building and roadway will break ground this summer and he is currently working with the Mayor on several other economic development projects. Discussion regarding the possible annexation of Briarwood is being entertained again in order to avoid the excessive sewer rates being charged in the area and the Village and Cleveland Water Department have agreed on a location on the south side of town for the proposed 235-foot water tower. Mr. Frantz also reported that Council has adopted new subdivision regulations that will be distributed when they go into effect in thirty days.

**COMMENTS FROM THE PUBLIC:** None.

**UNFINISHED BUSINESS:** Mr. Sauer thanked Mindi Schaetzle for her hard work and years of service in the Zoning Department.

**ADJOURNMENT:**

A motion was made by Mr. Lorenzon to adjourn the meeting, his motion was seconded by Mr. Turk and the meeting was adjourned at 6:47 p.m.

Respectfully submitted,

Approved,

  
Kayla Nealon, Clerk  
Board of Zoning Appeals

  
Mr. Bart Sauer, Chairman  
Board of Zoning Appeals