

MINUTES OF THE MANTUA VILLAGE BOARD OF ZONING APPEALS HEARING

HELD: OCTOBER 18, 2012

APPLICANT: JEFF VAN AUKEN JULI ROBINE

4276 MENNONITE RD.

MANTUA, OHIO 44255

SUBJECT PROPERTY: 4690 EAST PROSPECT ST.

MANTUA, OHIO 44255

Members Present: Chairman – Don Schilling, Ken Hétzel, Jon Harmon, Dave Campbell

Solicitor – Michele Stuck, Mayor – Linda Clark , Zoning Inspector - John Vechery

Others Present: Applicants – Jeff Van Auken, Juli Robine

Jeff Robine, Larry Cutlip

Chair, Don Schilling called the meeting to order at 7:00 p.m. The Chairman introduced the board members, Zoning Inspector, Solicitor and Mayor. Everyone was requested to sign in and all were notified that the meeting was being recorded and would be available to the public. At this time the Legal ad was read containing the variances to be addressed tonight.

The applicant is requesting a variance from the provisions of Mantua Village Zoning Code Section 320.03(A) for the property located at 4690 East Prospect St. to construct a front patio and sidewalk that is closer to the street right-of-way than permitted.

The Chairman asked the applicant to provide a statement as to the need for this variance and to explain what the future plans for the building would be. At this time the Applicant, Jeff Van Auken was sworn in.

Mr. Van Auken is requesting to remove the existing loading dock in the front of the building which sticks out approximately 6 feet and replace with a deck or patio area extending an additional 5 feet off the front of the building. It would be a concrete structure with either a brick or sandstone facing. Plans for the building would for it to be used as a reception hall. At present the interior plans are being worked on by the architects.

The Zoning Inspector, John Vechery brought up a question as to the sidewalk and curb being placed in front of the patio as to if that would become public accessible upon completion of the project. Jeff Van Auken stated that was the intension to provide a walkway since one is not available at present. Mr. Vechery stated that since the sidewalk is in the right-of-way the applicants request for encroachment is 4-½ feet less. He also stated that the Village Administrator stated 12 feet of right-a-way was sufficient.

Don Schilling asked the applicant if the sidewalk and curb would be installed at his expense and none to the Village and he agreed to incur those expenses along with those of cutting the existing pavement.

Ken Hetzel stated that he had visited the site and was pleased that parking was being added to the rear of the building and the cars would no longer be in front of the building for safety reasons in bad weather.

With no more discussion a motion was made by Ken Hetzel to grant a variance for the proposed patio and sidewalk area at 4690 East Prospect and seconded by Dave Campbell (Resolution Attached).

Roll was taken:

Ken Hetzel: Yes

Jon Harmon: Yes

Dave Campbell: Yes

Don Schilling: Yes

Resolution was passed and signed by all members present.

Motion to adjourn was made by Ken Hetzel and seconded by Dave Campbell and so voted and adjourned at 7:14 p.m.

BZA Chairman, Don Schilling

Approved 5/29/2014