

VILLAGE OF CUYAHOGA HEIGHTS
PLANNING AND ZONING MEETING
MINUTES
May 2, 2016
5:00 p.m.

Mayor Bacci called the meeting to order, Clerk Unger called the roll. Those present were Mayor Bacci, Todd Bloam, Shireen Mitchell, Matt Sokolich, and Dave Volek. Also present: Building Commissioner Norm Casini, and Assistant Building Commissioner Kenny LaBella.

MINUTES:

November 18, 2016

Ms. Mitchell moved, seconded by Mr. Volek to approve the Minutes of November 18, 2016. All in favor, none opposed. Motion carried.

NEW BUSINESS:

From Building Commissioner Norm Casini, a request from Mr. Vince Trusso, occupant at 4983 East 71st Street requesting a variance to place a board on board six foot fence on the property line without a certified survey indicating where the property lines are located.

Chapter 1464.06 requires a registered surveyor indicating fence location when a new fence is placed within three feet of the property line.

Mayor Bacci asked Mr. Casini to address the issue and explain the situation to the Board. Mr. Casini stated you want to place the fence within three feet of the property line, and you must have a certified registered surveyor give a drawing indicating where the fence will be erected, so there is no chance of it being put on someone else's property.

Today, we stopped by the property, and a surveyor had put some pins in the property to identify the lot line. The south property line has an existing fence, so it is permissible to take down the old fence and replace it in the same position. The north side is surveyed, but we don't have a registered drawing, so Mr. Trusso is looking for a variance to get the fence put up.

Mayor Bacci explained that the north side has been identified by a surveyor, the south side has an existing fence which can be replaced. Mr. Trusso has also provided letters from both property owners to the north and south that they have no argument for fence style or placement. Mr. Trusso was asked by the Mayor if he was able to get a letter from the property owner, Mr. Zmija. Mr. Trusso said that he received a verbal approval approving the fence. Mayor Bacci asked Mr. Trusso to get a written approval from the Zmijas, and provide it to the Building Department.

Ms. Mitchell asked the Building Commissioner to explain what a board on board fence is. After much discussion, it was agreed that this type of fence is acceptable, and the fence will be 6 feet high.

Mr. Bloam made the motion, seconded by Ms. Mitchell to approve the variance to erect a fence without a registered survey. All in favor, none opposed. Motion carried.

Wherefore there is no more business before this Board, Mr. Volek made the motion to adjourn, seconded by Mr. Sokolich. All in favor none opposed. Motion carried.

Meeting ended at 5:15pm