



**AGENDA
GREENWOOD PLANNING COMMISSION**

Date: Wednesday, October 15, 2014
Location: Deephaven Council Chambers, 20225 Cottagewood Road
Time: 7:00 PM

1. CALL TO ORDER – ROLL CALL – APPROVE AGENDA
2. MINUTES OF REGULAR MEETING OF SEPTEMBER 17, 2014
3. PUBLIC HEARINGS

Conditional Use Permit and Variances, Erotas Building Corp., 5560 Maple Heights Road – Request for a conditional use permit to construct a swimming pool and variances to encroach into the minimum required lake yard setback for the construction of the swimming pool and retaining walls, a variance to encroach into the minimum bluff setback for the proposed swimming pool and a variance to exceed the maximum permitted accessory structure height in conjunction with the creation of an accessory structure from a portion of the existing principal structure.

Section 1122:05(3)(b) requires a Conditional Use Permit to construct a swimming pool in the R-1B District. **Section 1120:15** of the Zoning Ordinance requires a minimum lake yard setback of fifty feet.

- The proposed **swimming pool** requires a variance of six (6) feet of the required fifty (50) foot lake yard setback.
- The proposed **retaining walls** require a variance of thirty-five (35) feet of the required fifty (50) foot lake yard setback.
- The proposed **accessory structure** requires a variance of eighteen (18) feet of the required fifty (50) foot lake yard setback.

Section 1176.04(4) requires a setback from top of bluff of 30 feet. The applicant proposes a setback of ten (10) feet for the proposed swimming pool. The proposal requires a variance of twenty (20) of the required bluff setback.

Section 1122.20(2)(b) permits a maximum accessory structure height of fifteen feet. The applicant proposes an accessory structure height of twenty-two feet and is seeking a variance to exceed the maximum permitted accessory structure height by seven feet.

Simple Subdivision and Variance requests, Lecy Bros. Homes and Remodeling, 4965 Sleepy Hollow Road – Request to subdivide a non-conforming portion of lot area from 4945 Sleepy Hollow Road and maintain it as a single lot of record for driveway purposes.

- **Section 600.07** of the ordinance permits the subdivision of a lot into two buildable lots; or smaller pieces for the purposes of accretion into neighboring parcels, provided the severed portion does not make the balance of the remaining lot a non-conforming lot.
- **Section 1120:10** of the Zoning Ordinance requires a minimum lot area requirement of fifteen thousand (15,000) square feet. The applicants propose a lot area for the severed portion of property of four hundred and eight (408) square feet. The proposal requires a variance of fourteen thousand, five hundred and ninety two (14,592) square feet of the minimum required lot area.

Conditional Use and Variance requests, Excelsior Entertainment, LLC, - Old Log Theater, 5185 Meadville Street – Request to replace the existing business identification sign and the placement of three additional business identification signs, one which would encroach seventeen feet into the minimum required thirty foot front yard setback.

- **Section 1140.40(3)(1)** of the Zoning Ordinance requires a Conditional Use Permit to construct signage .
- **Section 1140.40(3)(i)** requires that free-standing signs comply with the setback requirements. **Section 1120:15** of the Zoning Ordinance requires a minimum front yard setback of thirty feet. The applicants propose a front yard setback of thirteen feet for one of the proposed monument signs. The proposal requires a variance of seventeen feet of the required front yard setback.

Variance request, Mike and Deb Anderson, 5105 Weeks Road – Request to exceed the maximum permitted grade alteration to construct an addition and new driveway access.

- Section 1140:19(5) states “The existing grade of a lot shall not be altered by the addition or removal of fill or by grading so as to increase or decrease the average elevation of the land by more than 1 foot in any area greater than 100 square feet without the approval of the City Engineer. Any elevation increase or decrease of more than 2 feet in any area greater than 300 square feet requires a variance. The measurements shall be calculated by averaging the lowest point of elevation and highest point of elevation in the square foot area on the existing survey compared to the proposed survey.”
- The applicant proposes to alter the grade by six feet and seeks a variance to exceed the maximum permitted grade alteration by four feet.

4. OLD BUSINESS

Discuss Park Improvement Plan

5. LIAISON REPORT

6. ADJOURN

Next Council Meeting – Wednesday, November 5, 2014

Next Planning Commission Meeting – Wednesday, November 15, 2014