MAYOR LICASTRO: It's 5:30. I'm going to call the meeting of the Bratenahl Planning Commission to order and call the roll. Mr. Turner is here. Ms. Bloom-Schwartz, Ms. Burke-Jones is here and we're waiting on Ray. We don't need him, we can start without him. Donna, so good to see you again.

MS. BLOOM-SCHWARTZ: Thank you. It's good to be here.

MAYOR LICASTRO: You spent a lot of time in this room doing wonderful things for the Village. I'm glad to see you again.

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MS. BLOOM-SCHWARTZ: Thank you very much.

MAYOR LICASTRO: We need approval of the minutes from last meeting as offered. Is there such a motion?

MS. BURKE-JONES: I so move.

MS. BLOOM-SCHWARTZ: I have to abstain.

MAYOR LICASTRO: I'll second it. All in favor?

MS. BURKE-JONES: Aye.

MAYOR LICASTRO: Aye. And let's give Ray a minute to wander in. He's in the parking lot.

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(Whereupon, Mr. Negrelli entered the meeting room.)

MAYOR LICASTRO: Let the record reflect Mr. Negrelli has joined us. And, Ray, you were at the last meeting. We just asked for a motion to approve the minutes as offered. It was made and seconded. We have two yeses.

MR. NEGRELLI: Yes.

MAYOR LICASTRO: Good. There's no old business. Under new business we have an addition at 9914 Foster. Some background, Ms. Bauman is here to present the proposal. This is her property, hers and her husband's.

We sort of went out of order. There was a variance needed for lot coverage, so we had a Board of Zoning Appeals meeting, we added this item to the agenda. The Board recommended that it be approved by Council. It was on the Council agenda last week and was approved. So the variance needed for lot coverage has been approved by both -- recommended for approval by the Board of Zoning Appeals and by Village Council. We don't normally do that before Planning, but we did. So here we are. So I'm going to ask Ms. Bauman to give an overview of the project and then ask for comments from Ms. Hopkins.

So, Laura, the floor is yours.

MS. BAUMAN: Thank you all. I think you have a lot of the paperwork. So we have a little bitty house on a little bitty lot and we would like a little bit more space. So what we would like to do, and I don't know if -- I think you have this.

MAYOR LICASTRO: We have everything.

MS. BAUMAN: Okay. So we just want to basically take down -- there's a covered two-story deck, a screened-in porch, plus enlarged deck next to it. We want to take all of that down and just push the back of the house out a bit. That will give us an extra bedroom and full bath upstairs, a mud room, a sun room downstairs, a smaller deck and actually more green space.

So it's not visible from the street.

It's still smaller than the house next to us.

And we're working with some awesome architects to get it to work out, but I don't know whatever questions folks have.

MAYOR LICASTRO: Yes. Thank you for
that summary. So Ms. Hopkins has done a thorough
analysis of the project. Kris, why don't you
give us your summary and then we'll open to the
Commissioners.
MS. HOPKINS: Certainly. So the
property is located in the R-4 Zoning District,
which has the smallest lot size requirement, the
smallest lot width requirement. And also the
smallest house living area requirement.
The lot and the house, everything is in
compliance with the zoning code, except the
variance that was required. That was a
nonconforming situation and it's noted in my
report the Board of Zoning Appeals and now
Council approved a slight increase in the lot
coverage.
And as Mrs. Bauman said, the proposal is
actually removing the deck, which covers the side
yard and a portion of the rear yard, so it's
increasing the size of the house, which is good
for the neighborhood, without having any
additional impact on the impervious surface of
the lot.
So in my opinion, with the variance
granted, the proposal is in compliance with the
zoning code.
MAYOR LICASTRO: Thank you, Ms. Hopkins.
Questions from the commissioners?
MS. BURKE-JONES: It seems very clear.
MS. BLOOM-SCHWARTZ: Yeah, it is.
MAYOR LICASTRO: It's going to improve
the lot, improve the neighborhood, so it's always
a good thing.
MS. BLOOM-SCHWARTZ: You'll have more
space.
MS. BAUMAN: I'll have more space and a
mud room.
MAYOR LICASTRO: You said you need a mud
room. Is that for the dogs?
MS. BAUMAN: The dogs, the husband.
(Mother.)
MAYOR LICASTRO: It's all on the back of
the house.
MS. HOPKINS: That photograph also shows
the wood porch, the deck, I'm sorry, the deck.
MR. TURNER: Thank you.
MAYOR LICASTRO: So again, to recap
process, there is still the Architectural Review
Board. You'll have to have materials and design
and all that. That's an interesting process.
MAYOR LICASTRO: Anyone opposed? Okay.
Good. Congratulations.
MS. BAUMAN: Thank you so much. Keep
working on our project.
MAYOR LICASTRO: Anything else? Mary,
do we have anything else to talk about? Then my
favorite part, is there a motion to adjourn?
MS. BLOOM-SCHWARTZ: I'll make the
motion.
Ayes: 4.
MAYOR LICASTRO: We are adjourned.
Thank you very much. Six minutes and 45 seconds.
(Meeting adjourned at 5:36 p.m.)
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CERTIFICATE

I, Nancy L. Molnar, do hereby certify that
as such Reporter I took down in Stenotypy all of
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