

**BOARD OF ZONING APPEALS  
MEETING MINUTES  
Mayfield Village  
May 21, 2024**

The Board of Zoning Appeals met in regular meeting session on Tues, May 21, 2024 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman DiFranco presided.

**ROLL CALL**

**Present:**

Mr. Stivo DiFranco	Chairman	Ms. Kathryn Weber	Law Department
Mr. John Michalko	Chairman Pro Tem	Mr. Daniel Russell	Bldg Commissioner
Mr. Jim Kless	P & Z Rep to BZA	Ms. Deborah Garbo	Secretary
Mr. Bob Andrzejczyk	Alternate		
Mr. Bob Haycox	Alternate		

**Absent:**

Mr. Joseph Prcela  
Ms. Alexandra Jeanblanc

**CONSIDERATION OF MEETING MINUTES:**

**April 16, 2024**

Mr. Haycox, seconded by Mr. Michalko made a motion to approve the minutes of April 16, 2024 as written.

**ROLL CALL**

Ayes: Mr. DiFranco, Mr. Michalko, Mr. Kless, Mr. Andrzejczyk, Mr. Haycox

Nays: None

**Motion Carried**

**Minutes Approved**

**CONSIDERATION OF CASE NUMBER 2024-03**

**Applicant:** Rick Dolciato  
6770 Metro Pk Dr.  
PPN # 831-18-024  
(ARB approved 4/25/24)

1. A request for a 12' front yard setback variance from Section 1181.07 (e) to allow for a garage expansion.

**Abutting Property Owners:**

Metro Pk Dr: 6778, 6786, 6760, 6750, 6761, 6771, 6779, 6751, 6787

**OPEN PORTION**

Chairman DiFranco called the meeting to order. This is a meeting of the Mayfield Village Board of Zoning Appeals, it's Tues, May 21<sup>st</sup>, 6:00 pm. We have one applicant to consider, it's Case No. 2024-03, applicant is Rick Dolciato at 6770 Metro Pk Dr. PPN 831-18-024. ARB approved the design on 4/25/24. This is a request for a 12' front yard setback variance from Section 1181.07 (e) to allow for a garage expansion. The abutting property owners have been notified. The Building Dept received a letter from one of the neighbors that I'd like to read into the record;

May 12, 2024

To: The Mayfield Village Board of Zoning Appeals  
Re: Consideration of Case Number 2024-03

We are unable to attend the Zoning Meeting on May 21, 2024, but we would like our position to be heard by the Committee. In consideration of case number 2024-03 for Rick Dolciato, we, Tom and Patti Fioritto, approve the request to add 12 feet of frontage for the garage at 6770 Metro Park Drive. For 30 years we have lived next door. We have witnessed several improvements to their home. Every improvement has been well done, adding value not only to their property, but also the neighboring properties. Please approve this request.

Tom & Patti Fioritto  
6760 Metro Park Drive  
Mayfield Village, OH 44143

Ms. Garbo stated, Mr. Chairman, I'd like to make an address correction reflected on the Agenda. Abutting property owner address 6818 Metro Pk Dr should read as 6760 Metro Pk Dr. Thank you.

Chairman DiFranco replied, thank you for that correction.

**OATH**

Chairman DiFranco stated, because we are a Quasi-Judicial Body, anyone wishing to speak must be sworn in. Chairman DiFranco administered the Oath to Rick Dolciato.

Chairman DiFranco invited Mr. Dolciato to proceed with his presentation.

**Presentation *by* Rick Dolciato**

Rick Dolciato introduced himself. This is our existing garage, with the door opening here. We're looking to add this shaded area which is 12' from here to here and then the width would be matching the width of the garage. The variance is to extend forward. We're currently 81' – 82' from the right-of-way and the finish line would be 79.5' from the right of way.

If you guys are familiar with Metro Pk, the houses are set back for most of the street. There are about 8 or 9 different houses on the street that the neighbors either the garage or the living rooms, the way the houses are set, were 10', 12' to 15' further forward than their neighbors house, adding to the uniqueness of the street. We have U-shaped, L-shaped houses, side garages, all different kinds of things. The really nice thing about Metro Pk is it's like a park.

With this variance, we're looking just to go forward. I don't believe it's going to infringe on anybody's view. My neighbor to this side, their house and their garage door is in this area here and their living room is in this area looking this way. They're blocked from seeing my house and it's kind of reversed for the neighbors over here.

We got the plans approved by the Architectural Review Board. We have stone on the bottom half of the house and then siding the rest of the way. We propose to put stone all the way up to make it look more rustic than the siding. The front of it will actually have a better appearance in this area here than what's existing right now.

The reason we want to do this, my parents are 86 and 90 years old. My Mom's had two bouts of Polymyalgia Rheumatica which left her temporarily paralyzed. She couldn't physically get up without help. She's since been on steroids and doing a lot better. This is my wife Anna with me tonight and her Mom passed away about six years ago, she actually lived with us for a while and it was a little bit difficult getting into the house with the three steps coming in. So we'd like to put a wheelchair ramp in to plan for my Mom and Dad to take care of them, we want to have two usable garage bays here and here.

Rick Dolciato stated, I'd be happy to answer any questions.

Chairman DiFranco asked, does anyone have any questions or comments?

Mr. Haycox asked, you'd put a ramp by your front entrance, so you need the driveways.

Rick Dolciato replied, yes.

Mr. Michalko asked Dan, when you went to the Architectural Review Board was there a design for that ramp inside?

Mr. Russell replied, no. They didn't have to show that. That's going to be a Building Code review.

Mr. Haycox asked, and you said there's other houses that have similar setbacks as the one you're proposing?

Rick Dolciato replied, yes. I submitted a Google Earth printout (passed around) showing the red lines.

Mr. Russell stated, there's been a couple houses on the street that requested almost exactly the same thing.

Mr. Michalko asked, isn't there one being built about three down from him now for the same thing?

Mr. Russell replied, yes.

Mr. Dolciato stated, and some of those aren't even garages, they're living rooms that are forward. The corner house is only like 50' from the street. Everything's different on our street.

Chairman DiFranco asked Dan, do you have any concerns with this?

Mr. Russell replied, I have no concerns.

Chairman DiFranco asked, does anybody else have any concerns?

There were none.

Chairman DiFranco stated, I agree it looks like it will add value to the home as well.

Mr. Michalko asked, does this fall under ADA?

Ms. Weber replied, not necessarily, depending on when his house was built I don't know that ADA would come into play here. But it would make it more accessible for obviously his family.

Mr. Michalko stated, when I was working we had a student come in to campus, we didn't know she was in a wheelchair, so I had three days to build a ramp to ADA.

Mr. Russell stated yes, that's for commercial. For residential it has a code section just for ramps, they don't have to be ADA compliant.

Rick Dolciato stated, when we submit the construction plans, we'll make sure we put that in as part of the plan.

Chairman DiFranco stated, in granting an Area Variance, the Board shall determine that one or both of the following factors are met by the request:

- a. The conditions upon which an application for a Variance is based are particular to the subject property with respect to the physical size, shape or other characteristics of the premises or adjoining premises, differentiating it from other premises in the same district:  
or
- b. The Variance would result in an improvement of the property that is more appropriate and more beneficial to the community than would be the case without granting of the Variance.

Chairman DiFranco stated, those are not the only conditions by which we can grant a variance but things to consider in granting a variance.

**DECISION**

Mr. DiFranco, seconded by Mr. Michalko made a motion to approve the request for a 12' front yard setback variance from Section 1181.07 (e) to allow for a garage expansion for Rick Dolciato, 6770 Metro Pk Dr. as proposed.

**ROLL CALL**

Ayes: Mr. DiFranco, Mr. Michalko, Mr. Kless, Mr. Andrzejczyk, Mr. Haycox

Nays: None

**Motion Carried**

**Variance Approved**

**Right to Appeal**

Chairman DiFranco stated, you or any interested party has the right to appeal the decision within ten (10) days to Council.

Chairman DiFranco asked, are there any other matters that come before the BZA tonight?

There were none.

**ADJOURNMENT**

Mr. Kless, seconded by Mr. Haycox made a motion to adjourn the meeting.

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

**Meeting adjourned at 6:15 p.m.**

\_\_\_\_\_  
Chairman

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Secretary