

**ZONING BOARD OF APPEALS
MINUTES**

DATE: June 5th, 2019
TIME: 9:00 a.m.
PLACE: Council Chambers

Public Hearing

Chairman Given called the Public Hearing to order at 9:03 a.m.

Richard Klinar: Roll call. Mr. Kramer?

Mr. Kramer: Present.

Richard Klinar: Mr. Patterson?

Mr. Patterson: Present.

Richard Klinar: Mr. Zellers?

Mr. Zellers: Present.

Richard Klinar: Fire Department is absent.

Richard Klinar: Mr. Given?

Chairman Given: Present.

Richard Klinar: First item on the agenda is Public Hearing for conditional permit as per Section 1131.05 of the planning and zoning code, to allow for a church located at 1121 Tower Blvd. R-2 Zoning Joseph Moore, applicant.

Chairman Given: Good morning is Joseph Moore here? For the record please state your name and address into the microphone.

Joseph Moore: My name is Joe Moore and I am with AODK Architects my address is 17306 Madison Ave. Lakewood Ohio.

Chairman Given: Okay please explain what your plans are and what you are planning on doing.

Joseph Moore: The Church of the Open Door has several campuses in the area. They purchased the property on Tower Blvd. and are hoping to make it their Lorain campus. They are doing work to the interior – there is minimal work for the outside. We are applying the conditional use because we were told as a change of use it is required. This is my new friend Jonathan here and he can answer the questions pertaining to the day to

day procedures of the church. It is existing sports facility – it was designed that way in 1969 I believe as the original Lorain Y and will continue to be used in that way, and then on Sunday morning the gym will be set up for Sunday service.

Chairman Given: Okay I think that most of us here are familiar with the building being the Lorain Y. Could you explain what else you are going to be using the building for, what type of activities?

Jonathan: (No name or address for the record) Yes it will be used very similarly to how the Vermilion and Avon Lake campuses are used to have various meetings throughout the week. Just in the church world – astute ministry, (inaudible) ministry and adult meetings. This building is unique because it has the sports setup and the ability to host some different community projects and things like that. For the most part during the week it will be used as an athletic facility allowing for kids programming and things like that to be done there and then on Sunday morning the gymnasium will be converted into the main auditorium and we will be doing the simulcast teaching like we do at the other campuses.

Chairman Given: The gymnasium where you have the basketball hoops – that will be the main part? Where the pool was it is an indoor soccer field right now?

Jonathan: Yes where the pool was it was decked over and it has turf down and that will still be used for soccer and baseball and things like that. There will be no renovations done to that part of the building.

Chairman Given: Through the church you will be reaching out to members of the community to try to bring them and get them involved?

Jonathan: Yes there are some different – currently in the building as it is currently structured there is basketball on Thursday nights with some high school kids in the community. On Monday nights there are soccer things and we are also allowing other teams to use the property as well in the way it was originally constructed and we continue to plan to have those same types of activities going on as we open the campus there.

Chairman Given: Okay thank you. Mr. Klinar for the Board to get a Conditional Use are there any special requirements that need to be considered or do we just need to have a public review and approval?

Richard Klinar: No there is nothing special. I know that we do have a set of drawings waiting for this meeting to conclude so that we can submit those for review and so on.

Chairman Given: Thank you. Members of the Board any questions? No questions from the Board. Any questions or comments from the members of the audience? Okay no additional comments – the purpose of this is to just have a public hearing and to gather input from everyone and ask questions. If there aren't any further comments I will make the motion to adjourn this public hearing. Is there support?

Ken Kramer: Support.

Chairman Given: Motion has been made and seconded. All those in favor signify by saying aye?

All: Aye.

Chairman Given: Those against? Meeting adjourned. Thank you sir.

Richard Klinar, Acting Secretary

Daniel Given, Chairman

ZONING BOARD OF APPEALS

Chairman Given: Good morning everybody I would like to call the Zoning Board of Appeals meeting to order at 9:08 a.m. on June 5th. Mr. Klinar?

Richard Klinar: First item is the disposition of minutes from previous Zoning Board of Appeals and Planning Commission Meetings.

Chairman Given: Make a motion to dispense with the reading.

Mr. Kramer: Second.

Chairman Given: There is a motion and a second. All those in favor?

All: Aye.

Chairman Given: Those against? Motion carries. Next item.

Richard Klinar: First item on the agenda is B.A. #9-2019 6250 Mallard Creek Run Variance requested to allow pool closer than the required ten (10) feet from primary structure. Section 1129.06 (B) Pools shall not be closer than ten (10) feet from primary structure. R-1B Zoning Laura Lorig, applicant.

Chairman Given: Is Laura here?

Laura Lorig: Yes. Good morning my name is Laura Lorig my address is 6250 Mallard Creek Run.

Chairman Given: Just tell us what your plans are and what you are thinking.

Laura Lorig: Okay right now it is a new construction home it has been there about a year. I am going ahead with the process of putting a two tier deck on. My property is in the shape of a pie. So the front of my property is much larger than the rear. So in putting the deck on I realized that I would have to make some adjustments to put a pool in. It is a four and half foot high pool and is twenty one foot round so I need to move it to approximately seven feet from my home versus ten in order for everything to fit and for the pool to attach to this two tier deck. So that is why I applied for the variance so that I could adjust slightly here to do so. Should I move on to the shed or are we working on the pool?

Chairman Given: No just the pool right now. It's an above ground pool?

Laura Lorig: Yes it is.

Chairman Given: Any questions from the Board? No questions from the Board. Are there any neighbors here that have concerns or problems? Mr. Klinar did we get any phone calls or correspondence?

Richard Klinar: No I didn't receive anything.

Chairman Given: Okay. I don't see a problem with this. Members of the Board make a motion?

Mr. Kramer: I will make the motion to approve this.

Mr. Patterson: Support.

Chairman Given: Motion has been made and seconded for approval. All those in favor signify by saying aye.

All: Aye.

Chairman Given: Those against? Motion carries on item one. Next item Mr. Klinar?

Richard Klinar: Next item on the agenda was part of the first but B.A. #10-2019 6250 Mallard Creek Run Variance requested to build shed two and a half (2 ½) feet from property line. Section 1129.03 (C) Accessory buildings must be five feet from property line in R-1B Zoning. R-1B Zoning Laura Lorig, applicant.

Chairman Given: Can you explain why you need the two and half feet from the property line?

Laura Lorig: Again because of the pie shaped trying to center and getting everything on the property without it being so close to everything. I am limited on my width and length of my property. There is nothing behind me it is a more of – when you look at the property it is a slight hill and there are trees there. So nothing can be built there. So I deliberately measured two and a half feet from the existing property line that was provided on my Engineering Topo. So I was far enough off. This shed will be a portable shed meaning that when it is constructed should I ever have to move I can do so. It is just to store pool supplies, lawn equipment in the corner of the yard.

Chairman Given: Are you planning on putting a fence up?

Laura Lorig: I was not. I am planning on putting a fence up around the pool itself. But not exactly in the yard.

Chairman Given: Okay members of the board any questions?

Mr. Kramer: I will make the motion to approve this item.

Mr. Patterson: Second.

Chairman Given: Motion has been made and supported are there any comments from the Board or the audience? No comments from the public. The motion has been made and seconded. All those in favor signify by saying aye.

All: Aye.

Chairman Given: Those against? Motion carries.

Laura Lorig: Thank you.

Chairman Given: Item number three?

Richard Klinar: Next item on the agenda is B.A. #11-2019 1412 W. 17th St. Variance requested to allow thirteen hundred (1,300) square feet of accessory use. Section 1129.08 Accessory uses in Industrial Districts must comply with R-3 Zoning which allows seven hundred and eighty (780) square feet for this lot. I-1 Zoning Jared Endrai, applicant.

Chairman Given: Good morning please state your name and address for the record.

Jared Endrai: Jared Endrai 1412 W. 17th St.

Chairman Given: Please explain what you are planning on doing.

Jared Endrai: I bought my property two to three years ago and there was a car port on the property and my goal was to put a concrete floor down for my mom she is disabled in a wheel chair – so she can get in and out of her car in the rain or snow without getting soaked or trying to wheel through the mud or dirt. So that is why I am here today.

Chairman Given: Mr. Klinar do we have any correspondence from neighbors?

Richard Klinar: No we haven't received anything.

Chairman Given: Members of the Board?

Mr. Zellers: So the carport was there when you bought the house?

Jared Endrai: Yes.

Mr. Zellers: And that was how long ago?

Jared Endrai: Roughly probably three years ago. I just figured it would be a good idea to keep her out of the elements.

Chairman Given: Members?

Mr. Zellers: I will make a motion to approve.

Chairman Given: Motion to approve. Is there support?

Mr. Kramer: I will support.

Chairman Given: Motion has been made and seconded. All those in favor signify by saying aye?

All: Aye.

Chairman Given: Those against? Motion carries. Thank you, sir. Next item?

Richard Klinar: Last item on the agenda is C.U.P. #7-2019 1121 Tower Blvd. Conditional Use Permit requested for 1121 Tower Blvd., to allow for a church. R-2 Zoning Joseph Moore, applicant.

Chairman Given: Mr. Moore any further comments?

Joseph Moore: You are going to have to clarify what this issue is?

Chairman Given: The first phase when you came up it was a public hearing. We have to state everything so that the public can have input and air it out. This is the actual meeting where we will decide. So any further comments for the Board other than what you stated in the public hearing?

Joseph Moore: No.

Chairman Given: Okay. Members of the Board any further questions or comments? Okay I will entertain a motion.

Mr. Kramer: I will make the motion to approve.

Mr. Zellers: Second.

Chairman Given: Motion has been made and seconded. All those in favor of the motion signify by saying aye?

All: Aye.

Chairman Given: Those against? Motion carries. Thank you, sir. Mr. Klinar any other items?

Richard Klinar: That was the last item.

Chairman Given: No further items on the agenda I will make the motion to adjourn. Is there a second?

Mr. Patterson: Second.

Chairman Given: Support by Mr. Patterson. All those in favor signify by saying aye?

All: Aye.

Chairman Given: Those against? Motion carries. Thank you everybody.

Richard Klinar, Acting Secretary

Daniel Given, Chairman