



**VILLAGE OF OAKWOOD  
ZONING BOARD OF APPEALS  
MEETING MINUTES**

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**MEETING DATE:** WEDNESDAY, APRIL 12, 2023  
**TIME OF MEETING:** 7:00 P.M.  
**LOCATION OF MEETING:** VILLAGE COUNCIL CHAMBERS  
24800 BROADWAY AVENUE  
OAKWOOD VILLAGE

**PRESENT:** MARSHELLE HEAD, CHAIRPERSON  
DAN STANTON  
JOSEPH SWATON SR.  
ROSS CIRINCIONE, ASSISTANT LEAGAL COUNSEL

*THE MEETING WAS CALLED TO ORDER AT APPROXIMATELY 7:01 PM BY MARSHELLE HEAD, CHAIRPERSON*

**NEW BUSINESS:**

**CASE # ZBA23-02**      **OWNER: EMEK INVESTMENTS, LLC – HAKAN BALTAOGLU**  
**REPRESENTATIVE: PAUL HUMMER**  
**24490 BROADWAY AVENUE**                      **PP# 795-19-023,024,030**  
**OAKWOOD VILLAGE, OHIO 44146**

***SWEARING IN OF MR. PAUL HUMMER BY ROSS CIRINCIONE:*** “DO YOU SOLEMNLY SWEAR THAT THE TESTIMONY AND EVIDENCE YOU WILL PRESENT TO THE ZONING BOARD OF APPEALS YOU WILL GIVE TONIGHT WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE TRUTH SO HELP YOU GOD?”

**MR. HUMMER:** “ I DO”

**MR. HUMMER:** I AM HERE FOR A 35” VARIANCE SETBACK.

**MR. CIRINCIONE:** OWNER, EMEK INVESTMENTS, LLC HAS GONE TO THE PLNNING COMMISSION AND CONSOLIDATED 3 LOTS AND THE LANDSCAPE WAS SUBMITTED TO THE ARCHITECTURAL BOARD OF REVIEW , ALL APPROVED. THE CITY ENGINEER ISSUED A REPORT MARCH 6, 2023 STATING THE WAY THE PROPERTY IS SET UP IT DOES NOT INTERFERE WITH ANYTHING TO RESIDENTIAL PROPERTY BEHIND THE PROPERTY AND THE PROPERTY FACES BROADWAY, GOING BACK DEEP ENOUGH TO THERE IS ENOUGH ROOM FOR THEM TO ESTABLISH PARKING THAT THEY NEED FOR WHAT THEY ARE GOING TO USE THE PROPERTY FOR. EMICK INVESTMENT SUBSCONTRACTS TO SPECTRUM AND OTHER CABLE PROVIDERS.

**MR. SWATON:** THEY WILL PARK VEHICLES BACK THERE.

**MR. CIRINCIONE:** THERE WILL BE SCREENING-THE OWNER SPENT A LOT OF TIME SPEAKING TO PLANNING COMMISSION AND ARCHITECTURAL BOARD AND WERE ASSURED BY MR. BALTAOGLU THATTHEY WILL COMPLY WITH LANDSCAPE REQUIREMENTS.

**MS. HEAD:** WOULD SOMEONE LIKE TO MAKE A MOTION?

**MOTION TO APPROVE CASE # ZBA23-02: VARIANCE OF 35 FEET FOR THE PARKING EXPANSION AREA BEHIND EXISTING PARKING WAS MADE BY JOSEPH SWANTON SR., SECONDED BY DAN STANTON AND UPON ROLL CALL THE MOTION PASSED UNANIMOUSLY.**

CASE # ZBA23-03

OWNER: RENEE GRAIR  
7346 JEAN DRIVE PP# 795-10-098  
OAKWOOD VILLAGE, OHIO 44146

**SWEARING IN OF RENEE GRAIR BY ROSS CIRINCIONE:** "DO YOU SOLEMNLY SWEAR THAT THE TESTIMONY AND EVIDENCE YOU WILL PRESENT TO THE ZONING BOARD OF APPEALS YOU WILL GIVE TONIGHT WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE TRUTH SO HELP YOU GOD?"

**MS. GRAIR:** "I DO"

**MS. HEAD:** PLEASE STATE REASON YOU ARE APPEARING BEFORE THE BOARDS, THANK YOU

**MS. GRAIR:** WANT A PRIVACY FENCE IN REAR OF PROPERTY, SUBMITTED TWO TYPES OF FENCES ONE PRIVACY AND ONE CLASSIC, WENT TO PLANNING COMMISSION AND ARCHITECTURAL BOARD WHICH THEY APPROVED, NOW HERE WITH LETTERS FROM ADJACENT NEIGHBORS ON BOTH SIDES OF HER APPROVING THE FENCE.

**MS. HEAD:** ARE THERE ANY ADJACENT PROPERTY OWNERS IN THE AUDIENCE HERE TONIGHT?  
*THERE WERE NO ADJACENT PROPERTY OWNERS IN THE AUDIENCE.*

*THE SUBMITTAL TO ZBA WAS FOR PRIVACY FENCE, BUT WAS SHOWN THE CLASSIC FENCE BY MS. GRAIR, STATING SHE WOULD PUT THIS UP.*

**MR. STANTON:** CLASSIC STYLE FENCE FALLS IN COMPLIANCE AND MEETS 25% AIR AND LIGHT, SO NO ISSUES. OK FOR THIS FENCE TYPE.

**MS. HEAD:** WE DO NOT NEED TO APPROVE

**MR. CIRINCIONE:** FOR THE RECORD WE THINK THIS IS IN COMPLIANCE WITH THE VILLAGE OF OAKWOOD ORDINANCE REQUIRED FOR CLASSIC STYLE FENCE.

**MS. HEAD:** WOULD SOMEONE LIKE TO MAKE A MOTION?

**MOTION TO APPROVE CASE # ZBA23-03: FENCE MEETS THE 25% OF AIR AND LIGHT REQUIRED BY THE VILLAGE OF OAKWOOD CODIFIED ORDINANCE # 1183.03 WAS MADE BY MARSHELLE HEAD., SECONDED BY JOE SWANTON AND UPON ROLL CALL THE MOTION PASSED UNANIMOUSLY.**

CASE # ZBA 23-04

OWNER: OMCO BLDG. CORP. – DBA:OHIO CAT  
REPRESENTATIVE: THE MANNIK & SMITH GROUP, INC. – ROBERT DENNIS, P.E.  
7700 MEDUSA STREET PP#795-17-021  
OAKWOOD VILLAGE, OHIO 44146

**SWEARING IN OF ROBERT DENNIS, P.E. BY ROSS CIRINCIONE:** "DO YOU SOLEMNLY SWEAR THAT THE TESTIMONY AND EVIDENCE YOU WILL PRESENT TO THE ZONING BOARD OF APPEALS YOU WILL GIVE TONIGHT WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE TRUTH SO HELP YOU GOD?"

**MR. DENNIS:** "I DO"

**MR. DENNIS:** OHIO CAT IS GOING TO EXPAND THE BUILDING AND NEEDS A 39 FOOT FRONT YARD VARIANCE FOR PARKING SPACES, HE HAS BEEN WORKING WITH LANDSCAPE ARCHITECT- ANDY SPARKS AND VILLAGE ENGINEER- ED HREN. THE VARIANCE WOULD NOT IMPACT THE NEIGHBORHOOD.

**MR. CIRINCIONE:** THE BOARD HAS JURISDICTION TO GRANT A VARIANCE.

**MS. HEAD:** WOULD SOMEONE LIKE TO MAKE A MOTION?

**MOTION TO APPROVE CASE # ZBA23-04: APPROVAL FOR A 39 FOOT FRONT YARD VARIANCE FOR PARKING SPACES WAS MADE BY MARSHELLE HEAD., SECONDED BY JOE SWANTON AND DAN STANTON AND UPON ROLL CALL THE MOTION PASSED UNANIMOUSLY.**

**MOTION TO APPROVE REGULAR ZBA MEETING MINUTES FROM AUGUST 31, 2022 WAS MADE BY MARSHELLE HEAD, SECONDED BY DAN STANTON AND UPON ROLL CALL THE MOTION PASSED UNANIMOUSLY.**

**MOTION TO ADJOURN MEETING WAS MADE BY MARSHELLE HEAD, SECONDED BY JOE SWANTON AND UPON ROLL CALL THE MOTION PASSED UNANIMOUSLY.**

*THE MEETING WAS ADJOURNED AT APPROXIMATELY 7:26 PM BY MARSHELLE HEAD, CHAIRPERSON*

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**MARSHELLE HEAD, CHAIRPERSON**

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**DEBORAH STOFFL, BOARD SECRETARY**