

MINUTES OF THE MEETING OF THE ZONING COMMISSION OF THE VILLAGE OF OTTAWA HILLS, OHIO HELD IN THE COUNCIL CHAMBERS ON MARCH 17, 2016 AT 5:00 P.M.

Mayor Kevin Gilmore called the March 17, 2016 meeting of the Ottawa Hills Zoning Commission to order at 5:05 pm.

Roll was taken with Zoning Commission members Zac Issac, Kate O'Connell, Sam Zyndorf Paul Bishop and Mayor Kevin Gilmore present.

Sarah McHugh and Marc Thompson were also present representing the Village of Ottawa Hills. Members of the audience included Todd Kime, Alberto Arroyo and Paul Davis.

Mr. Bishop made a motion to approve the minutes of the December 16, 2015 meeting. Mr. Zyndorf seconded the motion, which passed unanimously.

The oath was then administered to Mr. Kime, Mr. Arroyo, Mr. Davis and Mr. Thompson.

The first item on the agenda was a request for two variances at 2118 Evergreen Rd. Mr. Thompson described that one variance request related to lot coverage. The lot coverage variance amounted to 160 ft.² and would result in 21% of the lot being covered with building. The zoning code allows a maximum of 20% lot coverage in this zoning district.

The second variance related to the materials for the proposed home addition. Section 8.6 of the Zoning Code states that buildings must be clad in wood, masonry, or stucco or materials which closely simulate wood, masonry, or stucco. The proposed home addition would be made entirely of glass and aluminum.

Paul Davis of Affordable Construction showed photographs of the proposed home addition from a catalog. Drawings and photographs of the site and the proposal had been previously provided to the Zoning Commission. He said that the proposed addition would be a nice accent to the home and he has never had a problem before with the nature of the materials. Photographs showed a glass and aluminum structure with a curved wall. The structure would be 16 feet wide and 40 feet long.

In response to a question from Mr. Bishop, Mr. Davis confirmed that it would be used for all four seasons. He also confirmed that there was no knee wall planned and that reflection from the sun off of the glass should not be a problem. Mr. Davis mentioned that he had received a copy of the letter from a neighboring property objecting to the proposal.

Mr. Isaac asked how temperature was maintained in the glass enclosure. Mr. Davis responded by stating that they use the very best glass which has a slight tint on both sides to reduce the heat. He emphasized that it was not reflective glass. He also showed photographs of two other homes in the Village, one the Rudolph home and another was the Pinkerton home, both on Brookside Road. Both homes have additions which Mr. Davis thought were comparable.

Mrs. O'Connell commented that the 2 examples shown were not similar in nature or style to the current proposal.

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Mayor Gilmore said that the Zoning Commission has generally been inclined to allow variances when there is an effort to improve the property and neighbors do not object. However, he expressed concern about the neighbor's objections received on this variance request.

Mr. Bishop stated that he did not believe that the substantial amount of metal and glass used on the proposal would constitute an accent, referring to the language in section 8.6 of the zoning code.

Mayor Gilmore stated that he did not have a problem with the lot coverage and that his concerns were related to the materials as proposed.

Mr. Zyndorf stated that he did not have an issue with the coverage or the materials used in the structure and therefore had no objection.

Mrs. O'Connell stated that she was somewhat moved by the objection from the Millers and that she was not comfortable granting the variance under the current circumstances.

Mr. Bishop said that he was concerned about the use of glass and metal and that there were no other materials used in the construction. Therefore, the entire structure is made of materials which are only to be used as accents according to the zoning code.

Mr. Davis said that they could consider including a knee wall if the Arroyo family was agreeable. He also said that he had never been denied a zoning request the past.

Mayor Gilmore reviewed the implications of having a variance be denied through a no vote and the requirement to wait one year before resubmitting a variance request.

Mr. Isaac said that he agreed with Mr. Bishop noting that glass rooms can be fine features like the Rudolph home on Brookside Road. However, that room has beautiful stone work and other materials included in order to have it blend in with the home. The proposed room addition is not consistent with the architectural features of the home or other homes in the area. There is no wood or brick included, which are the primary materials of the home. He said that he thought it needed more than just glass and metal. He concluded by stating that he did not have a concern with the lot coverage variance.

Mr. Arroyo said that he understood the concerns that the Millers have expressed although the location of the room will not result in reflection of the sun from the glass surfaces. He also indicated that he did not intend to remove the existing tree in his rear yard nor did he intend to remove the existing security light. Both concerns were raised by the Millers in their letter of objection.

Mr. Arroyo continued stating that due to a medical condition his wife benefits from being in sunlight and therefore this design would be particularly beneficial. He commented that they could have designed a home addition that would be less expensive but thought that this would be the best approach.

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Mr. Bishop stated that he thought modification of the design to better reflect existing architecture would be helpful, including use of different materials. Discussion followed regarding the proposed color of the aluminum portion of the structure.

After substantial additional discussion Mr. Isaac made a motion to table the variance request until such time as it could be modified in a manner to address some of the concerns expressed by members of the Zoning Commission. Mr. Bishop seconded motion which passed unanimously.

In order to further address this variance request it was agreed that the next meeting of the Zoning Commission be on Wednesday, April 6 at 5 pm.

The next item on the agenda was a discussion item related to the property 2504 Edgehill Road, owned by Vince and Marta Toma. The Toma family had received a variance in 2012 to construct a new garage addition to their home. They are about to begin the work and wish to change the roof line. Mr. Thompson reported that the footprint and the height of the proposed addition would not be changed. Photographs were provided showing the roof line as originally approved and the proposed roof line.

Mr. Isaac made a motion to approve the modified roof line as shown. Mr. Bishop seconded the motion which passed unanimously.

The next item on the agenda was a proposed outdoor learning center at the elementary school. Mr. Thompson described that the item was on the agenda for discussion purposes only and no formal request has been received. Mr. Kime described the proposal, its location and purpose. Renderings were provided to the Zoning Commission which describe the proposal.

After brief additional discussion it was agreed that the appropriate method to address this proposal would be through a variance request dealing with the proposed fencing and the additional accessory structure. That item will be placed on the agenda for the April meeting.

In view of the late hour, two other items, plat restrictions in the Hasty Plat and privacy screening were deferred until the next meeting.

There being no further business the meeting was adjourned.



Kevin M. Gilmore, Mayor

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