

**MINUTES OF THE REGULAR MEETING OF THE
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD VIA ZOOM
MONDAY, DECEMBER 7, 2020**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission via Zoom on Monday, December 7, 2020 at 7:00 p.m.

Roll was called:

PRESENT:

Rich Bardach
Rick Lauer
Susan Rissover
Scott Wolf
Scott Rubenstein

ALSO PRESENT:

Andrew Kaake, Village Solicitor
Wes Brown, Zoning Administrator
Scot Lahrmer, Village Manager
Tammy Reasoner, Clerk of Council

Chairperson Bardach welcomed everyone to the meeting.

Chairperson Bardach asked if there were any corrections to the minutes of the November 2, 2020 meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2020-1778

Village Zoning Administrator Wes Brown introduced Case No. 2020-1778, in Patrick and Erin Dimuzio, the property owners of 6675 West Beechlands Drive, requested a variance to Zoning Code Section 154.12 (A)(4). If approved, the variance would allow for a 360 square foot accessory structure to be constructed in the rear yard of the residence.

Mr. Brown said the letter to the Board stated the project is intended to revitalize and update the rear yard by allowing for a structure for seating and dining that would expand current exterior living space. However, the proposed structure would have a floor area of 360 square feet, but current Zoning Code limits the space to 200 square feet.

Mr. Brown also said the Dimuzios had employed a contractor to design the structure to comply with the existing home's architectural look and character, and that visibility from other properties was limited by surrounding woods. He presented the architectural plan and visuals highlighting the intended appearance of the project at completion.

Mr. Bardach asked Mr. Dimuzio if he had anything to add to Mr. Brown's description. Mr. Dimuzio said Mr. Brown had covered the subject well. He said only one of their next-door neighbors to the east would be able to see the structure, and that views from the south were completely wooded.

Ms. Rissover said the staff report cited neighboring properties were in Pleasant Ridge, and wished the record to reflect these were actually in Columbia Township.

Mr. Bardach asked if there were any questions from the Board. Ms. Rissover said she appreciated the comprehensive plan and the quality of the project. She said she felt the proposal was fitting with the neighborhood and property, and would be an overall enhancement to the neighborhood.

Ms. Rissover then moved to approve the Dimuzio's request for variance, which was seconded by Mr. Lauer.

Mr. Bardach asked if there were any further comments regarding the variance from residents in attendance online. James Brock of 8380 Lynnehaven Drive and Nikki Eberhardt of 3590 Sorrento Drive joined the meeting online to ask regarding a stormwater issue. As this was not on the agenda, they were asked to connect with Mr. Brown after the meeting.

Mr. Bardach then asked Mr. Lahrmer if there had been any feedback from other residents. There being no comments or feedback, the Board passed the variance request unanimously.

NEW BUSINESS

There being no new business, Chairman Bardach announced the meeting was adjourned at 7:16 p.m.

Tammy Reasoner, Clerk of Council

Richard Bardach, Chairperson