

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE  
BOARD OF ZONING APPEALS/PLANNING COMMISSION  
HELD AT THE AMBERLEY VILLAGE MUNICIPAL BUILDING  
MONDAY, APRIL 6, 2015

Chairperson Richard Bardach called to order a regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission held at the Amberley Village Municipal Building on Monday, April 6, 2015 at 7:00 P.M.

Roll was called:      PRESENT:   Richard Bardach, Chairperson  
   Larry McGraw  
   Susan Rissover

                         ALSO PRESENT:   Scot Lahrmer, Village Manager  
   Kevin Frank, Esq., Solicitor  
   Wes Brown, Zoning & Project Administrator  
   Nicole Browder, Clerk

Mr. Bardach welcomed everyone to the meeting and led them through the pledge of allegiance.

Mr. Bardach asked if there were any additions or corrections to the minutes of the March 2, 2015 meeting that had been distributed. Since there were no corrections, the minutes were accepted.

Case No. 1086

Chair Bardach announced the case and Mr. Brown provided the staff report. Resident Cynthia Saldamando-Furer of 2610 Willowbrook Drive is requesting to allow for the construction of a replacement accessory structure (shed) with its principal access facing the street. This request would require a variance from the Village Zoning Code, Section 154.25 (B)(2), which states 'Principal access may not face any street, road, or highway.'

Mr. Brown noted that during the staff review, saturated ground and standing water was observed on the property. The current landscape, including a rock wall, would have to be modified to reposition the access doors on the shed.

Chair Bardach invited the applicant to speak. Mr. Bill Doering, resident at 2600 Willowbrook, was present on behalf of Ms. Saldamando-Furer. Mr. Doering stated that the home is located on a corner lot and the proposed shed position is the best location for it to be aesthetically pleasing for the neighbors. He noted the existing shed has been in place for over 60 years with its principal access facing the street and is not noticeable, but needs to be replaced due to deterioration.

The Board held discussion on the size of the shed, whether or not a landscaping business would be operated out of the shed, and if the shed could be grandfathered under the code. Mr. Frank clarified that the code does not encourage replacement of non-conforming uses.

Mr. McGraw commented on the water issues on the property as it relates to any possible repositioning of the shed. Ms. Rissover agreed that the proposed orientation is the least impactful on the neighboring properties.

Mr. McGraw moved to approve the shed as submitted. Seconded by Mr. Bardach and the motion carried unanimously.

There being no further business the meeting was adjourned.

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Nicole Browder, Clerk

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Richard Bardach, Chairperson