



CITY OF ASHTABULA  
OFFICE OF THE CITY COUNCIL

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Ashtabula, Ohio 44004

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JOHN S. ROSKOVICS  
PRESIDENT

MICHAEL D. SPEELMAN  
Vice President

KYM A. FOGGIO  
Ward 1 Councilor

CALVIN C. CRAWFORD  
Ward 2 Councilor

LAYDEAN YOUNG  
Ward 3 Councilor

OCTAVIA V. HARRIS  
Ward 4 Councilor

JANE E. HAINES  
Ward 5 Councilor

STACY H. SENSKEY  
Clerk of Council

**PUBLIC HEARING  
AGENDA**

**Monday, June 7, 2021  
6:00 p.m. via Zoom**

- **CALL TO ORDER**
- **ROLL CALL**
- **CERTIFICATION OF SUNSHINE LAW**
- **PUBLIC HEARING NOTICE** (page 2)
- **ACKNOWLEDGEMENT OF VISITORS WATCHING**
- **DISCUSSION**
  - Petition – Add Chapter 1123 Lakefront Residential Zone** (pages 3-4)  
The Planning Commission recommended proposed language for a new zoning district called Lakefront Residential Zone.
- **QUESTIONS/COMMENTS**
- **CLOSING REMARKS**
- **ADJOURNMENT**

*Please direct questions regarding this agenda to the Clerk of Council at 440.992.7119, or  
[clerkofcouncil@cityofashtabula.com](mailto:clerkofcouncil@cityofashtabula.com)*

*Accommodations – Any person who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in this meeting may contact the Clerk of Council no later than forty-eight hours prior to the meeting.*

*Our Mission Is To Provide Services And Partner With Our Citizens, Businesses And Neighbors To Enhance The  
Quality Of Life For All Who Live In And Visit Ashtabula.*

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## PUBLIC HEARING NOTICE

Notice is hereby given that the Ashtabula City Council will hold a **PUBLIC HEARING on MONDAY, JUNE 7TH, 2021, AT 6:00 P.M.**, via Zoom, in accordance with Codified Ordinance Section 1109.05 titled Procedure, to hear public comments regarding a recommendation to:

**ADD A NEW ZONING DISTRICT CALLED LAKEFRONT RESIDENTIAL ZONE FOR THE NORTH SIDE OF WALNUT BOULEVARD, CURRENTLY ZONED R-1 RESIDENTIAL.**

A copy of proposed Chapter 1123 Lakefront Residential Zone will be available for viewing in the Clerk of Council's office and on the City's website.

At the time of this notice, the Open Meetings Act during COVID-19 emergency extends until July 1st, 2021 and gives temporary authorization for a public body to hold and attend meetings and hearings by means of electronic technology. Meetings of Ashtabula City Council will remain accessible to the public on the City's Facebook page, Spectrum channel 1024 and on the City's website. The public may submit questions, comments, or concerns to the Clerk of Council in person or by letter, telephone, or email until 4:00 p.m. the day of the public hearing.

Stacy H. Senskey, Clerk of Council

**Emailed to: Council, Administration, and Department Heads & Admin. Staff: Friday, April 23, 2021**  
**Emailed to: Media & 'Council Matters' Email Distribution Roster: Friday, April 23, 2021**  
**Placed on: Municipal Building Bulletin Board: Friday, April 23, 2021**  
**Star Beacon Legals: PLEASE PUBLISH: Friday, April 30, 2021 and Friday, June 4, 2021**

OUR MISSION IS TO PROVIDE SERVICES AND PARTNER WITH OUR CITIZENS, BUSINESSES AND NEIGHBORS TO  
ENHANCE THE  
QUALITY OF LIFE FOR ALL WHO LIVE IN AND VISIT ASHTABULA

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## CHAPTER 1123

### Lakefront Residential Zone

#### 1123.01 Definitions

#### 1123.02 Regulations

#### 1123.03 Procedures

#### 1123.01 Definitions

(a) “High Bank” means the historic natural bluff following the contour of the shoreline of Lake Erie, as it existed prior to human activity.

(b) “Top of the High Bank” means for each property within the Lakefront Residential Zone, the point at which the ground first begins to fall away to the north from the bluff, as determined by the City of Ashtabula Division of Planning and Community Development by reference to aerial maps or photos, the Ashtabula County GIS system, current USGS topographical maps and/or survey(s) by licensed surveyor(s) or engineer(s).

(c) The “Lakefront Residential Zone” includes those properties located on the north side of Walnut Boulevard between its intersection with West 9<sup>th</sup> Street and its terminus at Point Park which either (a) extend northward to the shore of Lake Erie, or (b) are located on or south of the High Bank and south of a separate lakefront parcel.

(d) “Permanent structure” means an immovable house or addition to a house, deck, porch, shed, coop, garage, patio, gazebo, fence, or similar structure.

(e) “Semi-permanent structure” means a movable or non-fixed deck, porch, shed, coop, garage, patio, gazebo, fence, or similar structure, including but not limited to a tent, carport and/or awning.

(f) “Unreasonable view obstruction” means any permanent or semi-permanent structure that completely blocks from any other property, whether owned in common or under separate ownership, either more than 15 degrees or more than 15 percent of the view of Lake Erie existing as of the first effective date of this Chapter as determined from a vantage point immediately north of the middle of the northern foundation wall of said other property’s principal residence at a height of four (4) feet above ground level. If the property whose view may be affected by the erection of a permanent or semi-permanent structure on a neighboring or adjoining lot is vacant, the vantage point shall be midway between the east and west lot lines and midway between the northern right-of-way line of Walnut Boulevard and the top of the High Bank, at a height of four (4) feet above ground level.

#### 1123.02 Regulations

(a) The following regulations apply, as of the effective date of this Chapter, to all properties located within the Lakefront Residential Zone:

(1) After the effective date of this Chapter, no permanent or semi-permanent structure with a height greater than three (3) feet from ground level may be constructed or located within twenty (20) feet south of the top of the High Bank.

(2) After the effective date of this Chapter, no permanent or semi-permanent structure with a height greater than six (6) feet from ground level may be constructed or located within forty (40) feet south of the top of the High Bank.

(3) Non-conforming permanent structures existing as of the effective date of this Chapter which are thereafter demolished or destroyed must be rebuilt within one (1) year or the foregoing restrictions will apply to the property. If rebuilt within said year, the structures must be rebuilt in the same foot print and may not exceed their previous height.

(4) Non-conforming semi-permanent structures existing as of the effective date of this Chapter which are thereafter demolished or destroyed may not be replaced or reconstructed within the foregoing construction limitation areas.

(5) After the effective date of this Chapter, no permanent or semi-permanent structure that creates an unreasonable view obstruction may be constructed or erected within the Lakefront Residential Zone.

### **1123.03 Procedures**

(a) Any application for a building permit within the Lakefront Residential Zone must be reviewed by the City Planning and Community Development Division for compliance with this Chapter before construction begins. The application shall be accompanied by a review fee of \$50.

(b) The Planning and Community Development Division shall have five (5) business days to mail notices to all owners of property located within 200 feet of the proposed construction site, and said owners shall have five (5) business days to submit comments after receipt of notice. Within ten (10) business days of the submission of the application, the City Planning and Community Development Division shall approve or reject the application in writing. If rejected, the specific reasons shall be set forth.

(c) The applicant or any notified property owner(s) may appeal the decision of the Planning and Community Development Division to the City Planning Commission. Such appeal must be in writing and filed with the Planning and Community Development Division within five (5) business days of the approval or rejection of the application.

(d) If construction has commenced, the filing of the appeal shall operate as a temporary stop work order and a copy of the appeal shall be served upon the applicant without delay. No work may commence or continue until the Planning Commission hears the appeal and issues its decision.