

**MINUTES OF REGULAR MEETING
ZONING BOARD OF APPEALS
CITY OF INDEPENDENCE
January 17, 2008**

AGENDA:

New Business:

- 1. 6511 Elmerge, Metro Sinko** – Requesting a variance to 1161.01(a) of 40’ to allow a radio tower to be located behind an existing dwelling (35’ permitted, 75’ requested).

Late Addition:

- 2. 6890 Great Oaks Parkway, Perry Homes** – Requesting a variance to 1165.01 of 2’ for an addition to an existing dwelling (15’ required, 13’ requested).

The Board gathered in open meeting at 6:30 p.m. to review submissions for items on the Agenda. The meeting was called to order by Chairman Moreal at 7:02 p.m. and the following responded to Roll Call:

PRESENT: **Mark Moreal, Chairman**
 Tom Narduzzi, Councilman
 Carol Fortlage
 Robert Gordon
 John Klingshirn

ALSO
PRESENT: **Hema Prabhu, Assistant Law Director**
 Ron White, Economic Development
 Carl Opatrny, Building Commissioner

ABSENT: **Gregory J. O’Brien, Law Director**

Chairman Moreal asked the Board if there were any changes or corrections to the Minutes of the December 20, 2007 meeting. There were none.

A motion was made by Carol Fortlage, seconded by John Klingshirn, to approve the December 20, 2007 Minutes as written.

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**ROLL CALL: Yeas: Fortlage, Klingshirn, Gordon, Moreal
Nays: None
Abstain: Narduzzi
MOTION CARRIED**

Chairman Moreal stated that he would like to welcome the new Council representative Tom Narduzzi to the Board.

A motion was made by Chairman Moreal, seconded by Carol Fortlage, to waive the five day waiting period for the late addition, 6890 Great Oaks Parkway.

**ROLL CALL: Yeas: Moreal, Fortlage, Gordon, Narduzzi, Klingshirn
Nays: None
MOTION CARRIED**

A motion was made by Carol Fortlage, seconded by Tom Narduzzi, to elect Mark Moreal as Chairman of the Board of Zoning Appeals.

**ROLL CALL: Yeas: Fortlage, Narduzzi, Klingshirn, Gordon
Nays: None
Abstain: Moreal
MOTION CARRIED**

Chairman Moreal stated that at this time he needed to recuse himself from the matter with regard to Perry Homes, and he turned the meeting over to Acting Chairperson Carol Fortlage.

6890 Great Oaks Parkway, Perry Homes – Gene Troiano was in attendance and sworn in. He is before the Board requesting a 2' side yard variance. Mr. Troiano thanked the Board for allowing him to make his presentation and waiving the five day waiting period. Mr. Troiano stated that the variance would be on the northerly property line of Sublot 55. He referred to the site plan that he presented. Mr. Troiano stated that a portion of the roadway has a large radius so there is a curve that the building line creates. If you are trying to position a house in a straight line along a curved building line, it could present a problem. All of the homes in this area are positioned that same way. Mr. Troiano stated that on this particular lot, the way that the lot tapers from the width at the building line which is in excess of 100' to the back of the lot which is 84'. As you set the home on the existing building line, it has to be a typical size and width for the other City requirements. This particular house was fit basically corner to corner, excepting that in the front portion where there is some excess side yard where the house is on an angle relative to the building; there is some additional space. This was a house that was

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standing, and they had a prospective purchaser who was interested in buying it and wanted to add on to the side of the house. Working through the details, they were able to add a 4' extension somewhat in the middle of the northerly wall. Since there is excess space in the front and the house itself is canted relative to the building line, they ended up needing a variance that is a triangular shape that would be 2' wide and 17' long just in the one section. Mr. Troiano thinks the variance is warranted because the lot itself is somewhat irregular in that the rest of the lots in the subdivision appear to be wider in the back, and this one tapers as the lot gets smaller in the back which causes a hardship. In order to make this adjustment to the plan, Mr. Troiano is requesting this variance.

Mr. Gordon referred to his picture, asking what side of the house the variance would be on. Mr. Troiano stated that it would be on the north side of the house. Acting Chairperson Fortlage stated that it appears that the 2' variance is at the back corner of the addition, and it tapers down so that the total variance square footage is 17 1/3'. Mr. Troiano stated that was correct. Mr. Klingshirn stated that 17 square feet is about the size of a work desk. It seems rather minor. Mr. Troiano stated that he spoke with the neighbor earlier in the day. They stated that they did not have an issue with the variance request. They were going to provide Mr. Troiano with a letter stating that they support this request, but he missed connections with them. Mr. Klingshirn stated that on the neighbor's house, it would be their garage entrance. Mr. Troiano stated that it would face the neighbor's walkout basement. Mr. Troiano stated that the addition would be an extension of the bedroom. The window that was formerly looking into the side yard of the house to the north now has been rotated to the front.

A motion was made by Robert Gordon, seconded by Tom Narduzzi, to approve the 2' side yard variance.

**ROLL CALL: Yeas: Gordon, Narduzzi, Klingshirn, Fortlage
 Nays: None
 MOTION CARRIED**

6511 Elmarge, Metro Sinko – Mr. Sinko was in attendance and sworn in. Two neighbors were present in the audience but did not wish to speak or be sworn in. Mr. Sinko was before the Board requesting a variance to 1161.01(a) of 40' to allow a radio tower to be located behind his house. Mr. Sinko stated that he is into amateur radio and has been since he was 16. He operates morse code, CW, voice and communicates all over the world. He helps with emergencies when needed. He helps with the Red Cross and anyone that needs radio help. Mr. Sinko stated that the tower would be to help move the signal from city to city and state to state and country to country. Chairman Moreal asked Mr. Sinko how long he had lived in Independence. Mr. Sinko stated that he has lived in the City for approximately seven months.

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Chairman Moreal asked about the existing antenna in Mr. Sinko's yard. Mr. Sinko stated that there is a vertical antenna located in his yard right now. He is using this antenna now. Mr. Sinko installed the antenna. Chairman Moreal asked Mr. Sinko what was wrong with the existing antenna. Mr. Sinko stated that the antenna is limited on certain frequencies. He would like to expand his frequencies. Those frequencies don't allow what frequencies Mr. Sinko wants to use. Mr. Sinko stated that he has used all kinds of antennas. He has used towers, verticals, etc. He has used whatever is toward his best communications. He needs better communications, and that is the reason he is asking for the tower. It is time to get better results. Mr. Gordon asked Mr. Sinko if he had that at his previous location. Mr. Sinko stated that he did have that in Brookpark. Chairman Moreal asked what size tower Mr. Sinko had in Brookpark. Mr. Sinko stated that he had a 55' tower.

Mrs. Fortlage asked Mr. Sinko if his needs were changing at this time. Mr. Sinko stated that his needs right now are being limited with what he has to work with. He is restricting himself. He is not using his hobby to its full potential. Chairman Moreal asked Mr. Sinko what time of day he uses his radio. Mr. Sinko stated that it was 24/7. He is retired. Mrs. Fortlage asked if it was used in a business. Mr. Sinko stated that he is retired and there is no business. Mr. Gordon asked when Mr. Sinko normally would use the radio, is there a time he would use it more than other times. Mr. Sinko stated that if he can't sleep, he wakes up and goes and uses it at 3:00 or 4:00 in the morning. Mr. Gordon asked if that was the norm. Mr. Sinko stated "no". He stated that different frequencies people could use at different time of the day, night, and season. Mr. Sinko stated that he works in universal time. He stated that when it is dark here, it could be daylight somewhere else. Different seasons make a difference. During winter time he will operate on different frequencies than in the summer time. There is a solar flux. There is a 13 year activity. Right now it is at the low sun spot activity. Sun spot activity is supposed to be picking up in the next year or so. When the sun spot activity picks up, communication is great at that time. Right now it is at a low.

Mrs. Fortlage asked about interference with the neighborhood's activity as far as radio signals, cell phones, TV signals, etc. Mr. Sinko stated that if people hear his communications on a telephone, they are hearing in AM. He does not operate in AM. That is from the phone company. Mr. Sinko worked for the phone company as a troubleshooter. He did maintenance and repair. If you hear cross talk on the phone lines there are twisted pairs of wires that are not being twisted correctly. This is a phone company problem. Mr. Sinko is not doing anything. He has single side band. An AM signal is 6KCY. That is a bandwidth. Mr. Sinko's bandwidth is about a 2. It sounds like Donald Duck. You can vary the frequency. When you do this, it is no longer AM, it is like 1/3 of AM. Mrs. Fortlage asked when people put up such towers, do the neighbors have effects. Mr. Sinko stated that the neighbors find effects that were not there. As soon as they see the tower going up, it is interfering. There is no interference because there is a

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dedicated line going from the transmission of the signal to the TV to the house. It is not in the airwaves. Mr. Sinko operates in the airwaves. Cable operates by cable. Chairman Moreal asked who could Mr. Sinko interfere with. Mr. Sinko stated that he has no idea. Mr. Klingshirn asked if his garage door opener operates in a certain frequency. Mr. Sinko stated that it operates in the 450 megacycles. He doesn't operate there. He operates 1.8 megacycles to 54 megacycles or 144 megacycles. Mr. Sinko operates in a completely different bandwidth, which is restricted by the FCC. There are guidelines that he has to follow. Mr. Sinko stated that he is dedicated for certain frequencies. The police department is dedicated for certain frequencies. Mr. Sinko does not see any interference down the road, but if there is; someone needs to tell him.

Mr. Klingshirn stated that the FCC would establish Mr. Sinko's frequencies. Mr. Sinko stated that he had to take a test in order to qualify. Mr. Klingshirn asked Mr. Sinko to tell the Board about his license. Mr. Sinko stated that he has a top shelf license. He can operate any and all frequencies. He had to take a four part test. Mr. Klingshirn asked if something that Mr. Sinko was doing didn't meet with the FCC requirements or rules, Mr. Sinko would be jeopardizing his license. Mr. Sinko agreed. Mr. Sinko stated that the equipment he has is worth \$2,000 to \$3,000. It will not cause interference because of the filters in there to avoid interference. Mrs. Fortlage asked Mr. Sinko if he had a station license. Mr. Sinko stated that it was the same thing as an operator license.

Chairman Moreal asked Mr. Sinko about the 75' request. Why is he asking for 75'? Mr. Sinko stated that tower section lengths come in 25' and 20'. He stated that three 25' sections is 75'. He figured he would try the three 25' sections. Chairman Moreal stated that the City code allows 35'. He believes there has to be a reason for that. Chairman Moreal asked Mr. Sinko if he had a 35' antenna could he operate. Mr. Sinko stated that on the top of the tower is an antenna that is called a vertical. It would not cover what Mr. Sinko wants. He wants to expand. Chairman Moreal asked Mr. Sinko if the existing antenna at 75' would do the same thing. Mr. Sinko stated that it would do the same thing, but he would be limited on his frequencies. It would not cover what he wants to do. Mr. Sinko stated that the antenna he has now is not designed to do that. Mr. Klingshirn asked about the antenna that would go on top of the tower that Mr. Sinko is requesting. Mr. Sinko stated that it is a 3 element (inaudible). Mr. Sinko referred to the antenna on Brecksville and Pleasant Valley. Mr. Sinko is not going to put up that same antenna. He is putting up a smaller version of that – about one-third the size. It is not that big. Chairman Moreal referred to his drawing. Mr. Sinko stated that the antenna is not pictured, because it goes on top of the tower. Mr. Sinko stated that there is a mast, and the antenna clamps onto that mast. Chairman Moreal asked Mr. Sinko if he had a picture of the antenna. He did not have one.

Mrs. Fortlage asked if the 75' included everything on the tower. Mr. Sinko agreed. Chairman Moreal asked Mr. Sinko if this was something he was looking to do when the weather breaks.

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Mr. Sinko stated that he cannot dig the frost line right now. Mr. Sinko stated that the tower on Brecksville and Pleasant Valley is 70' long and possibly 40' wide. Mr. Sinko's will not be that big. His will be 16' by 38'. Chairman Moreal asked when the tower was lowered and not in use, will the antenna be out. Mr. Sinko stated it would stay stationary. Mr. Sinko stated that the antenna he has now is called vertical polarization. It hits the (inaudible). It hits the layers of the atmosphere and then bounces. It could be a bounce or skip one to two thousand miles away. That's vertical. His antenna is a horizontal. It does the same thing, but it skips at a different angle. Mrs. Fortlage asked about the location of the base in proximity to Mr. Sinko's house. Mr. Sinko stated that the tower would be located near the roof line where it meets the eave. The tower would be supported by the house. It would be three to four feet down into the concrete and also fastened to the house. Mr. Sinko stated that it would be self-supporting. Mr. Sinko stated that he is doing it for extra security measures just because he doesn't want to pick it up. It is a hassle putting it up, it is a hassle picking it up if it ever fell. Chairman Moreal asked if it was motorized. Mr. Sinko stated that he would do it manually. It is on a crank. Mrs. Fortlage asked if it would be up 24/7. Mr. Sinko stated that he is retired. He did not think he was restricted. Different times of the day and different times of the season, there are better signals. It also depends on what frequencies. The vertical is limited, and Mr. Sinko wants to get more frequencies. This covers the bottom half of the band. Mr. Sinko wants to cover the top half of the band. Mr. Sinko stated that the higher up the antenna is, the further away it is from everyone else. It is also further away from causing interference because it is higher up in elevation. If it is lower to the ground, it is closer to everyone.

Mr. Gordon asked if Mr. Sinko pays attention to the weather forecast relative to wind and wind damage. Mr. Sinko stated that he did. Mr. Gordon asked if Mr. Sinko carried an adequate amount of liability insurance. Mr. Sinko stated that when he bought the house seven months ago, they made sure he had enough insurance. Mr. Sinko stated that he checks the weather, the temperature, the wind gusts, direction it is coming from. He does this all the time. Mr. Gordon stated that the insurance would be a typical homeowner's policy as long as the tower was being used for personal use.

Mr. Narduzzi asked Mr. Sinko what the estimated cost of the tower would be. Mr. Sinko stated that it would be about \$4,700. Mr. Sinko stated that he was going to do something else. He was going to go to a heavy duty tower. The tower is about \$2,600. The antenna is about \$2,500. This is about a \$5,000 investment. Mr. Sinko stated that he is not about to have it come down.

Chairman Moreal asked Mr. Sinko what his intention would be during a storm. Mr. Sinko stated that he would crank it down. Chairman Moreal asked if there was a wind detector on the tower because it is manual. Mr. Sinko agreed. He stated that he has not done it yet. Cranking it down when there is high winds, as it comes down a section goes inside a section. It would be three

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sections inside, it would be reinforced with each other. Mr. Sinko stated that he would bring it down because he doesn't want it to come down. If it is nestled within each other, it would be reinforced. It would make it stronger. When the winds die down, Mr. Sinko would raise it back up. Mr. Klingshirn stated that lowering the tower reduces the area of exposure to the wind. It doesn't change the anchor. There are three bolts anchored in the foundation. Nesting it reduces the wind load or the area exposed to wind load. It doesn't change the amount it can resist to overturn. That doesn't change. Mr. Sinko stated that it is nestled inside each other so there is less exposure at 50' and less exposure at 75' because it's not being exposed. Mr. Sinko stated that there are houses exposed to the same conditions.

Mrs. Fortlage asked Mr. Sinko if his goals could be achieved with a 60' tower. Mr. Sinko stated that the goals would be reduced. Instead of driving of Ferrari, he would be driving a Volkswagen. Chairman Moreal asked Mr. Sinko if he could provide that information to the Board. Chairman Moreal asked Mr. Sinko if he could do it at 50'. Mr. Sinko stated that he was going to ask for 120'. He thought he would just compromise with 75'. Mr. Klingshirn stated that what the Board has to do is balance the needs of the radio operator versus the City's interest in health, safety and aesthetics. What the Board wants to understand is what Mr. Sinko's needs are. Mr. Klingshirn stated that the FCC does not tell them that they have to accommodate Mr. Sinko's wishes or his wants. The Board has to compromise on Mr. Sinko's needs, not his wants. The Board is trying to get to what Mr. Sinko's needs are. Mr. Sinko asked how tall the tower on the fire station was. No one knew. Mr. Sinko stated that the tower on the fire station is high for a reason; because you get a better signal strength. They get better signal, better transmission, and better results. Mr. Klingshirn asked if the reason for the elevation was that Mr. Sinko was getting away from ground interference, or is there a better projection. Mr. Sinko stated that there is a better projection the higher you go. Mr. Sinko stated that he is going for height. It will work at 25', but maybe people won't hear him all the time, or maybe he will have to repeat things.

Chairman Moreal stated the Board will use the gentleman on Pleasant Valley as an example. He asked Mr. Sinko if the use of a smaller antenna would affect the capacity on his reception. Mr. Sinko stated that the cost is what is different. Mr. Sinko stated that he is trying to make do with what he has financially. That is why he is going for the \$2,500 antenna. Chairman Moreal stated that the Board is just asking questions. Mr. Sinko stated that the gentleman on Pleasant Valley has a better antenna which will give him better results. Mr. Sinko stated that the gentleman on Pleasant Valley has a bigger antenna. He has more power in that antenna. Mr. Sinko stated that he is just willing to settle for a cheaper antenna.

Mr. Narduzzi asked Assistant Law Director Prabhu if the Board can mandate a safety feature on this antenna that after x amount of wind or breeze that this safety feature would kick in and

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automatically lower the antenna. Assistant Law Director Prabhu believes that can be done. Mr. Sinko stated that when he sees the wind gusting, he can just bring the antenna down. Mr. Narduzzi asked what would happen if Mr. Sinko was not home. Mr. Narduzzi is concerned about the safety of the neighbors on both sides of Mr. Sinko. Mr. Sinko believes the neighbors are farther away than the height of the tower. Mr. Narduzzi disagreed. Chairman Moreal stated that the neighbor to the east – Mr. Sinko would be 55' away. Mr. Sinko referred to the drawing. Chairman Moreal stated that he is guessing that the City code is 15' on a 100' lot. Mr. Klingshirn asked Mr. Narduzzi if the full length of the tower would fit inside of the tower owner's property, and not just wouldn't hit the neighbor's house, but wouldn't hit the neighbor's property. Chairman Moreal stated that 55' fits in the property. Mr. Klingshirn asked if that is a reasonable precaution for safety to keep the tower basically, the height of the tower within the property. Chairman Moreal asked Mr. Narduzzi if the tower was at 55' a safety feature really wouldn't be needed because the tower wouldn't fall outside of the applicant's property. Mr. Narduzzi stated that it could fall the other way possibly. Mr. Narduzzi is more interested in if there was a hurricane or tornado that the tower is down low enough to stay inside Mr. Sinko's property. Having a safety feature, if it can't be done manually, that it does it on its own. Mr. Narduzzi doesn't want the cost of that to prohibit the Board in doing that. If it is a \$4,500 option, if it will save the safety of the neighborhood, he isn't going to be concerned with the cost of it. He knows that it is available, but can the Board mandate putting it in to say if the applicant would want a 75' tower, there would be a safety feature built into it that if there is x amount of wind the tower would come down by itself regardless if the applicant is home or not. That is a safety feature that would put safety in the neighborhood. Mr. Sinko stated that he does not know where you would buy something like that. That is new to him. Mr. Narduzzi thinks they have that on Pleasant Valley. Mr. Sinko stated that the gentleman on Pleasant Valley is limited to a certain height, and that is the sensor that tells him what height he has reached. That is the sensor he has. Chairman Moreal stated that he knows that tower is motorized. Mr. Sinko stated that he believes the tower on Pleasant Valley doesn't come down automatically.

Chairman Moreal stated that the Board has asked a lot of questions this evening. They are getting educated on this too. Chairman Moreal stated that the one question Mr. Sinko answered was that he is not going to do this until the weather breaks. Chairman Moreal would like Mr. Sinko to get some more information together; some information about the antenna. The Chairman would like Mr. Sinko to bring in a picture of the antenna. The Board could table this matter until next month. Mrs. Fortlage stated that the Board would like to have the licenses in the record. Chairman Moreal would like Mr. Sinko to look into a wind sensor. Mr. Sinko stated that he has never heard of it and wouldn't know where to look. Mr. Sinko stated that the Board is saying he should not use common sense when he feels it is windy to bring it down. Chairman Moreal is concerned when Mr. Sinko would not be at home. Mr. Narduzzi is sure that Mr. Sinko is not going to go outside and crank the tower down every time he leaves the house. Mr. Sinko

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asked how high of winds do they really have in Independence. Mr. Narduzzi thinks that Mr. Sinko is losing sight of where he is going with this. On any given day there could be high winds or a tornado come through, and Mr. Sinko could be on vacation and the tower would be up. Mr. Sinko stated that he would bring it down before he went on vacation. Mr. Sinko stated that the wind load of the tower is 80 mph. Mr. Klingshirn stated that this should be left to an engineer instead of this Board. Instead of this Board choosing a wind load or a certain foundation design or the number of bolts, it should be left to a State licensed engineer to design. Mr. Klingshirn stated that the Board doesn't have to decide on what an appropriate wind load for Independence Ohio or northern Ohio is, they can leave that to the engineer to design. They are designing power poles and fire station's antenna and the billboards and all sorts of things that withstand reasonably anticipated wind loads.

Mr. Narduzzi stated that there are certain conditions that the Board can really not stop Mr. Sinko from doing, but the Board can limit Mr. Sinko's time of operation. He believes the Board has that jurisdiction. Mr. Sinko stated that the tower at the fire station is at 75' all the time. Mr. Klingshirn stated that it is in a different zoning. Mr. Narduzzi stated that this would be for the safety and well being of the City. Mr. Sinko asked Mr. Narduzzi what hours was he suggesting. Mr. Narduzzi stated that the tower could be raised up after dark. Mr. Sinko stated that summer would be difficult because it stays light until after 9:00 p.m. Mr. Narduzzi stated that the Board is trying to work with Mr. Sinko to maximize his time on the radio, but not totally affect the aesthetics of the neighborhood. Mr. Narduzzi stated that if the tower is up 24/7, Mr. Sinko's neighbors have no options. Mr. Sinko asked the Board if the antenna needs to be lower to prevent him from enjoying his hobby. Mr. Klingshirn stated that what has to happen is the finding of a balance of Mr. Sinko's needs and the interests of the City in health, safety and aesthetics. Mr. Sinko stated that he understands where the Board is coming from. Mr. Sinko asked if the Board was going to give him restrictions now. Chairman Moreal stated that since Mr. Sinko is not in a hurry, it would give the Board a month to look into this a little further. The Board did get educated this evening, and he thanked Mr. Sinko for that. Chairman Moreal would like Mr. Sinko to bring a picture of the antenna. Mr. Klingshirn stated that Mr. Sinko can bring a picture of one of his fellow operators who has a similar antenna or tower. Mr. Sinko stated that he does have pictures of a similar antenna at home. Mrs. Fortlage stated that the Board is trying real hard without speaking Mr. Sinko's language to understand his need. What she is taking away is that Mr. Sinko hasn't clarified a need, but he has said that he wants to have 75' so that he can experience a much greater ham radio experience. That is what she is hearing. Mrs. Fortlage does not understand the relationship between a need of a standard that he wants to reach and whether that need can be met in any other way. That is the evaluation that the Board always has to make. Can what the variance requested be handled in a different way. They have not heard that. Mr. Sinko stated that 70' would be fine. 65' would be fine. Mr. Sinko stated that he would have to work with what is allotted to him or permissible. Mrs. Fortlage stated that the

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Board does not want to be arbitrary. They want to understand the need and alternative ways to meet the need. The Board is not there yet; so maybe with a little bit of thinking time, they can get there. Mr. Sinko stated that he will make a copy of the antenna. He will bring a copy of different heights and how it affects the signal in different degrees. Chairman Moreal stated that the City code is 35'. Could Mr. Sinko bring and let the Board know and give the Board some information on what Mr. Sinko is capable of doing at 35' with the antenna Mr. Sinko is proposing. Chairman Moreal asked about the City's height requirement. Building Commissioner Opatrny stated that the height requirement is for all structures, not just towers.

Mr. Sinko stated that his hands would be tied because he can't reach certain countries and continents because he is restricted because he doesn't have what he wants. A smaller tower would not give him what he needs. It is not designed to do that. Mr. Sinko stated that he is willing to invest \$5,000 in this stuff. He has about \$3,000 or \$4,000 invested already. It is not a cheap hobby.

Mrs. Fortlage stated that the Board would appreciate having the information requested prior to next month's meeting. She would ask that the applicant bring the information to the Secretary of the Board so that the members may get that information. Mr. Sinko referred to his drawing showing the tower at 67' feet, and the mast would be 8'. The way the sections nestle into each other, he thinks two or three feet per section; the total height would only be 67' because there is an 8' mast. The antenna would sit on top of the mast. That is why he asked for 75'.

A motion was made by Chairman Moreal, seconded by Robert Gordon, to table this matter until next month.

**ROLL CALL: Yeas: Moreal, Gordon, Fortlage, Narduzzi, Klingshirn
 Nays: None
 MOTION CARRIED**

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There being no further business to discuss, the regular Board of Zoning Appeals meeting was adjourned at 8:00 p.m.

Mark M. Moreal, Chairman

Debi Beal, Secretary

Minutes Unapproved at Time of Release 01/21/08