



## **NOTICE**

As per the requirements of Ord. 2077 Sec. 1121.10 and pursuant to the Chairman, Mayor John Licastro, you are hereby notified of a meeting of the

### **Board of Zoning Appeals Monday May 3, 2021**

**5:30 pm**

**Via the Zoom Meeting application** <https://us02web.zoom.us/j/81492845645>

### **AGENDA**

- 1. 10400 Brighton Rd. Bratenahl, OH 44108**
  - Request for variance for Storage Shed

To participate via ZOOM go to [www.bratenahl.org](http://www.bratenahl.org), see SPOTLIGHT and click on the link for the meeting.

Posted: April 23, 2021



Village of Bratenahl  
Board of Zoning Appeals

Proposed Request for a Variance

Applicant Name Derek "Duke" Young  
Property Address : 10400 Brighton Rd.

Existing Property Description

The property is 33,790 sq. ft. with 155 feet frontage on Brighton Rd.

Structures on the lot consist of a single family residence and a two car garage. The garage was previously rebuilt in the location of the original garage . The location of the garage is 3 feet off of the east property line.

Proposal

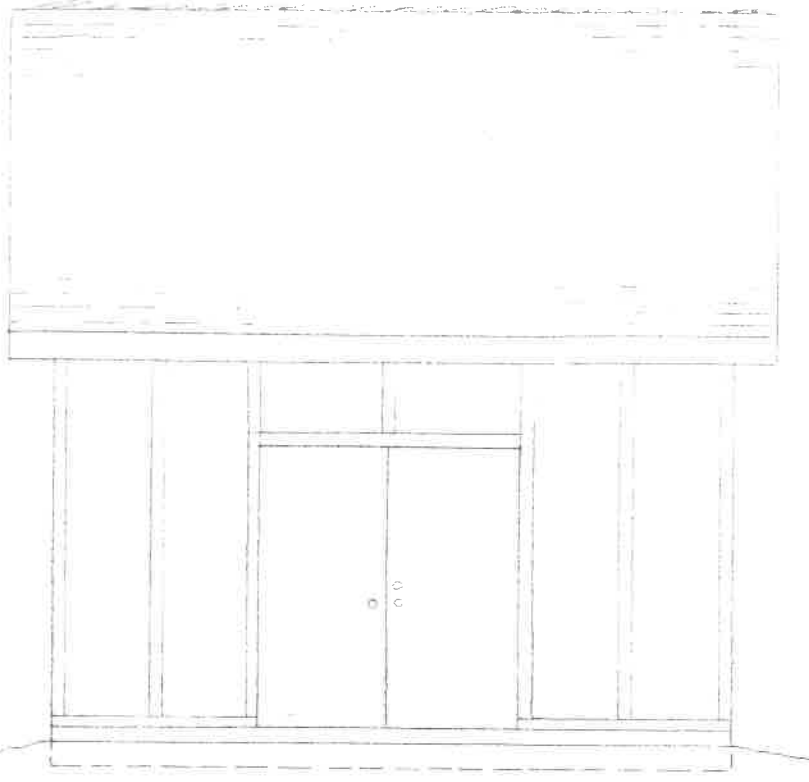
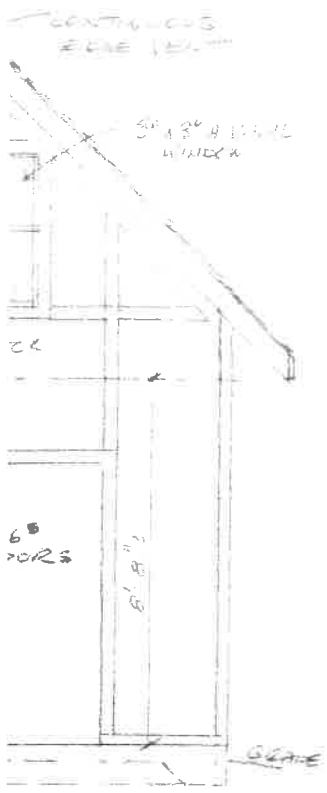
We propose to construct a 12 feet x 16 feet storage building for the owners garden equipment. The building will be constructed to match the existing home and garage in style, materials and color.

The east wall of the storage shed will be 3 feet off of the property line matching the setback of the garage . This is not in compliance with Code item 1155.06(i), that the structure should be located no less than 10 feet from all property lines. Setting the structure the required 10 feet will impact the root system of an existing mature cherry tree. The homeowner wishes to save that tree for its shade and appearance.

Further Comments

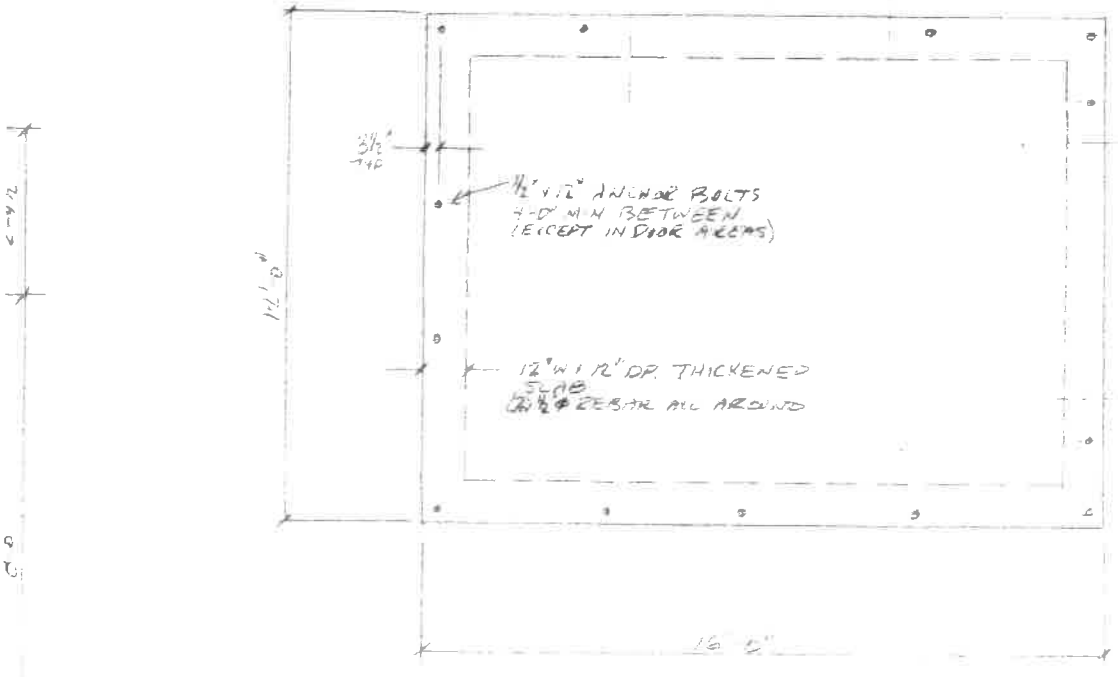
Mr Young has meticulously maintained his residence at 10400 Brighton Rd.. Recently he purchased the crumbling property west of his residence, demolished it, and he is consolidating the properties. The new storage shed is required to safely keep equipment for the maintenance of the larger property. Appearance and function are paramount. The location of the shed will maintain the beauty and integrity of Mr. Young's property.





VARIATION

EAST ELEVATION



FOUNDATION PLAN

4\"/>

165  
137

REVISIONS	BY

PROJECT: 151  
 MIKE YOUNG  
 10400 BRIGANTON HILLS  
 BRATENTON, OH 44108  
 (216) 347-2440  
 YOUNG PEREK YOUNG P.C.S., COM

PROJECT: 151  
 W.B. FOWLER BUILDERS  
 11713 PARK HEIGHT  
 STRONGSVILLE, OH 44136  
 (330) 421-2482  
 WBFOWLER@GMAIL.COM

DRAWN	W.B. FOWLER
CHECKED	
DATE	14 APR 2021
SCALE	1/2" = 1' & NOTED
JOB NO	10 2021-1
SHEET	1
OF	1
SHEETS	



This picture shows 10309 and 10315 Burton garages located less than 10' from either the side yard or rear yard property lines.



This picture shows 10305 Burton garage located less than 10' from either the side yard or rear yard property lines.



This picture shows 10401 Burton garage located less than 10' from either the side yard or rear yard property lines.





This picture shows (my house) 10400 Brighton Road garage set off property line at 3'.



This picture shows the area in which the proposed accessory building will be located.

Note: The large tree on the left of the photo. Should the accessory building be located further from the property line than 3' the root structure of this tree would be impacted and would most likely result in the death of the tree.

This also show the garage at 10319 Burton located less than 10' from the side yard property line.