

Lyndhurst, Ohio  
April 4, 2013

The Planning Commission of the City of Lyndhurst met in Special Session on Thursday, April 4, 2013 at 7:30 p.m., in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Members Present: Commissioners: V F DeCrane, R S Febo,  
D J Sirk, P A Ward, L A Schlessel

Member Absent: J M Cicero, Chairman

Others Present: P T Murphy, Law Director  
T P Kunz, Building Commissioner  
C J White, Secretary

It was moved by Mr. Febo, seconded by Mr. Sirk that the reading of the minutes of the Regular Meeting held Thursday, March 22, 2012, copies of which were mailed to all members, be dispensed with and said minutes stand approved as circulated.

The question was put to a voice vote with Mr. DeCrane and Councilman Schlessel abstaining.

Motion carried.

#### **Sub lots 41 & 42**

#### **540 & 550 Eagle Point Drive**

**Request of Robert Bremec, The Bremec Group, on the behalf of James Wert, owner, to consolidate Sub lots 41 & 42 into one parcel. Mr. Wert owns and resides in the dwelling house on Sub lot 41, 540 Eagle Point and owns Sub lot 42, 550 Eagle Point. Mr. Wert wishes to expand on permitted accessory uses, therefore the need for additional land area.**

Mr. Kunz stated he spoke with Mr. Aveni and Mr. Pat Perrino, developer and owner of the development, to verify that there are no deed restrictions or anything to prevent this request from happening, and if either had any objections. He then stated that both Mr. Perrino and Mr. Aveni stated that they had no objections and felt the request to be an enhancement to the development as a whole.

Mr. Bob Bremec, The Bremec Group, 12265 Chillicothe Road, Chesterland, stated that the client, Mr. Wert contacted him to provide the landscaping for the proposed improvements to sub lot 42; the lot next to the owner's house. He further stated that the owner would like to put in a turnaround driveway, correct the drainage, and put in walkways and patios. He further stated that there will be a sprinkler system, lighting, extensive plantings and a pergola.

In answer to Mr. Febo's question, Mr. Bremec stated that a drawing will be submitted to the Building Department at a later date.

Mr. Bremec stated that the culture stone and shingles on the existing house will match the materials on the pergola.

It was moved by Mr. Febo, seconded by Mr. DeCrane that recommendation is made to Council to confirm the request of Robert Bremec, on the behalf of James Wert, owner, to consolidate Sub lots 41 & 42; 540 & 550 Eagle Point Drive, into one parcel.

Roll Call: Yeas: Febo, DeCrane, Sirk, Ward, Schlessel  
Nays: None.

Motion carried.

In answer to Councilman Schlessel's question regarding the proposed patios being next to, instead of behind the existing house, Mr. Kunz explained that setback regulations would be followed; as long as the patios are behind the front setback line of the house, the patios are compliant.

Mr. Murphy explained that once the lot is consolidated, no variance would be needed for the accessory uses, as long as all setbacks requirements are in compliance with the zoning requirements.

It was moved by Mr. Febo, seconded by Mr. DeCrane that the proposed request of Robert Bremec, on behalf of James Wert, owner of Sub lots 41 & 42; 540 & 550 Eagle Point Drive, for expansion on permitted accessory uses be approved as described.

Roll Call: Yeas: DeCrane, Febo, Sirk, Ward, Schlessel  
Nays: None.

Motion carried.