



CITY of MEDINA

Board of Zoning Appeals

Board of Zoning Appeals

Meeting Date: October 20, 2015

Meeting Time: 6:00 pm

Present: Bert Humpal, Mark Williams, Mark Pinskey, Jonathan Mendel, (Community Development Director), Justin Benko (Associate Planner), Sandy Davis (Administrative Assistant)

Absent: Kris Klink, Jim Bigam

Minutes: Mr. Williams made a motion to approve the October 8, 2015 minutes as submitted. The motion was seconded by Mr. Pinskey.

Vote:

Humpal	<u>Y</u>
Williams	<u>Y</u>
Pinskey	<u>Y</u>
Approved	3-0

Announcements: None

Old Business: None

New Business:

1. Z15-29 795 Miner Drive Stu Friedman VAR
Mr. Benko gave a brief overview of the case. Mr. Benko stated this is a variance request from Section 1127.05 of the Planning and Zoning Code to allow a property to have a 28 foot front yard setback when a 40 foot front yard setback is required by code.

Mr. Benko stated the property is located on the west side of Minor Drive south of Birch Hill Drive. Mr. Benko stated the property is adjacent to R4 zoning to the north, I-1 zoning to the west and south, and R-2 zoning to the east.

Mr. Benko stated there are currently 16 apartment buildings and 1 office building at the nearly 6 acre site. Mr. Benko stated the applicant is proposing an addition to the existing office building along with façade renovations to four of the apartment buildings. Mr.

Benko stated the office renovations will include an 1118 sq. ft. addition to the second floor so that the manager's apartment could be moved upstairs. Mr. Benko stated this will allow the interior of the first floor to be renovated for additional amenities for tenants. Mr. Benko stated a second 332 sq. ft. addition is proposed for the front of the building so that a fitness room can be constructed. Mr. Benko stated the applicant is seeking a variance for the fitness center addition because the front yard setback is proposed at 28 feet when a 40 foot setback is required by code.

Mr. Benko stated the applicant is also seeking site plan approval for the office addition and façade renovations at a Special meeting of the Planning Commission on October 20, 2105.

Mr. Benko stated the property in question can continue to operate as an apartment complex; however, the fitness center for tenants could not be constructed as proposed.

Mr. Benko stated the setback variance may be substantial as it is 30% reduction to the minimum setback required by code.

Mr. Benko stated the proposed variance may not substantially alter the neighborhood. Mr. Benko stated due to the curvature of the road, only a portion of the fitness center addition does not meet the front yard setback. Mr. Benko stated the additions to the office building and façade alterations constitute a significant investment to the site with the intention of maintaining a consistent rental base within the apartment complex. Mr. Benko stated the additions to the office building may actually improve the overall look of the front entrance to the apartment complex.

Mr. Benko stated the property owner's predicament could not be feasibly obviated without the granting of a variance without significant changes to the proposed and existing building.

Mr. Benko stated the intent of the zoning requirements is to create a consistent front yard look within any given neighborhood.

Present for the case was Ken Lurie and Bill Scopilliti from the Orlean Company. Mr. Lurie stated the property will be converted into a conventional market rate property with no HUD subsidies. Mr. Lurie stated the capital investment will be approximately 2.2 million dollars. Mr. Lurie stated they would like to take the current manager's building and living residence and office and move them upstairs to provide a community fitness space for the residents.

Mr. Scopilliti stated the Orlean Company has been doing beautification to try and elevate the property to a nicer property for the neighborhood.

Mr. Pinskey stated it appears the buildings are tightly packed onto the property. Mr. Humpal asked if the large tree on the corner would need to be removed. Mr. Lurie stated no and gave an orientation to the site. Mr. Lurie stated it is a twelve foot variance

request. Mr. Humpal asked for comments from the public. There were no comments from the public.

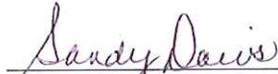
Mr. Pinskey made a motion to approve a variance for 795 Miner Drive to Section 1127.05 of the Planning and Zoning Code to permit a 28 foot front yard setback when a 40 foot front yard setback is required by code. Mr. Pinskey stated the motion is based on the finding that the variance will not substantially alter the character of the neighborhood and the variance will not adversely affect the delivery of governmental services.

The motion was seconded by Mr. Williams.

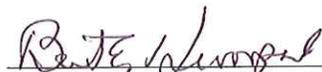
Vote:	
Humpal	<u>Y</u>
Pinskey	<u>Y</u>
Williams	<u>Y</u>
Approved	3-0

Having no further business, the meeting was adjourned.

Respectfully submitted,



Sandy Davis



Bert Humpal, Chairman