

Village of Chippewa Lake

Zoning Report - May

152 Heather Hedge - A notice for the removal of tarp structure and garbage.

-In Progress.

-Work will be completed within the next week.

-Completed.

266 Rustic Rook - A notice was issued for expired plates on the minivan.

254 Rustic Rook - A notice was issued for vehicle parked in front yard.

-Corrected.

152 Heather Hedge - A letter was delivered to the owner of the property and the renter about the premises conditions.

-Corrected.

254 Rustic Rook - A notice was issued for removal of a couch in the side yard.

-Corrected.

206 Rustic Rook - A notice was issued for high grass on the property.

-Corrected.

200 Brookshore Drive - A notice was issued for expired plates on vehicle in the driveway.

Permits

18-016 - 209 Rustic Rook Rd.

PN# - 048-28A-03-144

Permit - Garage Extension

18-017 - 271 Rustic Rook Rd.

PN# - 048-28A-03-122

Conditional Use Permit - RV

18-018 - 51 Willow Wood Drive

PN# - 048-28A-04-156

Permit - Shed

18-019 - 54 Bungalow Bay Blvd.

PN# - 048-28A-05-051

Permit - Shed

18-020 - 255 Bungalow Bay Blvd.

PN# - 048-28A-05-103

Permit - New House

Variance Hearing for a driveway and detached garage at 388 Craggy Creek.



Village of Chippewa Lake

PO Box 25
Chippewa Lake OH 44215-0025
330-769-9600 / 330-769-9800 (fax)
www.ChippewaLake.net

Variance Hearing

May 14, 2018

In regards to: 388 Craggy Creek

Dear Council:

The following issues are as listed below:

1. 388 Craggy Creek is considered a lot with two front yards since it is a “through lot”. This is not defined or regulated in our code but is something that needs to be considered. There are many of these type of lots in the Village and this being a case-by-case situation has brought to light the future precedent we may be setting by allowing the building of this size to be placed 10 feet from the property line rather than following the setback for front yards at 20 feet.
2. This detached garage will have an overhead door facing Northvale in which the property owner would like to install a concrete driveway leading to it. Our code states that a driveway leading to a garage must be no less than 20 feet in length. This proposed driveway is 14 feet.
3. If the garage is placed at 20 feet from the front property line on Northvale, the need for a shorter than specified by code driveway would be unnecessary because its total length would be 24 feet and therefore would be in compliance.
4. There is no regulation for “through lots” having 2 driveways. The only other reference to multiple driveways is specified for corner lots; being permitted to have only one driveway.
5. The proposed building will be 2 stories tall with an overall height of 29 feet to the peak of the roof. (30 feet is our maximum height in the code.)

Section 103 - Purpose

- A. Encouraging and facilitating orderly, efficient, and appropriate growth development
- G. Protecting development from the detrimental effects of incompatible surrounding uses.

Referring to 103(A) - The front setback of the buildings along the roadway on Northvale should be consistent (orderly)

Referring to 103(G) - The detrimental effects of this huge garage could directly effect the property values and visual aesthetics of the neighborhood.

Section 302 - Permitted Uses

- B. Uses that are omitted from this Ordinance as not being specifically permitted shall be considered prohibited until this Ordinance is amended to specifically include the use.
- C. The Village Council, with the approval of Council, shall have the power to permit any use comparable in character to any of the uses specifically listed under the Permitted Uses Section of any district.

Section 304 - General Regulations of Yards

- E. Accessory Buildings – Detached garages or other accessory buildings shall be located at least two (2) feet from side and rear property lines, and no closer to the road than the main residence, and no closer to any existing building than four (4) feet.

Section 306 - General Regulations of Structures and Construction

- A. Required Compliance – No building shall be erected, converted, enlarged, reconstructed, or structurally altered to: (1) exceed the maximum height; (2) accommodate a prohibited use or house a greater number of families; or (3) have narrower or smaller rear, front, or side yards, than are specified herein for the district in which such building is located.

Section 404.5 - Parking and Driveways

- E. Driveways shall have a minimum length of thirty-five (35) feet, except driveways leading to a garage, which may not be less than twenty (20) feet.

Sincerely,

James A. Brandenburg
Zoning Inspector
Village of Chippewa Lake