



**Board of Zoning Appeals & City Planning Commission Minutes  
Tuesday, February 2, 2021  
7 P.M.  
Via Zoom Webinar**

Members Present: David E. Weiss, Mayor  
Sean P. Malone, Council  
Joseph J. Boyle III, Member  
Kevin Dreyfuss-Wells, Member  
Joanna Ganning, Member

Others Present: Joyce G. Braverman, Director of Planning  
William M. Gruber, Director of Law  
Daniel Feinstein, Senior Planner

The meeting was called to order by Mayor Weiss at 7:00 pm.

\* \* \* \*

Approval of the January 5, 2021 Meeting Minutes

It was moved by Mr. Boyle and seconded by Dr. Ganning to approve the minutes with corrections.

Roll Call: Ayes: Weiss, Malone, Boyle, Dreyfuss-Wells, Ganning  
Nays: None

Motion Carried

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**#2095. Held Residence – 19110 South Woodland Road:**

A Public Hearing was held on the request of Conner Karakul, Aristotle Design Group, on behalf of Jim Held, JPJK Properties, 19110 South Woodland Road, to the Board of Zoning Appeals for a variance to the front yard paved area. The applicant proposes to construct a 2,581 square foot circular driveway in the front yard of this single family home. The existing driveway is proposed to be replaced with a new circular driveway encompassing 34 percent of the front yard. The code limits front yard pavement to 25 percent coverage. The new circular driveway is proposed to be landscaped with existing and proposed deciduous and evergreen bushes and trees.

Mr. Feinstein showed slides of the site. He stated this is a request for a variance to the front yard pavement regulations. The applicant proposes to install a circular driveway in the front yard. The driveway is proposed to cover 34 percent of the front yard in pavement. Code allows a front yard to have a maximum

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of 25 percent drivable pavement. The existing driveway apron is proposed to be replaced with a new apron in the middle of the lot instead of along the western edge. New landscaping along with existing landscaping will screen the front yard pavement. Staff supports the request with the conditions of street tree protection fencing and hand cutting of any roots during construction.

Conner Karakul, Aristotle Design Group, said his company has a history of work at historic homes with established trees and landscaping. Ken Karokal and Jim Held are the new owners of the house. They have experience renovating historic houses. There is abundant fast-moving vehicular traffic on South Woodland, which makes backing out of the driveway dangerous. Zoning allows a circular driveway on a 100 foot wide lot, but they cannot meet the 25 percent maximum of pavement in the front yard. They propose new and existing landscaping to hide the new pavement. They did not want to add a second curb cut, so they designed a single curb cut. They consider this design an improvement for safety and aesthetics.

Mr. Boyle said he supports the request with the condition on limiting it to one curb cut with the rationale it is safer for pedestrians and vehicles.

Mayor Weiss asked if this would be acceptable to the applicant.

Mr. Karakul said yes this would be acceptable as that is their plan.

Dr. Ganning asked about the landscaping next to the sidewalk. She asked they consider removing one bush from each side at the sidewalk to allow a better view of pedestrians on the sidewalk.

Ms. Braverman said the existing plantings are about 3 ½ feet tall. Is it the intention to keep them trimmed to that height?

Mr. Karakul said the existing hedge will be kept trimmed.

Mr. Dreyfuss-Wells asked about shifting the driveway slightly to get further from the street tree.

Mr. Karokel said he could shift the apron slightly to be further from the street tree. He said they could flair the apron just a bit less. They would cleanly cut any roots to limit any damage to the street tree.

Mayor Weiss said it is a busy street and difficult to back out of a driveway. The landscaping and elimination of the second apron is a benefit.

Dr. Ganning said it is a beautiful design and an upgrade to the property.

Mr. Karakul noted the center circle will only have half the shrubs on the inside or outside of the circle.

Mr. Feinstein said that change is acceptable. He asked they submit a revised plan.

Mayor Weiss opened the Public Hearing.

Mr. Feinstein read in to the record the emails received from neighbors in support of the request.



