



**Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700
BOARD OF ZONING APPEALS
MEETING MINUTES**

January 17, 2024 - 7:00 p.m.

Members Present: Mike Mulloy, Acting Chairman, John Buda, Martin O'Toole, Cindy Matejcik, Lindsey Self

Member Absent: Andy Hitchcock

Other Officials: Todd Hicks, Solicitor; Dave Hocevar, Building Official; Mayor William Koons; Ruth Griswold, Board Secretary

Visitors: Kristin Reboul, 105 Southwyck Drive; Alec Singer, 1 Deerfield Drive; Suzy Dueberry, 4 Deerfield Drive, Rebecca Pantuso, AIA, 30 S Franklin St, Chagrin Falls 44022

Mr. Mulloy called the meeting to order at 7:01pm. Ms. Griswold conducted roll call.

Mr. Mulloy asked the board members if they had any questions or comments after reviewing the minutes from November 15, 2023. There were none. Ms. Matejcik motioned to approve the minutes. Mr. Buda seconded. On roll call vote later in the meeting, the motion passed unanimously.

Mr. Mulloy asked the solicitor to swear in anyone who may speak. Mr. Hicks swore in the applicants, guests and Mr. Hocevar.

AGENDA ITEM 1: BZA CASE #24-01: Rebecca Pantuso, AIA, applicant for the property located at 3 Deerfield Drive, owned by Robert & Kristin Reboul, is seeking a side yard setback variance of 5', as applicant shows front and rear additions to be 20' from the side property line, and per Section 4.02 the South Russell Village Zoning Code, the side yard setback must be at least 25'.

Mr. Mulloy welcomed the applicants and asked them to begin the presentation. Ms. Pantuso introduced herself and thanked the board for hearing their case. She said the goals of this project are to have Kristin and Rob Reboul's mom live in close proximity to them under the same roof, and to create an independent suite. The existing lot is tight, and the existing house is askew. She understood that no matter what was proposed, a variance would be needed for a house that is already in the setbacks by 4.3'. They are seeking an additional .7' in order to accommodate the proposed addition.

Mr. Mulloy said that since a variance wasn't granted in the past, it became necessary for the applicant to seek a variance for an existing condition, plus an additional minor amount, to bring it to a total of 5' along the east side yard. Ms. Pantuso said that is correct, and the neighbors on both sides of 3 Deerfield Drive are present at the meeting and support the project.

Mr. Mulloy said it is very well explained in the drawings, and confirmed with the applicant that the maximum encroachment would be 5'. Ms. Pantuso said yes, that is correct.

Mr. Mulloy asked board members if they had any questions. Ms. Matejcik asked how old the house is. Ms. Reboul said it was built in 1960. Ms. Matejcik noted the addition of more arborvitae for screening, and asked whose property those trees would be planted on. Ms. Pantuso said technically the arborvitae will be on the Dueberry's property, and they are working well with the Rebouls. She went on to say that she is also working for the Dueberrys on a future project, and she plans to have everything work in concert together.

Ms. Self asked Ms. Dueberry of 4 Deerfield Drive if she had any issues with the proposal. Ms. Dueberry said no, she did not. Ms. Self asked Mr. Singer of 1 Deerfield Drive if he had any issues with the proposal. Mr. Singer said it won't even affect him, since he is on the opposite side, but he would be supportive either way, since the Rebouls have been wonderful neighbors for many years. Ms. Self asked if the properties behind this house would be able to see anything. Ms. Pantuso said they may be able to see something, but not much. Ms. Dueberry said the area behind them is a forested area which is kept in a naturalized state.

Ms. Self said her understanding is that the variance is requested is because the house is already over that line and set at an askew angle, so from an architectural perspective it would look very strange if the addition was kept in the confines of the zoning code. Ms. Pantuso said that is correct.

Discussion followed regarding the original footprint of the house, which has not changed other than relocating an entry.

Mr. Buda wanted confirmation that if any variance were granted tonight, it would only apply to the additions as illustrated, and not the property. Mr. Hicks said if a variance were granted tonight, it would only be for this specific plan. If the property owners decided they wanted to build more additions, they would have to reappear for any additional variances required.

Ms. Self asked Mr. Hocevar if there were any other variances granted for this property. Mr. Hocevar said no, there was not.

Mr. Mulloy said the plan is very straightforward and has a beautiful design. He asked board members if they had any other questions. There were none.

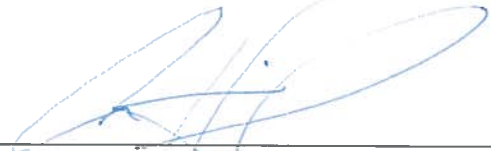
Mr. Mulloy said regarding BZA Case #24-01, for the property located at 3 Deerfield Lane, he makes a motion to approve a variance of 5' along the east property line to allow a proposed home addition to be no less than 20' from the existing property line. Mr. Buda seconded. On roll call vote, the motion passed unanimously.

Ms. Pantuso thanked the board.

Old Business: None

New Business: Mr. Mulloy said since the June Board of Zoning Appeals meeting would fall on June 19th, the board must discuss rescheduling the meeting due to the holiday. **After discussion, Mr. Mulloy made a motion to approve the rescheduling of the meeting to Tuesday, June 18, 2024, at 7:00pm. Mr. Buda seconded. On roll call vote, the motion passed unanimously.**

There being no further business, Mr. Mulloy adjourned the meeting at 7:16pm.



Andy Hitchcock, Chairman

5/15/2024

Date



Ruth Griswold, Board Secretary

5-15-2024

Date