



**Building & Zoning Appeals Board**  
**Monday, February 13, 2023, at 6:00 p.m.**  
**BOARDS & COMMISSIONS ROOM**  
**AGENDA**

1. Call to Order
2. Roll Call of Members
3. Approval of Minutes
4. Sworn Oath of Attendees
5. Business Items:

**Case #23-001**

Kevin Pantalone  
Valerie Mercier  
Michael & Jamison Lukey  
Jon & James Ruby  
William & Sonja Shortridge  
Christina Nichols & Gene Hass  
AR Lockhart Development

**Request:**

This is a request by Kevin Pantalone, applicant, to allow an accessory building to not meet the minimum 6-foot side & rear yard setback at 3418 Saratoga Blvd.

The property (Parcel #56-14774) has an approximate area of 0.43 acres and is zoned R-2 - Residential. The applicant proposes to keep the structure (approximately 300 sq. ft.) at 0.7 feet from the side property line and 2.4 feet from the west property line.

**The applicant is requesting the following variances:**

1. Variance (5.2ft & 3.6ft) from the rear and side yard accessory building setback requirements - C.O.S. Section 1143.07(a).

**Case #23-002**

Philip & Kerrie Wightman  
Tyler & Kelsie Boring  
Keith & Brenda Franklin  
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**Request:**

This is a request by Philip Wightman, applicant, to allow an accessory building at 3788 Gilbert Rd. to exceed the allowable size of a single building of 1,200 sq. ft. and of the combined floor area of all accessory buildings of 1,500 sq. ft. In addition, a variance is requested to exceed the maximum height of 15 feet.

The property (Parcel #56-08389) has an approximate area of 2.66 acres and is zoned R-3 - Residential. The applicant proposes to construct a 2,400 sq. ft. building with a 20.5 ft height measured to the midpoint of the eave and the peak of the roof.

**The applicant is requesting the following variances:**

1. Variance (1,200 sq. ft.) from the maximum floor area of 1,200 sq. ft. for a single accessory building on a parcel with an area over 1 acre - C.O.S. Section 1143.07(b).
  2. Variance (900 sq. ft.) from the maximum combined floor area of 1,500 sq. ft. for a combined floor area of all accessory buildings on a parcel with an area over 1 acre. - C.O.S. Section 1143.07(b).
  3. Variance (5.5 ft.) from the maximum height of an accessory building on a parcel with an area over 2 acres - C.O.S. Section 1143.07(c).
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6. Power Point Presentation – Law Department – Open Meetings Act
  7. Formal Vote – Place of Meetings, Visual Recording and Live Streaming of Meetings
  8. Adjournment

If you cannot attend this meeting but have a concern you wish to voice, please call Mary Botts, Secretary for the Building & Zoning Appeals Board, at 330-689-2719. There must be at least 3 "Yes" votes from the Board for a variance request to pass. If approved, it is good for 1 year and is non-transferable. A zoning certificate must be secured from the Zoning Department and a building permit from the Building Department before construction may begin.