

Board of Zoning Appeals

Munson Township

Minutes of January 18, 2023

Chair Dennis Pilawa called the meeting to order at 6:30pm with Danielle Pitcock, Jim O'Neill, Don Ondrejka, Alternates Carol Maver and Roger Simpson, and Secretary Paula Friebertshauser present. Joe Tomaric was absent. Court Reporter Laura Ware was present. The Pledge of Allegiance was said.

Don Ondrejka was reappointed and sworn in for a five-year term through December 31, 2027. Roger Simpson was reappointed as an alternate and sworn in for a two-year term through December 31, 2024.

Don Ondrejka moved and Jim O'Neill seconded to approve the minutes of December 15, 2022, as written. Motion carried, 5-0.

Don Ondrejka moved and Jim O'Neill seconded to keep the current Chair and Vice-Chair for 2023. Motioned carried 5-0 (Dennis Pilawa abstained on the vote for himself).

Dennis Pilawa moved and Danielle Pitcock seconded that the Board of Zoning Appeals hold their meetings on Wednesdays instead of Thursdays at 6:30pm for 2023. Motion carried, 5-0.

CASE 22-19 (Continued) Mark Mazzurco of M&I Properties Development Inc. Parcel #21-051563 Mayfield Road, Chardon OH – requests to install a driveway 0 feet from the east side property line and 6 feet from the west side property line. Violates SEC. 511 (in part) Driveways shall be a minimum of 15 feet from any lot line.

Chair Pilawa read the variance request and violation. Zoning Inspector Jim Herringshaw was sworn in. He referred to the site plan and explained that there is 30 feet of frontage on the lot and even though the requirement is 200 feet it is grandfathered in. Therefore, anything having to do with driveway location would require a variance because it is a nonconforming lot. He explained photos that showed Joy's Place to the right which is also grandfathered. Mr. Mazzurco would like to abut the right side at zero feet and be six feet from the other. The proposed use of the property is agricultural.

Mark Mazzurco of 6221 South Applecross, Highland Heights, was sworn in. He is the owner of the property. It was purchased for H&M Landscaping which currently rents property in Chagrin Falls and Mentor. The property will be used to hold plants and potted plants. There would not be a lot of in and out.

Mr. Pilawa stated for the record that 13 affected property owners were notified in Case 22-19. Joy Black of 11449 Chardon Road was sworn in. She was happy that the driveway will be so close because it will provide an area to back into so no one has to back out onto Mayfield Road. Joy's Place has passengers they are responsible for, and safety is most important.

Mr. O'Neill asked if it would be paved. Mr. Mazzurco responded that eventually it would be asphalt, at least the first half. The area must be built up because it is a little low.

Mr. Pilawa asked if there was a motion for variance Case 22-19 to install a driveway zero feet from the east side property line and six feet from the west size property line for parcel #21-051563 that violates Section 511. Don Ondrejka moved and Carol Maver seconded to approve the variance requested as written. Mr. Pilawa commented that all the factors the Board considers are met or there was evidence that suggested the variance should be granted. Upon the roll call, all members voted 5-0. Motion carried.

The meeting was adjourned at 6:46pm.

 2/15/23
Dennis Pilawa, Chair Date

 2/15/23
Paula Friebertshauser, Secretary Date