



### SAGAMORE HILLS TOWNSHIP

11551 Valley View Road, Sagamore Hills Ohio 44067-1099 Phone 330-467-0900  
E-mail: zoninginspector@mysagamorehills.com Web Site: www.mysagamorehills.com

## APPEAL APPLICATION

Filing Date:	5/1/2023	Zoning Application Number:		Incident Number	Pluto Variance Appeal
Lot Size:	1a	Parcel No.	4501971	Zoning District:	R

<b>TYPE OF APPEAL</b>	Zoning Appeal (ZA)		Exterior Maintenance Code (EMC)	
	Variance Appeal (VA)	X	Appeals Fee \$	\$750

Name:	Robert Pluto				
Address:	11988 Hawthorne Drive				
City:	Sagamore Hills, Ohio 44067				
Email:	rjpluto1948@windstream.net	Phone:	(330) 467-4221		

Property Owner Name:					
Property Owner Address:					
City:					
Phone:					

Reason / Explanation for Appeal	Parcel 4501971 approx 1a Home has approx 75' frontage on Hawthorne Dr. to residence and 68' from front deck to center line. Owner wants to extend new garage in front of residence closer to street by 20'				
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Details:	New addition size would be 13' x 20' allowing for a new frontage of 55 feet.				
Include site plans building plans & photos	Other homes on the street are approximately 70 feet to 90 feet from centerline of Hawthorne Drive or Hawthorne Circle				
Attachments:					

If the existing Zoning Resolution, or EMC is providing practical difficulties or hardship to applicant or owner please explain:					
SHZR states "there shall be 100 ft. frontage from centerline of road in residential areas"					
How will the granting of a Zoning Appeal, Zoning Variance, or EMC Appeal immediately effect the neighborhood and community in general?					

List all contiguous property owners			
Name	Address		Parcel
Richard Austin	96 ft. Frontage	11981 Hawthorne Drive	4500049
Michael J. Widemire	76 ft Frontage	11998 Hawthorne Drive	4500329
Gerald Orszag	98 ft Frontage	11997 Hawthorne Drive	4500124
Michael J. Schmitt	75 ft Frontage	1092 Hawthorne Circle	4500225
Michael P Polancy	78 ft. Frontage	Hawthorne Circle	4502086
Andrew Sperie	78 ft. Frontage	11965 Hawthorne Drive	4501023
Robert H. Johnson	70 ft. Frontage	11953 Hawthorne Drive	4500485

Signature of Applicant	Date:

Printed Name of Applicant	ZONING INSPECTOR

LEGAL NOTICE  
BOARD OF ZONING APPEALS MEETING  
SAGAMORE HILLS TOWNSHIP  
SUMMIT COUNTY OHIO

The Board of Zoning Appeals of Sagamore Hills Township will hold a Public Hearing at Sagamore Hills Township, 11551 Valley View Road, Sagamore Hills, Ohio 44067, on Wednesday May 24, 2023 at 7:00 p.m. for the following:

- 1) Robert Pluto, who resides at 11988 Hawthorne Drive, PPN 4501971, is appealing for a Residential Addition which violates the Sagamore Hills Zoning Resolution Front Yard set back. This proposed addition would put the front set back from the center line of Hawthorne Drive at less than 60 feet.

The Sagamore Hills Zoning Resolution, Chapter 3 page 11 Section 3.3 E states, “Minimum Front Yard Depth, One hundred (100) feet from any dedicated highway center line”

The applications are available for examination at Sagamore Hills Township Zoning Office during normal business hours or on the township website, [www.mysagamorehills.com](http://www.mysagamorehills.com). Written comments may be submitted to the Zoning Inspector, Raymond Fantozzi prior to the meeting and to the Board of Zoning Appeals at the meeting.

Raymond S. Fantozzi  
Sagamore Hills Township Zoning Inspector  
11551 Valley View Road  
Sagamore Hills, OH 44067  
[zoninginspector@mysagamorehills.com](mailto:zoninginspector@mysagamorehills.com)



11551 Valley View Road • Sagamore Hills, Ohio 44067-1099  
Office: 330.467.0900 • Fax: 330.655.7899  
MySagamoreHills.com

BZA Hearing May 24, 2023

Robert Pluto

11988 Hawthorne Drive

Sagamore Hills, Ohio 44067

Permit Applied for: Garage Addition to Front of Residence

Date Applied: May 1, 2023

Date Denied: May 1, 2023

Reason for Appeal: The Sagamore Hills Zoning Resolution Chapter 3 Page 11 Section 3.3, states that, "Minimum Front Yard Depth shall be 100 feet (one-hundred) from any dedicated highway center line.

Notes: PPN #4501971 The residence is located at 11988 Hawthorne Drive. The current Front yard set back as measured by Summit County Parcel Viewer Satellite is approximately 75 (seventy five) feet from center line of Hawthorne. The garage addition would be 20 (twenty) feet closer to Hawthorne Drive. Making the new front line depth 55 feet (fifty-five) from center line of Hawthorne.

Note: Other homes surrounding 11988 Hawthorne have front yard setbacks (as measured by satellite between 70 feet and 98 feet.

**Reason for Denial: Under the current Sagamore Hills Zoning Resolution Chapter 3 page 11, Section 3.3 the home would be in violation if not grandfathered in. Most of the homes on this street are less than the required 100 foot setback.**

**Any current building being done must conform to the current Sagamore Hills Zoning Resolution. Therefore, the permit is denied.**

# Parcel Viewer Web Map by County of Summit



5/15/2023, 10:31:27 AM

Parcels

Jurisdictions

Road Labels

1:564

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0

0.02 km

0.01

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County of Summit, Cuyahoga County, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Parcel Viewer by County of Summit  
Disclaimer: Users of this map accept all risk, not intended to serve as professional advice.

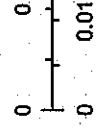
# Parcel Viewer Web Map by County of Summit



5/15/2023, 10:31:27 AM

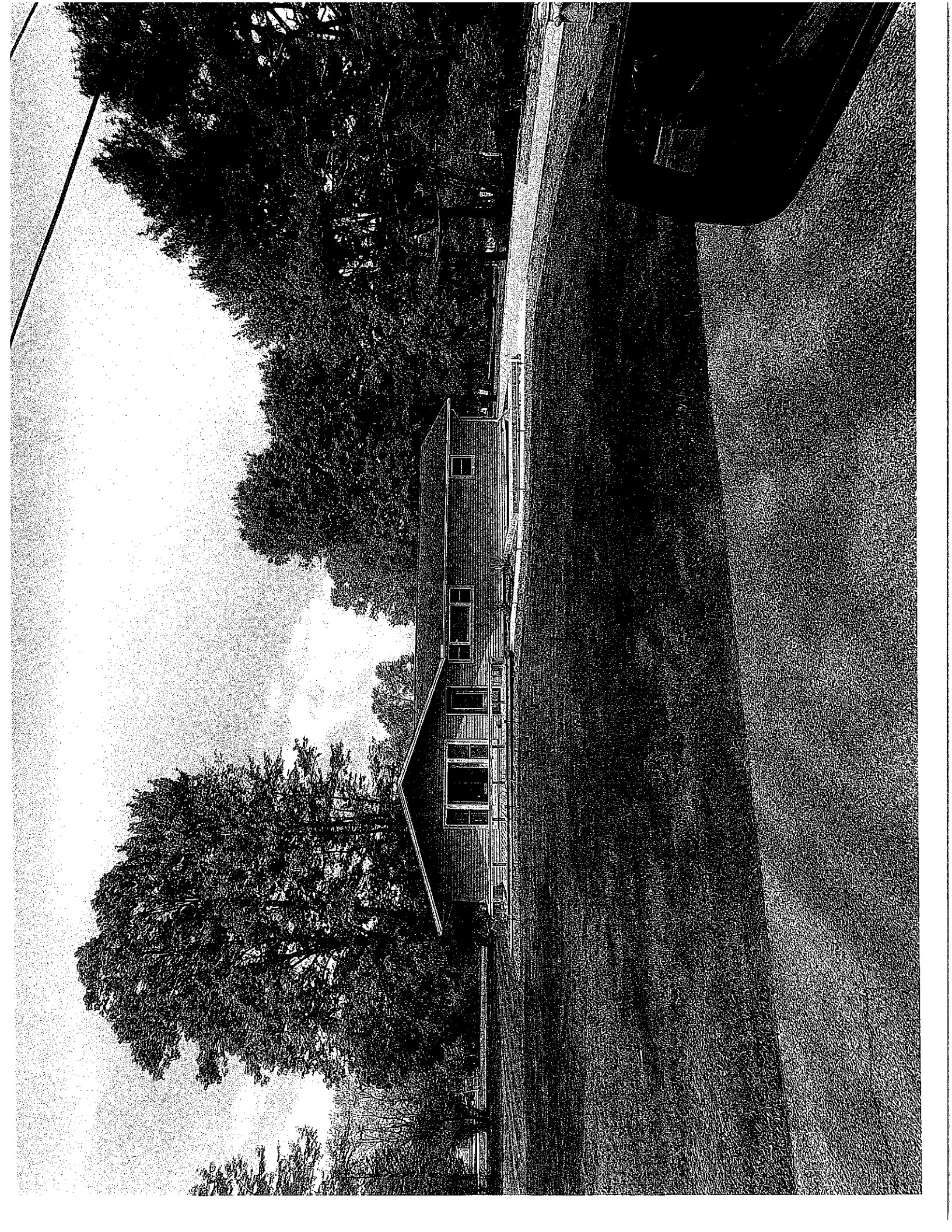
- Parcels
- Jurisdictions
- Road Labels

1:564

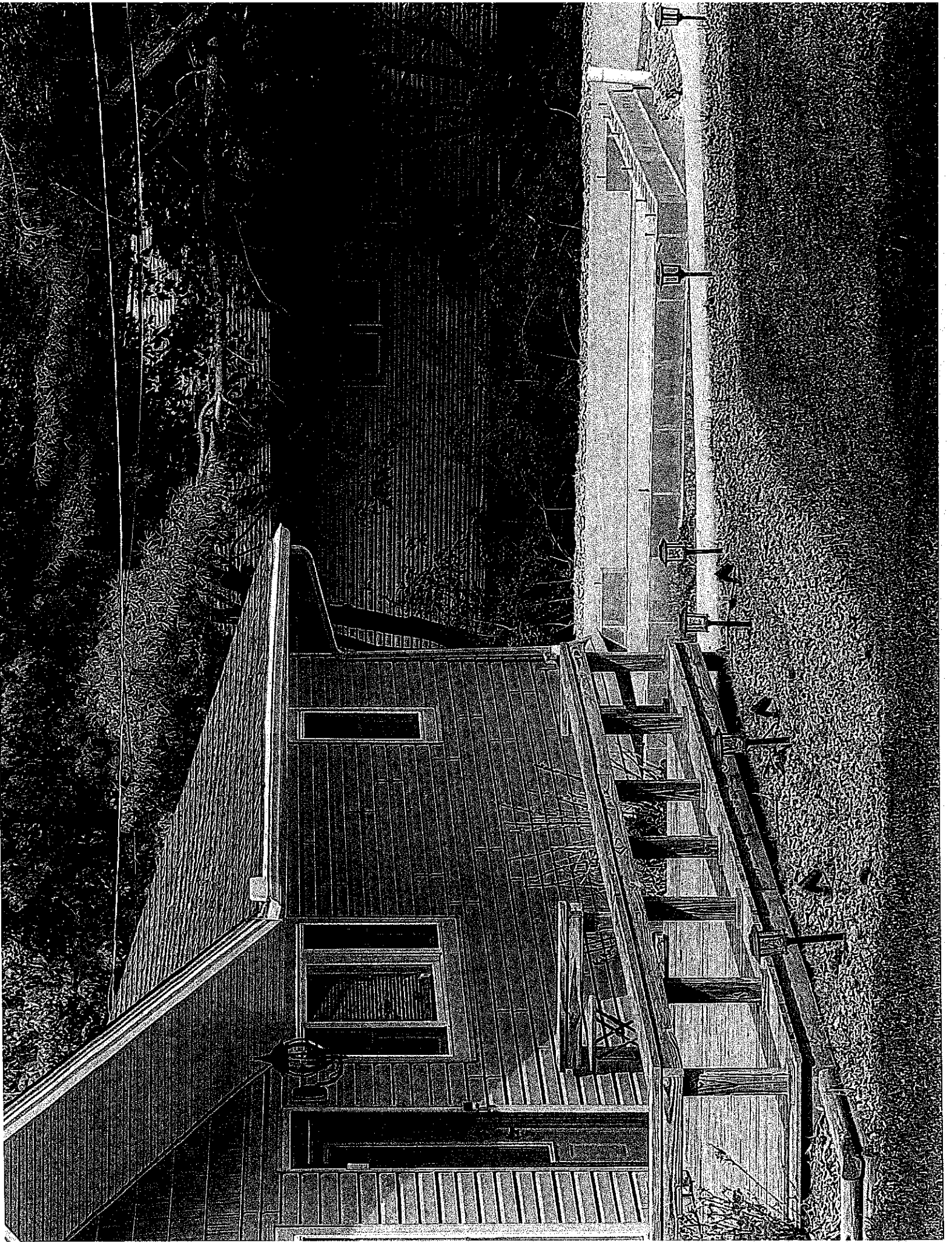


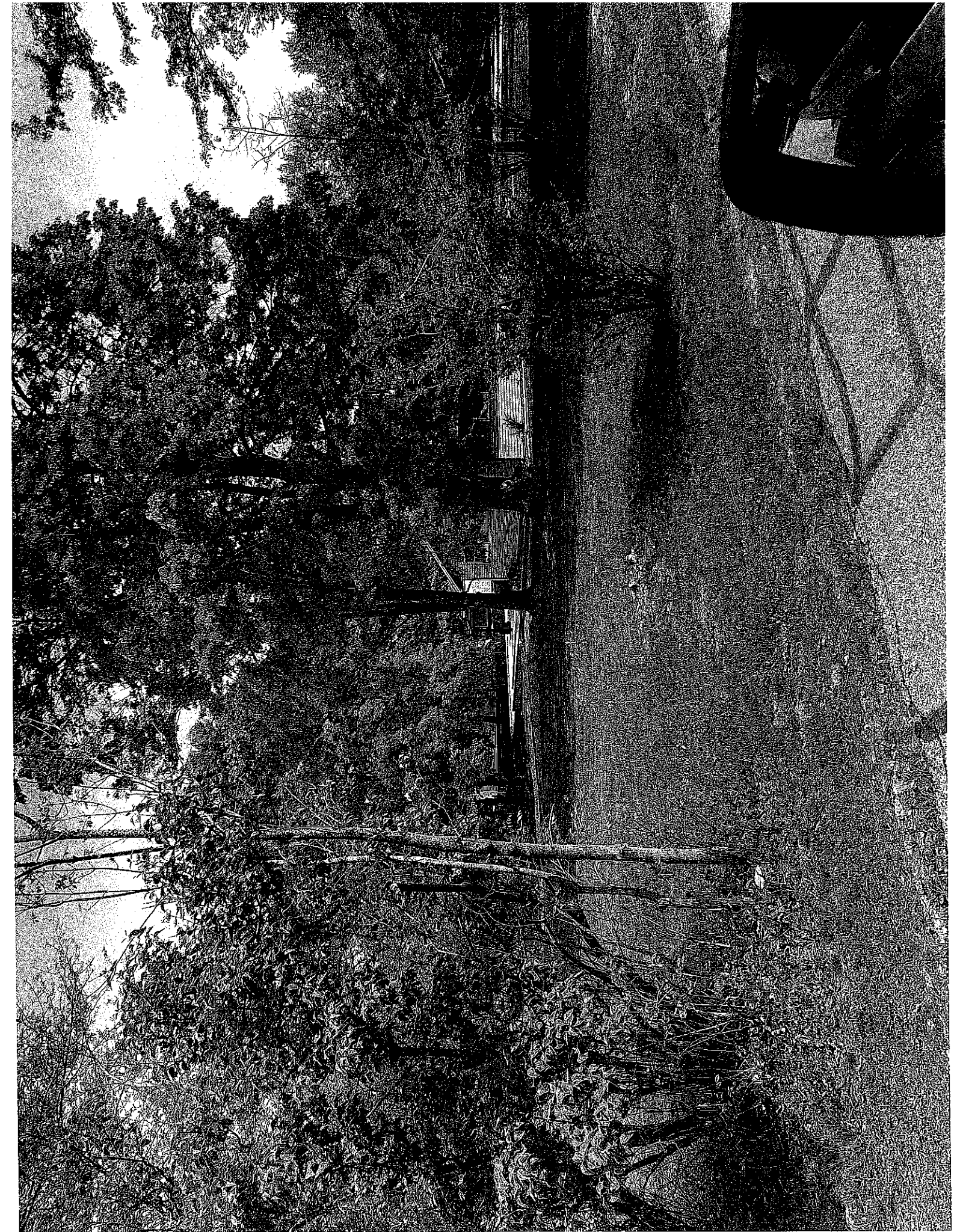
County of Summit, Cuyahoga County, Est. HERE, Garmin, Geo Inc., USGS, EPA

Parcel Viewer by Co  
Disclaimer: Users of this map accept all risk, not intended to serve as prof

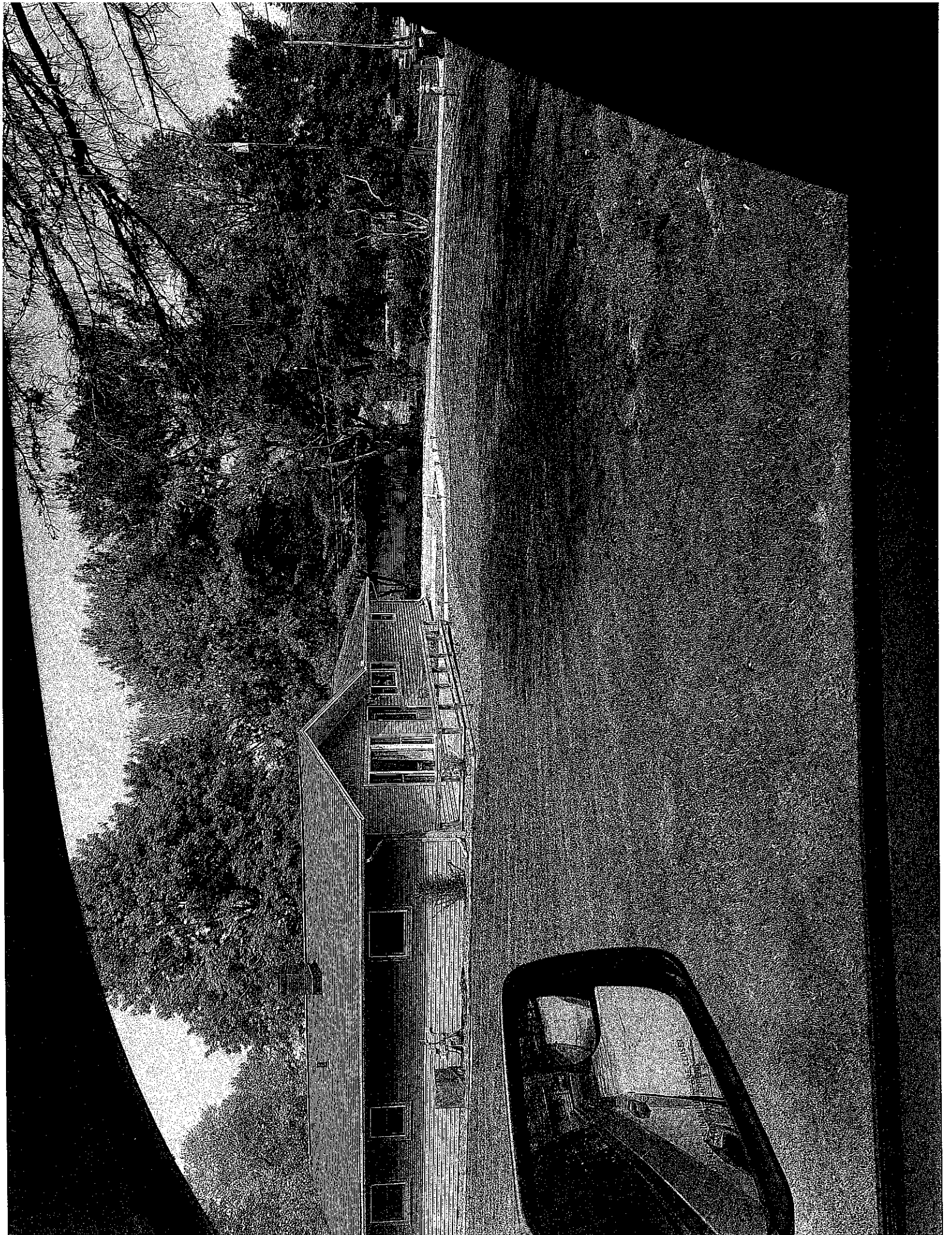












PROJECT: BUILD 13'X20' ATTACHED GARAGE

OWNER: ROBERT PLUTO

ADDRESS: 11988 HAWTHORNE DR, NORTHFIELD OH, 44067

### COLORS & MATERIALS

SIDING COLOR: Khaki

TRIM COLOR: Sandalwood

ROOFING COLOR: Brownwood

### DRAWING INDEX

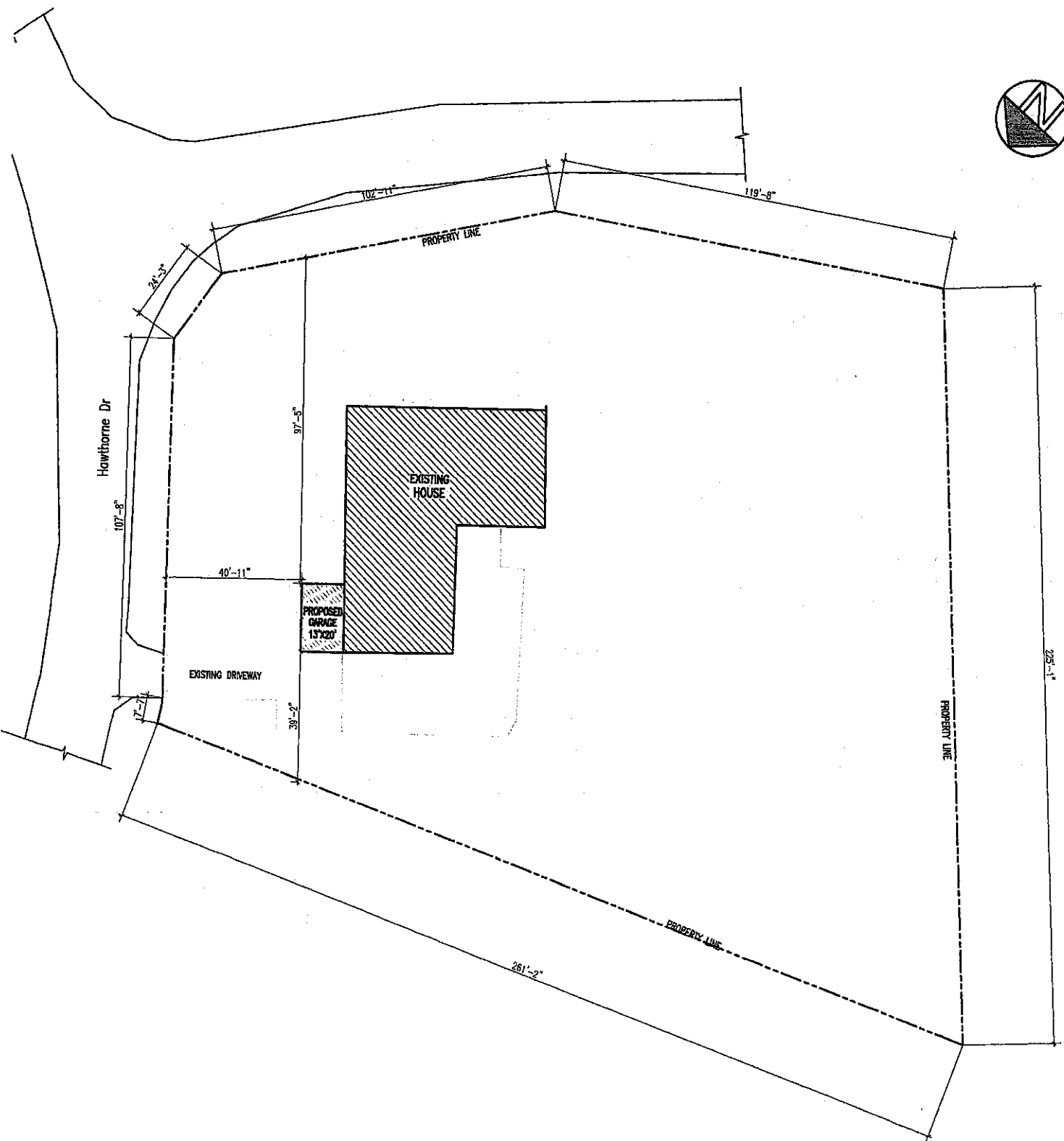
- 1 TITLE SHEET
- 2 SITE PLAN
- 3 ELEVATIONS & ELECTRICAL PLAN
- 4 FLOOR PLAN
- 5 WALL SECTION

### CODE DATA

2019 OHIO RESIDENTIAL CODE  
ROOF LIVE LOAD 30 PSF  
GROUND SNOW LOAD 20 PSF  
WIND SPEED 115 MPH  
LUMBER GRADE #2 SPF



WWW.PLATINUMGARAGES.COM  
216-459-0000

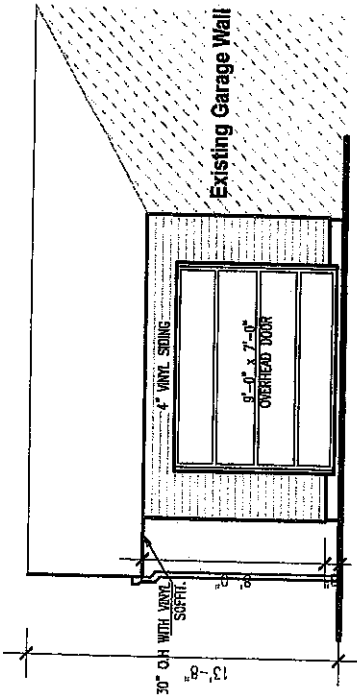


# SITE PLAN

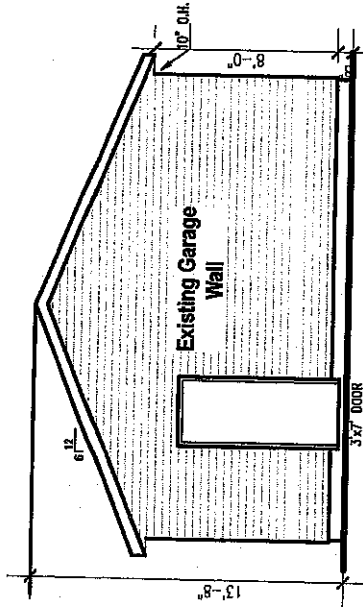
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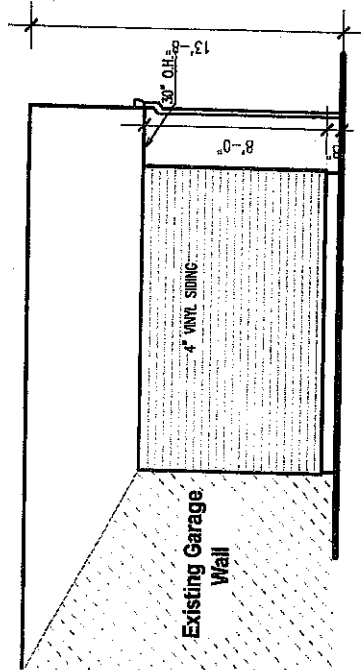
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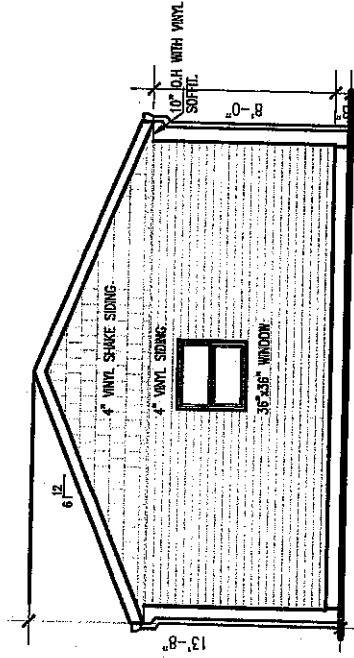
**FRONT ELEVATION**  
Scale: 1/8"=1'-0"



**RIGHT ELEVATION**  
Scale: 1/8"=1'-0"

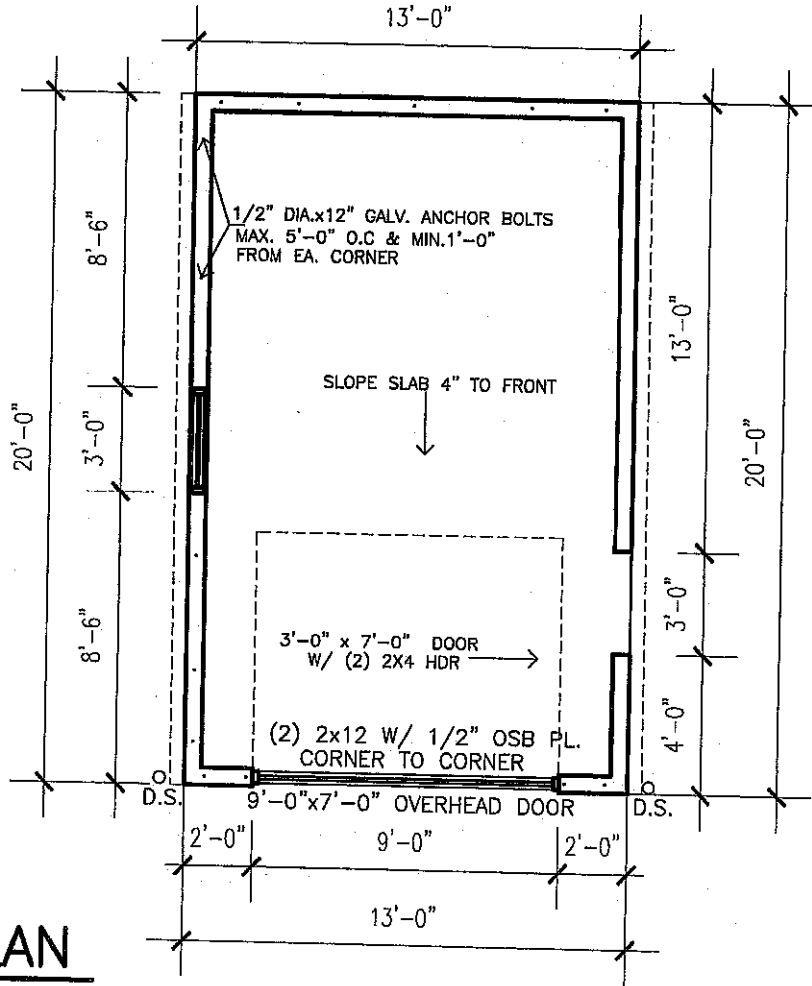


**REAR ELEVATION**  
Scale: 1/8"=1'-0"



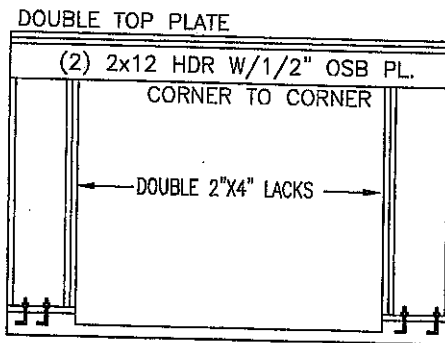
**LEFT ELEVATION**  
Scale: 1/8"=1'-0"





## FLOOR PLAN

Scale: 3/16" = 1'-0"

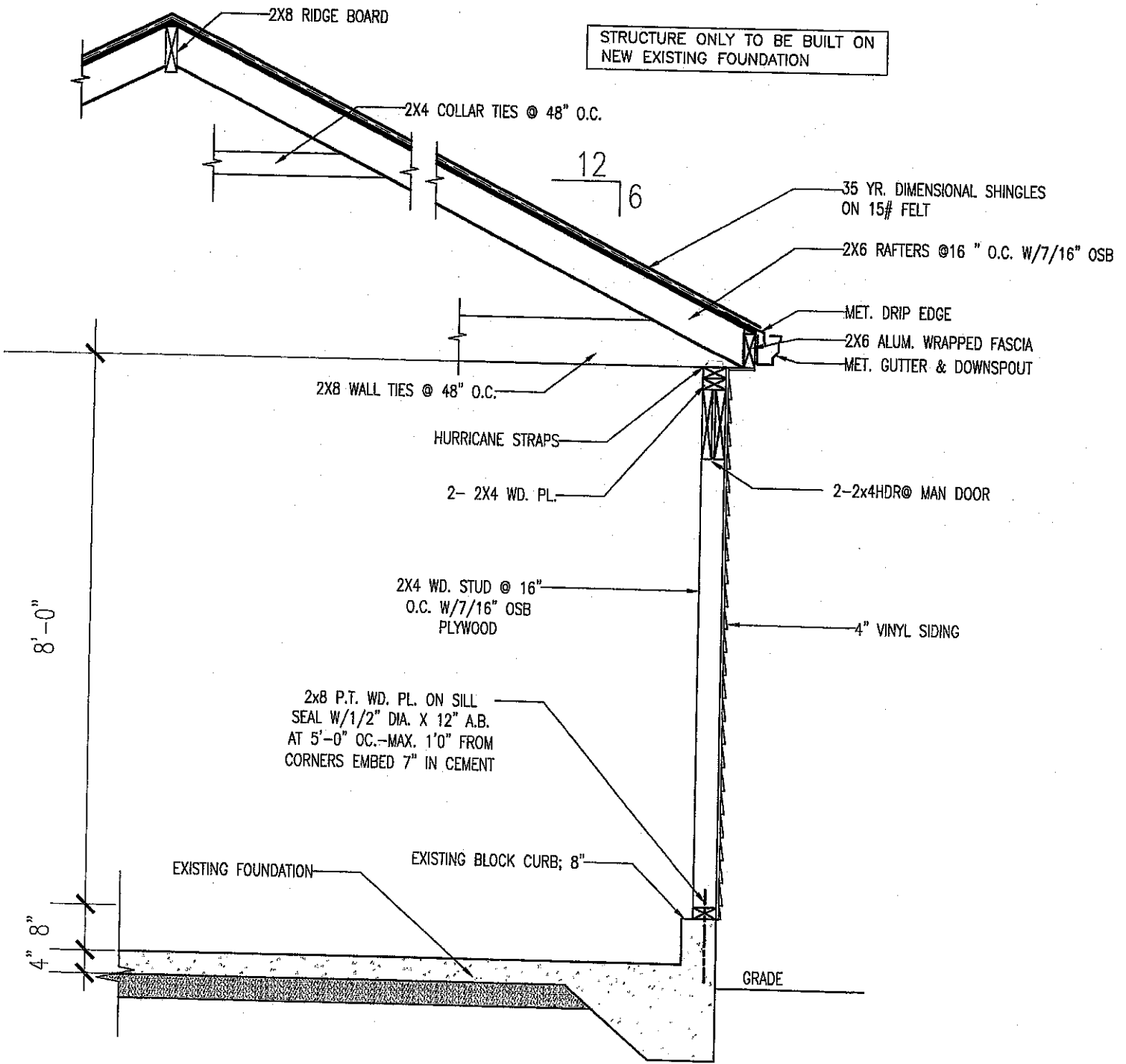


## FRONT WALL CONSTRUCTION

Scale: 3/16" = 1'-0"

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GARAGES  
AND  
ELECTRICAL

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# WALL SECTION

Scale: 1/2" = 1'-0"



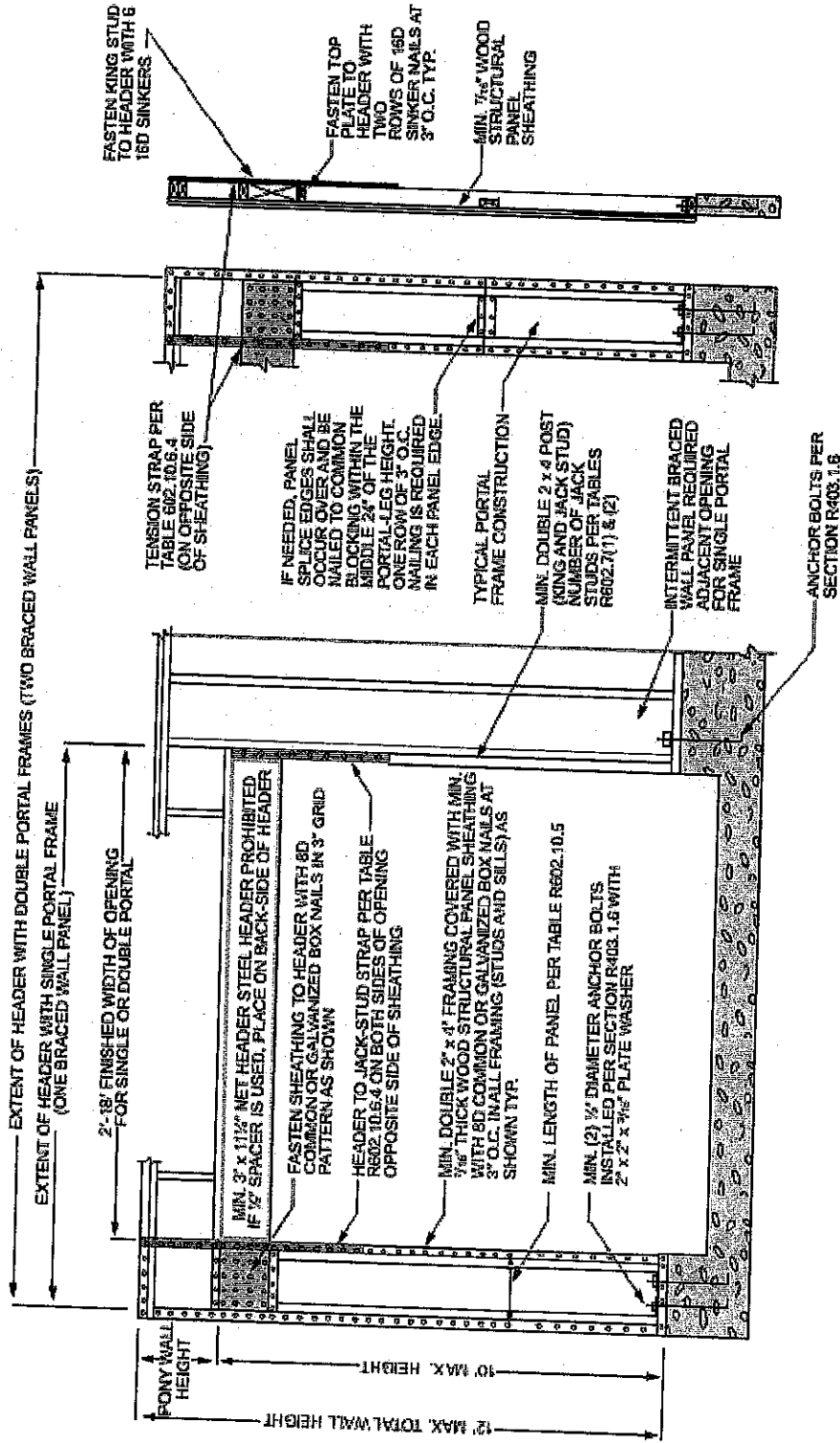
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GARAGES  
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### R602.10.6.3 Method PFG: Portal Frame at Garage Door Openings in Seismic Design Categories A, B and C

Where supporting a roof or one story and a roof, a Method PFG braced wall panel constructed in accordance with Figure R602.10.6.3 shall be permitted on either side of garage door openings.


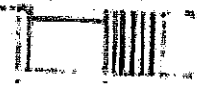

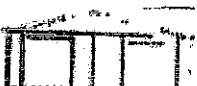




For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3

METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C WHERE APPLICABLE

TABLE 602.10.4 - continued  
BRACING METHODS

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA <sup>a</sup>	
				Fasteners	Spacing
Intermittent Bracing Method	PFH Portal frame with hold-downs	3/8"		See Section 602.10.6.2	See Section 602.10.6.2
	PFG Portal frame at garage	7/16"		See Section 602.10.6.3	See Section 602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table 602.3(3)	6" edges 12" field
				Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener
	CS-G <sup>b,c</sup> Continuously sheathed wood structural panel adjacent to garage openings	3/8"		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame	7/16"		See Section 602.10.6.4	See Section 602.10.6.4
	CS-SFB <sup>d</sup> Continuously sheathed structural fiberboard	1/2" or 25/32" for maximum 16" stud spacing		1 1/2" long x 0.12" dia. (for 1/2" thick sheathing) 1 3/4" long x 0.12" dia. (for 25/32" thick sheathing) galvanized roofing nails or 8d common (2 1/2" long x 0.131" dia.) nails	3" edges 6" field

For SI: 1 Inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m<sup>2</sup>, 1 mile per hour = 0.447 m/s.  
a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C  
b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage.  
c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table 602.7(1). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.  
d. Deleted  
e. Deleted

**602.10.4 Construction methods for braced wall panels.** Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table 602.10.4.

**602.10.4.1 Mixing methods.** Mixing of bracing methods shall be permitted as follows:

1. Mixing intermittent bracing and continuous sheathing methods from story to story shall be permitted.
2. Mixing intermittent bracing methods from braced wall line to braced wall line within a story shall be permitted. In regions within Seismic Design Categories A, B and C where the ultimate design wind speed is less than or equal to 130 mph (58m/s), mixing of intermittent bracing and continuous sheathing methods from braced wall line to braced wall line within a story shall be permitted.





**SUMMIT COUNTY PUBLIC HEALTH**

1867 W. Market Street Akron, OH 44313-6901

**BUILDING AND ZONING APPROVAL**

*Caitlin Meier*

Inspector:

May 09 2023

Date:

330-926-5676

Phone Number:

LSN: 11988 HAWTHORNE DR

ALSN:

Zoom to

4501971

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