

**BOARD OF ZONING APPEALS  
CITY OF NORTH OLMSTED  
MINUTES OF SEPTEMBER 1, 2011**

**ROLL CALL**

Ms. Sergi called the meeting to order at 7:30 p.m. in Council Chambers.

Present: Nancy Sergi, Maureen Diver, Laura Bellido, Alfredo Lopez, Jennifer Rudolph

Staff: Law Director Michael Gareau Jr., Building Commissioner Dale Mitchell, Clerk of Commissions Donna Rote

**REVIEW AND CORRECTION OF MINUTES**

**Ms. Rudolph moved, seconded by Ms. Diver, to approve the minutes of August 4, 2011 which passed 4-0, Ms. Sergi abstained.**

**RESIDENTIAL APPEALS AND REQUESTS**

**Tom & Carol Ekstrand; 4562 Lansing Drive**

Proposal consists of a shed and the following variance is requested:

1. A 200 square foot variance for total square footage; code permits 200 sq ft, applicant shows 400 sq ft, Section 1135.02 (d)(1).

Note: The total square footage (400 sq ft), includes an open porch area which is 4' x 20' and the actual building walls which are 16' x 20', totaling 320 sq ft.

Mr. Eksrtand was sworn in. He said he would like to replace his existing shed with a new 16' x 20' shed which can accommodate general storage and lawn equipment needs. The shed includes an 80 sq ft covered patio and outdoor furniture will be added to enhance their backyard use. The photo submitted was to show the style of shed however it is larger then what will be built and the shed will have a carriage style door not a garage door. Mr. Ekstrand submitted a letter from his neighbor which Ms. Sergi read. Mr. Berwick's letter stated he was an abutting neighbor and was aware of the details of the Ekstrand's shed and noted his recommendation to grant the variance.

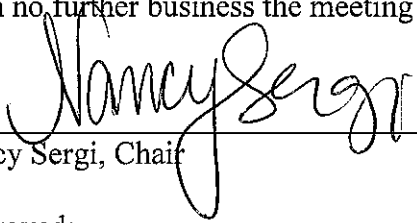
Mr. Mitchell said the actual shed will be 320 sq ft with an 80 sq ft overhang. The patio is included in the square footage due to the pillars requiring footers to sustain the extended roofline. The size of the applicant's lot can accommodate the proposed shed. It will not be visible from the front or rear lot line and will meet side and rear yard setback required. The shed size requested is in line with other sheds within the neighborhood therefore he has no objections to the variance. Mr. Ekstrand assured the board the existing shed would be removed.

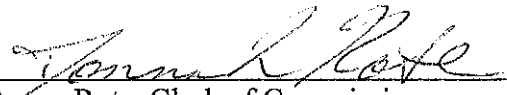
Board members felt that due to the size of the lot the shed was not substantial nor would it change the character of the neighborhood. Governmental services would not be affected and the lot abuts Stearns Road therefore it would not be visible to abutting neighbor.

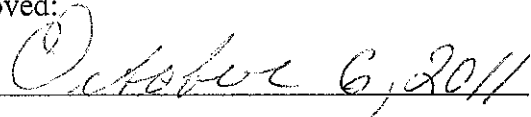
**Ms. Rudolph moved, seconded by Ms. Lopez, to grant Tom & Carol Ekstrand of 4562 Lansing Drive a 200 square foot variance for total square footage of shed; code permits 200 sq ft, applicant shows 400 sq ft, Section 1135.02 (d)(1), which passed 5-0.**

**ADJOURNMENT**

With no further business the meeting was adjourned at 7:45 p.m.

  
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Nancy Sergi, Chair

  
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Donna Rote, Clerk of Commissions

Approved:  
  
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