

CITY OF HIGHLAND HEIGHTS, OHIO
MINUTES OF A PLANNING AND ZONING COMMISSION REGULAR MEETING
Highland Heights City Hall Council Chamber
MARCH 9, 2026

Chair Adamus called the regular meeting to order at 7:22 p.m.

PRESENT: Planning and Zoning Commission Members Vince Adamus, Brad Hull, Joe Mercurio, Bill Urban; City Council Representative Bill Morton; Recording Clerk Susan Olson; Building Commissioner Dan Perno

ABSENT: None

PZ26005 CATHY MOCKUS, 592 RUTLAND DRIVE
SUBJECT: VARIANCE TO ALLOW PROPOSED SHED TO EXCEED MAXIMUM AREA ALLOWED

Cathy Mockus, 592 Rutland Drive, Highland Heights, Ohio 44143, appeared before the Commission to request a variance to allow a proposed 16-foot by 12-foot shed, on property located at 592 Rutland Drive. The public hearing was held immediately prior to this regular hearing.

MOTION: A motion was made by Mr. Urban to grant Cathy Mockus, on property located at 592 Rutland Drive, Highland Heights, Ohio 44143, a variance of 17 square feet from HHCO Section 1123.05(e)(1): “ACCESSORY USES; Recreational Facilities”, which allows a total shed area of 144 square feet or one percent (1%) of the lot area on a single family residentially zoned lot of 20,000 square feet or less, whichever is greater, to allow a 16-foot by 12-foot shed to be located in the northwest rear yard with an area of 192 square feet, rather than the maximum allowable shed area of 175 square feet on this 17,500 square foot lot, contingent that the shed be positioned 16 feet east-west and 12 feet north-south, and placed five feet farther north than the former shed on the lot; seconded by Mr. Hull.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

Mr. Adamus requested that the Clerk poll the members in the majority for their reasoning in the manner in which they voted. The consensus of the members for granting the variance to allow a 16-foot by 12-foot shed in the northwest rear yard is that the variance amount is minimal; the applicant has already removed the former shed on the property; and the applicant agreed to rotate and move the shed five feet northward to allow a wider range of view for the abutting property homeowner along the shared rear lot line.

PZ26006 MICHAEL HSU, 445 SANDHURST DRIVE
SUBJECT: VARIANCES FOR ONE-CAR GARAGE AND DRIVEWAY ADDITION

Judy Hsu, 445 Sandhurst Drive, Highland Heights, Ohio 44143, and Kyle Matheny, architect, 9733 Limeridge Road, Mantua, Ohio 44255, appeared before the Commission to request variances for a proposed one-car garage and driveway addition, on property located at 445 Sandhurst Drive. The public hearing was held immediately prior to this regular meeting.

Variance #1 – South side yard width for proposed one-car garage addition

MOTION: A motion was made by Mr. Urban to grant Michael Hsu, on property located at 445 Sandhurst Drive, Highland Heights, Ohio 44143, a variance of five feet from HHCO Section 1123.08 “AREA, YARD AND HEIGHT REGULATIONS”, which requires a minimum side yard width of ten feet, to allow a south side yard width of five feet, for a building length of 22 feet, for a proposed one-car garage addition, per the drawing dated Dec. 5, 2025; seconded by Mr. Hull.

FURTHER DISCUSSION: Mr. Adamus stated that code clearly establishes a minimum side yard width requirement of ten feet City-wide and that the applicant did not present a justification other than a personal desire to enlarge the garage. He said the neighbors to the south of the applicant’s lot who would be most impacted by the project appeared at tonight’s meeting and cited many concerns including, but not limited to, the safeguarding against hazards to drainage and utility cable locations as established by City code. He expressed concern that approving the variance would establish precedent for residents to seek the same variance. Mr. Urban said that code is written to protect residents, and that most often he will vote in favor of a neighbor who objects to a variance that would impact their property. Mr. Morton opined the construction of the proposed garage addition will result in a very small corridor between the abutting house, that could unfairly prevent that homeowner and future homeowners from building onto their house. Building Commissioner Perno said that setback amounts are also established to provide necessary fire separation between structures.

VOTE: Nays all; motion denied.

Variance #2 – Driveway taper requirement

MOTION: A motion was made by Mr. Hull to grant Michael Hsu, on property located at 445 Sandhurst Drive, Highland Heights, Ohio 44143, a variance of one foot from HHCO Section 1323.02(e)(3) “PERMANENT DRIVEWAYS; Three Car Garages; Front entrance”, which requires that all driveways leading to a three-car garage facing a front yard shall have a driveway not wider than 32 feet at the garage threshold and to remain at such width until reaching a point 20 feet from the garage threshold, to allow a driveway that is 28 feet 11 inches wide at the garage threshold to remain at its width until reaching a point 21 feet from the garage threshold, per the drawing dated December 5, 2025 and email dated February 23, 2026 from Kyle Matheny; seconded by Mr. Mercurio.

FURTHER DISCUSSION: None.

VOTE: Nays all; motion denied.

Variance #3 – Driveway taper requirement

MOTION: A motion was made by Mr. Hull to grant Michael Hsu, on property located at 445 Sandhurst Drive, Highland Heights, Ohio 44143, a variance of two feet four inches from HHCO Section 1323.02(e)(3) “PERMANENT DRIVEWAYS; Three Car Garages; Front entrance”, which requires that all driveways leading to a three-car garage facing a front yard shall taper to a width of 18 feet at a distance not more than 40 feet from the garage threshold, to allow a driveway to taper to a width of 18 feet at a distance 42 feet 4 inches from the garage threshold, per the drawing dated December 5, 2025 and email dated February 23, 2026 from Kyle Matheny; seconded by Mr. Mercurio.

FURTHER DISCUSSION: None.

VOTE: Nays all; motion denied.

Mr. Matheny inquired if an overhead garage door and roof or awning could be added to the back of the existing garage to allow a vehicle to pull through and park in the rear yard. Mr. Adamus replied that he and Building Commissioner Perno will review code and respond back to him.

Mr. Adamus advised Ms. Hsu of her right to appeal the decision of the Planning and Zoning Commission as permitted under HHCO Section 1114, by filing an appeal through the Building Department with the Highland Heights Board of Building and Zoning Appeals within two weeks after the approval of tonight's meeting minutes scheduled for March 23, 2026.

The consensus of the members for denying the variances that would have allowed the addition of a one-car garage and driveway follows: code clearly establishes a minimum side yard width requirement of ten feet City-wide; the applicant did not present a justification as required by code other than a personal desire to enlarge the garage; code safeguards properties from hazards that could occur from inadequate setback amounts; approving the variance would establish precedent for residents to seek the same variance; construction of the garage addition will result in a very small corridor between from the abutting house to the south that could unfairly avert that homeowner and future homeowners from building onto their house; the goal set by the City during the development of Highland Woods to preserve as many trees and as much greenspace would be violated; and setback amounts are established to provide necessary fire separation between structures. The Commission considered the concerns as stated by the objecting neighbors to the adjacent south side who would be most impacted by the project, including: potential for recurrence of water pooling and drainage; negative impact on property values; impact on underground utility cables located near the shared lot line; impact on their underground irrigation system; an unfair situation where they may be unable to add onto their house due to the close setback between their houses; and the objective of code to create an area of trees and greenspace will be violated.

PZ26007 JOSE SANTOS PEREZ, 5868 HIGHLAND ROAD
SUBJECT: VARIANCES FOR PROPOSED DETACHED GARAGE AND DRIVEWAY
ADDITION

Jose Santos Perez, 5868 Highland Road, Highland Heights, Ohio 44143, appeared before the Commission to request variances for a house project, consisting of the demolition of the existing driveway on the east side of the lot, the conversion of the existing attached one-car garage into habitable space, the addition of a detached three-car, side-entry garage in the westerly rear yard behind the lines of the house and the addition of a driveway leading to the garage. The public hearing was held immediately prior to this regular meeting.

Variance #1 – Garage depth requirement

Variance #1 as posted in the public hearing notice no longer applies because the applicant has agreed to reduce his original request for a garage depth of 30 feet to 25 feet to comply with the maximum depth requirement of 25 feet for a three-car garage.

Variance #2 – Area of proposed three-car garage exceeds maximum area requirement

MOTION: A motion was made by Mr. Urban to grant Jose Santos Perez, on property located at 5868 Highland Road, Highland Heights, Ohio 44143, a variance of 200 square feet from HHCO Section 1123.091 "SIZE OF GARAGES", which establishes a maximum area of 800 square feet for all three-car garages provided that the dwelling has a living area of not less than 2,500 square feet, to allow a 25-foot-deep by 40-foot-wide (1,000 square feet) detached three-car, side-entry garage in the westerly rear yard behind the lines of the house, with a dwelling that has a living area of 2,800 square feet, contingent on a construction deadline of 12 months that includes the addition of the detached three-car garage and driveway, removal of the existing easterly driveway and conversion of the attached garage into habitable space, per the drawings submitted at the

Commission meeting on March 9, 2026, with the exception that the parking pad in the front yard that appears on the drawings must be moved to the rear yard; seconded by Mr. Mercurio.

FURTHER DISCUSSION: In response to Mr. Urban’s inquiry if the applicant has a shed on the property or plans to add a shed, Mr. Perez replied there is a five-foot-high small plastic storage compartment on the property and he has no plans to add a shed. Mr. Urban said he can support the variance for the extra garage space knowing that a shed will not be added on the property.

VOTE: Ayes all; motion carried.

Variance #3 – Width of driveway is less than minimum width set by code

MOTION: A motion was made by Mr. Hull to grant Jose Santos Perez, on property located at 5868 Highland Road, Highland Heights, Ohio 44143, a variance of six feet from HHCO Section 1323.02(d) “PERMANENT DRIVEWAYS; Two Car Garages”, which requires that all driveways leading to a two-car garage shall have a minimum width of 18 feet and a maximum width of 20 feet from the garage to the right-of-way line, to allow a driveway width of 12 feet, for a driveway length of 329 feet, contingent on a construction deadline of 12 months that includes the addition of the detached three-car garage and driveway, removal of the existing easterly driveway and conversion of the attached garage into habitable space, per the drawings submitted at the Commission meeting on March 9, 2026, with the exception that the parking pad in the front yard that appears on the drawings must be moved to the rear yard; seconded by Mr. Urban.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

Variance #4 – Driveway garage threshold to exceed maximum width requirement

MOTION: A motion was made by Mr. Mercurio to grant Jose Santos Perez, on property located at 5868 Highland Road, Highland Heights, Ohio 44143, a variance of eight feet from HHCO Section 1323.02(e)(1) “PERMANENT DRIVEWAYS; Three Car Garages; Side entrance”, which requires that all driveways leading to a three-car garage facing a sideyard shall have a garage threshold not wider than 32 feet and shall have a garage apron not less than 27 feet between the garage threshold and the point closest to the sideyard line provided that it does not violate the required sideyard setback, to allow a garage threshold width of 40 feet for a three-car garage, contingent on a construction deadline of 12 months that includes the addition of the detached three-car garage and driveway, removal of the existing easterly driveway and conversion of the attached garage into habitable space, per the drawings submitted at the Commission meeting on March 9, 2026, with the exception that the parking pad in the front yard that appears on the drawings must be moved to the rear yard; seconded by Mr. Urban.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

Variance #5 – Driveway tapering from curb to sidewalk and garage apron

MOTION: A motion was made by Mr. Urban to grant Jose Santos Perez, on property located at 5868 Highland Road, Highland Heights, Ohio 44143, a variance of six feet from HHCO Section 1323.02(d) “PERMANENT DRIVEWAYS; Three Car Garages; Side entrance”, which requires that all driveways leading to a three-car garage shall be 24 feet at the curb and shall taper to the sidewalk to a width of 18 feet and remain at such width to the garage apron, to allow a driveway leading to a three-car garage to be 24 feet at the curb and taper to the sidewalk to a width of 12 feet and remain at such width to the garage apron; seconded by Mr. Hull.

FURTHER DISCUSSION: Mr. Urban recommended that a construction deadline be set for this project. A contingency will be set for a construction deadline of 12 months that includes the

addition of the detached three-car garage and driveway, removal of the existing easterly driveway and conversion of the attached garage into habitable space, per the drawings submitted at the Commission meeting on March 9, 2026, with the exception that the parking pad in the front yard that appears on the drawings must be moved to the rear yard. This contingency will be added to the variances that have been approved tonight.

VOTE ON AMENDMENT TO MOTION: Ayes all; motion carried.

VOTE ON AMENDED MOTION: A motion was made by Mr. Urban to grant Jose Santos Perez, on property located at 5868 Highland Road, Highland Heights, Ohio 44143, a variance of six feet from HHCO Section 1323.02(d) “PERMANENT DRIVEWAYS; Three Car Garages; Side entrance”, which requires that all driveways leading to a three-car garage shall be 24 feet at the curb and shall taper to the sidewalk to a width of 18 feet and remain at such width to the garage apron, to allow a driveway leading to a three-car garage to be 24 feet at the curb and taper to the sidewalk to a width of 12 feet and remain at such width to the garage apron, contingent on a construction deadline of 12 months that includes the addition of the detached three-car garage and driveway, removal of the existing easterly driveway and conversion of the attached garage into habitable space, per the drawings submitted at the Commission meeting on March 9, 2026, with the exception that the parking pad in the front yard that appears on the drawings must be moved to the rear yard; seconded by Mr. Hull. Ayes all; motion carried.

Mr. Adamus requested that the Clerk poll the members in the majority for their reasoning in the manner in which they voted. The consensus of the members for granting the variances is that the lot is large and can accommodate a three-car garage; the applicant was willing to revise his variance requests as recommended by the Commission; the applicant agreed to change the garage depth from 30 feet to 25 feet to comply with Code; the applicant agreed to increase the driveway curb cut from 12 feet to 24 feet to comply with Code; a 12-foot wide driveway is reasonable because it would not comply with the minimum 10-foot sideyard setback requirement if it were any wider; the narrowness of the driveway will lessen negative effects of run-off and drainage; the additional garage size is reasonable because the applicant agreed not to put outbuildings or sheds on the property; the applicant agreed not to put a driveway parking pad in the front yard; there is support from the westerly abutting property owner who is most impacted by the proposed driveway and garage; and there is support from the neighbor directly across the street.

PZ26008 ANTHONY MARIMPIETRI, 996 FORD ROAD
SUBJECT: REVIEW OF PROPOSED EXPANSION OF EXISTING RESIDENCE AND
GARAGES

Daniel Sirk, architect, SA Group, 1320 Sumner Avenue, Cleveland, Ohio 44115, appeared before the Commission to discuss a proposed house renovation and expansion project, on property located at 996 Ford Road, Highland Heights, Ohio 44143.

The purpose of tonight’s meeting is to identify the variances that would be needed for the house renovation and expansion project as proposed. Mr. Sirk presented a site plan and renderings of the project. The existing one-story frame house will remain. The additions total 7,750 square feet and consist of a 25-foot-deep by 40-foot-wide (1,000 square feet) attached three-car garage and a 17-foot-wide by 42-foot-deep (714 square feet) detached garage for RV storage and the remainder being the addition of habitable space. Mr. Sirk stated that his proposed design is based on an

understanding that a five-foot side yard setback governed the property due to the fact that the existing detached garage is a distance of five feet from the north side lot line. Mr. Sirk asked for confirmation if the required sideyard setback is five feet or ten feet. Mr. Adamus replied that the minimum required sideyard setback is ten feet, which was the code in effect when the house was built. He opined the project design could be configured to comply with the ten-foot setback requirement given the size of the large two-acre parcel. Mr. Sirk said he will comply with the minimum ten-foot setback requirement.

The following three variances are required: variance of 614 square feet to allow a four-car garage with an area of 1,714 feet (not 1,100 feet); variance to allow the RV bay to be front entry (not side-entry); and a variance of 17 feet to allow the RV bay with a depth of 42 feet (not 25 feet).

Mr. Sirk said that Highland Heights code does not address RV storage and parking. Mr. Morton suggested the option of RV off-site storage that offers reasonable pricing. Mr. Urban opined the scale of the 28-foot-high RV garage is excessive and has a commercial look in the residential neighborhood. Messrs. Adamus and Perno discussed the option of canopies and awnings as a cover for the RV. Mr. Morton said there is a swimming pool in the abutting yard to the north of the applicant, and expressed concern that the 28-foot-high RV garage will cast a shadow directly over the pool. Mr. Sirk said he has not reviewed this project with the neighbor to the north. The existing driveway is asphalt and will remain asphalt and concrete is not required. Mr. Adamus said the Commission will review RV ordinances.

Mr. Adamus advised the applicant to submit variance requests to the Building Department by April 1st if he would like to have a hearing on April 13th. Mr. Sirk agreed.

PZ26002 CONDITIONAL USE PERMITS
SUBJECT: REVIEW OF EXPIRED PERMITS

The Commission reviewed the list of expired conditional use permits. Mr. Perno will contact Home Depot and DiStefano's. Mr. Perno said Sky Zone is in the process of requesting a conditional use permit. Mr. Adamus said he will assist in contacting the remaining businesses with expired permits.

MOTION ON THE MINUTES: The Commission dispensed with a reading of the minutes of the regular meeting held February 23, 2026. An amendment to the minutes was made by Mr. Adamus as follows: Page 2, 1st paragraph, under FURTHER DISCUSSION, 9th line down, change "a similar variance was denied in 2025 that was determined to be more of an enforcement issue than the issue with the parking lane;" to "a similar variance was denied in 2025 that was determined to be more of an enforcement issue than the current issue;". Mr. Hull moved to accept the minutes as amended; seconded by Mr. Mercurio.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

MOTION ON THE MINUTES: The Commission dispensed with a reading of the minutes of the public hearing for Anthony Somrak held February 23, 2026. Mr. Hull moved to accept the minutes as written; seconded by Mr. Urban.

FURTHER DISCUSSION: None.

VOTE: Ayes all; motion carried.

ADJOURNMENT: There being no further business before the Commission, Mr. Adamus asked if anyone wished to make a motion to adjourn the meeting. A motion was made by Mr. Urban to adjourn the meeting; seconded by Mr. Hull. Ayes all; motion carried. Mr. Adamus declared the meeting adjourned at 9:20 p.m.

Susan M. Olson, *Recording Clerk*

Vince A. Adamus, *Chair*

CITY OF HIGHLAND HEIGHTS, OHIO
MINUTES OF A PLANNING AND ZONING COMMISSION PUBLIC HEARING
PZ26005 – CATHY MOCKUS, 592 RUTLAND DRIVE
MARCH 9, 2026

Chair Adamus called the meeting to order at 7:00 p.m.

PRESENT: Planning and Zoning Commission Members Vince Adamus, Brad Hull, Joe Mercurio, Bill Urban; City Council Representative Bill Morton; Recording Clerk Susan Olson; Building Commissioner Dan Perno

ABSENT: None

PZ26005 **CATHY MOCKUS, 592 RUTLAND DRIVE**
SUBJECT: **VARIANCE TO ALLOW PROPOSED SHED TO EXCEED MAXIMUM**
 AREA ALLOWED

Notices of this hearing were mailed in accordance with HHCO Section 1113.04. Variance appeared as follows.

1. Variance of 18 square feet from HHCO Section 1123.05(e)(1): “ACCESSORY USES; Recreational Facilities”, which allows a total shed area of 144 square feet or one percent (1%) of the lot area on a single family residentially zoned lot of 20,000 square feet or less, whichever is greater, to allow a 16-foot-long by 12-foot-deep shed to be located in the rear yard with an area of 192 square feet, rather than the maximum allowable shed area of 175 square feet on this 17,500 square foot lot.
(Note: The correct variance amount is 17 square feet.)

Cathy Mockus, 592 Rutland Drive, Highland Heights, Ohio 44143, appeared before the Commission to request a variance to allow a proposed shed to exceed the maximum area allowed, on property located at 592 Rutland Drive.

Ms. Mockus chose to waive her right to be represented by an attorney as indicated on her Request for Hearing application dated February 11, 2026. Mr. Adamus asked the applicant if there are any changes to the plans submitted at the Commission meeting held February 23, 2026. Ms. Mockus replied no.

Ms. Mockus said she recently removed the 12-foot by 12-foot shed that was on the property when she purchased the house at 592 Rutland Drive within the past year. She is proposing to place a 16-foot by 12-foot shed (192 square feet) that she purchased one year ago in the northwest rear yard. Code allows a maximum shed area of 175 square feet on this 17,500 square-foot lot. A variance of 17 feet is required.

Mr. Adamus opened the hearing to the public.

Rich Kozich, 597 Hanford Drive, Highland Heights, Ohio 44143, the abutting westerly rear lot from the applicant, addressed the Commission and asked how the shed will be positioned on the lot. Mr. Adamus replied 16 feet north-south and 12 feet east-west. Mr. Kozich said he objects to the positioning of the shed because it will obstruct his direct line of view from his back yard even

greater than the former 12-foot by 12-foot shed. He said his house is set back significantly farther than the other houses on his street and his back yard deck is only 30 to 40 feet from the shared rear lot line. Mr. Adamus asked Ms. Mockus if she would consider rotating the shed to be 16 feet east-west and 12 feet north-south, and also move it five feet to the north, in order to increase the range of view for Mr. Kozich. Ms. Mockus agreed. She said that proceeding north in her rear yard, there is an existing large tree and the grade increases, and that she will place the shed as far north as possible to meet the five-foot objective. Mr. Adamus opined the tree should not be removed. Building Commissioner Perno advised the applicant that the shed must be behind the shadow of the house.

No one else spoke nor was any correspondence received from the public on this matter.

Public hearing closed at 7:21 p.m.

Susan M. Olson, *Recording Clerk*

Vince A. Adamus, *Chair*

CITY OF HIGHLAND HEIGHTS, OHIO
MINUTES OF A PLANNING AND ZONING COMMISSION PUBLIC HEARING
PZ26006 – MICHAEL HSU, 445 SANDHURST DRIVE
MARCH 9, 2026

Chair Adamus called the meeting to order at 7:24 p.m.

PRESENT: Planning and Zoning Commission Members Vince Adamus, Brad Hull, Joe Mercurio, Bill Urban; City Council Representative Bill Morton; Recording Clerk Susan Olson; Building Commissioner Dan Perno

ABSENT: None

PZ26006 MICHAEL HSU, 445 SANDHURST DRIVE
SUBJECT: VARIANCES FOR ONE-CAR GARAGE AND DRIVEWAY ADDITION

Notices of this hearing were mailed in accordance with HHCO Section 1113.04. Variances appeared as follows.

2. Variance of five feet from HHCO Section 1123.08 “AREA, YARD AND HEIGHT REGULATIONS”, which requires a minimum side yard width of ten feet, to allow a south side yard width of five feet for a proposed one-car garage addition, for a building length of 22 feet.
2. Variance of one foot from HHCO Section 1323.02(e)(3) “PERMANENT DRIVEWAYS; Three Car Garages; Front entrance”, which requires that all driveways leading to a three car garage facing a front yard shall have a driveway not wider than 32 feet at the garage threshold and to remain at such width until reaching a point 20 feet from the garage threshold, to allow a driveway that is 28 feet 11 inches wide at the garage threshold to remain at its width until reaching a point 21 feet from the garage threshold.
3. Variance of two feet four inches from HHCO Section 1323.02(e)(3) “PERMANENT DRIVEWAYS; Three Car Garages; Front entrance”, which requires that all driveways leading to a three car garage facing a front yard shall taper to a width of 18 feet at a distance not more than 40 feet from the garage threshold, to allow a driveway to taper to a width of 18 feet at a distance 42 feet 4 inches from the garage threshold.

Judy Hsu, 445 Sandhurst Drive, Highland Heights, Ohio 44143, and Kyle Matheny, architect, 9733 Limeridge Road, Mantua, Ohio 44255, appeared before the Commission to request variances for a proposed one-car garage and driveway addition, on property located at 445 Sandhurst Drive.

Ms. Hsu chose to waive her right to be represented by an attorney as indicated on her Request for Hearing application dated February 17, 2026.

Ms. Hsu proposes to add a one-car garage to the existing attached two-car, front-entry garage, resulting in an attached three-car garage on the south side of the property. She said she wants to park all three of her vehicles indoors to safeguard against break-ins that have occurred in the City.

The proposed one-car garage is 10-feet-wide by 22-feet-deep, or 220 square feet. The existing two-car garage is 567 square feet. The combined garage size would be 787 square feet, which complies with the maximum code requirement of 800 square feet for a three-car garage. The house is 2,562 square feet and meets the minimum dwelling area requirement of 2,500 square feet for a three-car garage. The new one-car garage will be set back five feet from the south side lot line. A variance of five feet is needed from the minimum side setback requirement of ten feet.

Two variances are needed for the proposed driveway.

At tonight's meeting, Mr. Morton submitted a photo he had taken of the adjacent houses at 445 and 451 Sandhurst Drive, and opined the houses would be exceptionally close with the addition of the one-car garage.

Mr. Adamus opened the hearing to the public.

Frank and Linda Jankowski, 451 Sandhurst Drive, Highland Heights, Ohio 44143, the abutting southerly lot that would be most impacted by the project, appeared before the Commission and presented a letter to Mr. Adamus citing their objections to all variances for the proposed garage and driveway. They objected for the following reasons: there may be a recurrence of prior water pooling and drainage problems along the shared lot line if the swale is narrowed between the houses with the garage addition; the swale between the houses is close to utility cables that serve their house and their locations have not been identified to ensure they will be safeguarded; the possibility exists that there may be an easement for the routing of the utilities; the irrigation system on their property is near the project site and they have not been apprised of any steps that will be taken to safeguard the system from being damaged by construction equipment; there will be a negative impact on their property values and they have not seen any information on what steps will be taken to mitigate that risk; they moved to Highland Woods because they were told that preserving as many trees as possible was a goal for the City and home builders; and the project will impact the desirable distance between the houses.

No one else spoke nor was any additional correspondence received from the public on this matter.

In response to Mr. Urban's inquiry if the applicant has options other than the garage addition as proposed, Mr. Matheny asked if a garage can be built behind the existing garage. Mr. Adamus replied code prohibits tandem parking in garages.

Public hearing closed at 7:36 p.m.

Susan M. Olson, *Recording Clerk*

Vince A. Adamus, *Chair*

CITY OF HIGHLAND HEIGHTS, OHIO
MINUTES OF A PLANNING AND ZONING COMMISSION PUBLIC HEARING
PZ26007 – JOSE SANTOS PEREZ, 5868 HIGHLAND ROAD
MARCH 9, 2026

Chair Adamus called the meeting to order at 7:24 p.m.

PRESENT: Planning and Zoning Commission Members Vince Adamus, Brad Hull, Joe Mercurio, Bill Urban; City Council Representative Bill Morton; Recording Clerk Susan Olson; Building Commissioner Dan Perno

ABSENT: None

PZ26007 **JOSE SANTOS PEREZ, 5868 HIGHLAND ROAD**
SUBJECT: **VARIANCES FOR PROPOSED DETACHED GARAGE AND DRIVEWAY**
 ADDITION

Notices of this hearing were mailed in accordance with HHCO Section 1113.04. Variances appeared as follows.

1. Variance of five feet from HHCO Section 1123.091 “SIZE OF GARAGES”, which requires that the interior finish size of all three car garages shall have a maximum 25 feet in depth and a minimum 22 feet in depth, provided that the dwelling has a living area of not less than 2,500 square feet, to allow a detached three-car garage in the rear yard with 30 feet in depth, with a dwelling that has a living area of 2,800 square feet.
2. Variance of 400 square feet from HHCO Section 1123.091 “SIZE OF GARAGES”, which establishes a maximum area of 800 square feet for all three-car garages provided that the dwelling has a living area of not less than 2,500 square feet, to allow a detached three-car garage in the rear yard with an area of 1,200 square feet, with a dwelling that has a living area of 2,800 square feet.
3. Variance of six feet from HHCO Section 1323.02(d) “PERMANENT DRIVEWAYS; Two Car Garages”, which requires that all driveways leading to a two-car garage shall have a minimum width of 18 feet and a maximum width of 20 feet from the garage to the right-of-way line, to allow a driveway width of 12 feet, for a driveway length of 329 feet.
4. Variance of eight feet from HHCO Section 1323.02(e)(1) “PERMANENT DRIVEWAYS; Three Car Garages; Side entrance”, which requires that all driveways leading to a three-car garage facing a sideyard shall have a garage threshold not wider than 32 feet and shall have a garage apron not less than 27 feet between the garage threshold and the point closest to the sideyard line provided that it does not violate the required sideyard setback, to allow a garage threshold width of 40 feet for a three-car garage.
5. Variance of 12 feet from HHCO Section 1323.02(d) “PERMANENT DRIVEWAYS; Three Car Garages; Side entrance”, which requires that all driveways leading to a three-car garage shall be 24 feet at the curb and shall taper to the sidewalk to a width of 18 feet and remain at such width to the garage apron, to allow a driveway leading to a three-car garage to be 12 feet at the curb and remain at such width to the garage apron.

Jose Santos Perez, 5868 Highland Road, Highland Heights, Ohio 44143, appeared before the Commission to request variances for a renovation project, consisting of the demolition of the existing driveway on the east side of the lot, the conversion of the existing attached one-car garage into habitable space, the addition of a detached three-car, side-entry garage in the westerly rear yard behind the lines of the house and the addition of a driveway leading to the garage.

Mr. Perez said that the plans he submitted at the Commission meeting held March 9, 2026 have not changed. He stated that the building sequence is to build the detached garage first, then remove the existing concrete driveway on the east side of the lot, then pour the new concrete driveway on the west side of the lot, and all to be completed in 2026. Building Commissioner Perno suggested that a construction timeline contingency be added for assurance that the project will be completed on time.

Variance #1 - In response to Mr. Morton's inquiry if the garage depth can be reduced from 30 feet to 25 feet to comply with code while providing the usage as intended, Mr. Perez replied yes. Mr. Adamus stated he is opposed to a garage depth of 30 feet because it allows tandem parking which is prohibited by code. Variance #1 is no longer needed because the applicant will reduce the garage depth to 25 feet to comply with code.

Variance #2 – The original variance amount of 400 square feet to allow a three-car garage of 1,200 square feet has been reduced to a variance amount of 200 square feet to allow a three-car garage of 1,000 square feet because the applicant agreed to reduce the garage depth from 30 feet to 25 feet.

Variance #3 – Mr. Perno said he supports a driveway width of 12 feet because the driveway setback will be ten feet from the side lot line that meets the minimum side setback requirement of ten feet. The drawing submitted by the applicant shows a driveway parking pad that extends into the front yard rather than into the nearest side yard as required by HHCO Section 1323.03. Mr. Perez agreed to remove the parking pad from the front yard and move it to the rear yard somewhere between the rear of the house and the new garage. The Commission was satisfied.

Variance #4 – The members were satisfied with a garage threshold of 40 feet that matches the garage width of 40 feet.

Variance #5 – Mr. Adamus recommended that the driveway curb cut at the street be increased from 12 feet to 24 feet to comply with HHCO Section 1323.02 that will allow a wider radius for ingress and egress onto the highly trafficked Highland Road. Mr. Perez agreed.

Mr. Adamus opened the hearing to the public.

Beata Warren, 5860 Highland Road, Highland Heights, Ohio 44143, property abutting on the west side of the applicant and most impacted by the addition of the garage and driveway, addressed the Commission and expressed support for the variances because the plans are aesthetically appealing and the existing row of arborvitae between their properties provides privacy.

Susan Paterson, 5859 Highland Road, Highland Heights, Ohio 44143, property directly across the street from the applicant, sent an email on March 3, 2026 to Ms. Olson, Commission Recording Clerk, stating she has no complaints or comments about the variances.

No one else spoke nor was any additional correspondence received from the public on this matter.

Public hearing closed at 8:02 p.m.

Susan M. Olson, *Recording Clerk*

Vince A. Adamus, *Chair*