



**Building & Zoning Appeals Board**  
**Monday, April 11, 2022, at 6:00 p.m.**  
**BOARDS AND COMMISSIONS ROOM**  
**AGENDA**

1. Call to Order
2. Roll Call of Members
3. Approval of Minutes
4. Sworn Oath of Attendees
5. Business Items:
6. Nomination and Approval of Chairman and Co-Chairman

**Case #22-001**

Christopher Yanda  
Don & Mary Smith  
Stephen Eisenberger  
Summit County Realty  
Olive Tree Enterprises

This is a request by Christopher Yanda, applicant, for approval to construct an accessory building with an area of approximately 2,400 sq. ft. located at 1705 Arndale Road.

The property (parcel 5603378) has frontage along Arndale Road with an area of 2.21 acres and is zoned R-2. The applicant proposes constructing a garage with dimensions of 40 ft. x 60 ft. (2,400 sq. ft.) and at peak be 20 ft—8 in. in height. The structure's proposed location is 20 ft. away from the side property line.

The property already has two existing accessory structures. The first is a detached garage measuring approximately 20 ft. x 24 ft. (480 sq. ft.) and a greenhouse which measures approximately 10 ft. x 16 ft. (160 sq. ft.). With the new garage, the total area of accessory structures on the property would be 3,040 sq. ft. in total. The maximum allowable area of accessory structures for a parcel greater than 1 acre is 1,500 sq. feet.

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

1. Variance (1,540 sq. ft.) from the maximum combined floor area of 1,500 sq. ft. for all accessory buildings on a parcel - C.O.S. Section 1143.07 (b).
2. Variance (2 ft.—4 in.) for lots greater than 2 acres requiring a maximum height of 15 ft. as measured from average grade to midpoint between peak and eave of the roof - C.O.S. Section 1143.07 (c).
3. Variance (10 ft.) to locate an accessory building on a lot greater than 2 acres no less than 30 ft. from a side lot line. - C.O.S. Section 1163.04 (k)(3).

**Case #22-002**

Ron Waino  
 Scott & Jennifer McCallen  
 Bruce Hasenyager, Sharon Tulley  
 Janet Presley, Linda Berman  
 Eugene Bergey  
 LM Debenedictis, Debra Debenedictis  
 Leonard Debenedictis

This is a request by Ronald Waino, applicant, for approval to construct an addition to an existing detached garage located at 4198 Ellsworth Road.

The property (parcel 5609108) has frontage along Ellsworth Rd with an area of 1.17 acres and is zoned R-1. The applicant proposes constructing a 600 sq. ft. addition to an existing 864 sq. ft. detached garage making the total square footage of 1,464 sq. ft.. The height of the structure's peak is 16 ft. - 6 in. The structure's proposed location is two (2) ft. away from the side property line. The side setback for a detached garage greater than 800 sq. ft. in an R-1 designated parcel is 25 feet.

The property already has two existing accessory structures. The first is a previously mentioned detached garage measuring approximately 24 ft. x 36 ft. (864 sq. ft.) and a shed (484 sq. ft.). With the proposed garage addition, the total area of accessory structures on the property would be 1,948 sq. ft. in total. The maximum allowable combined floor area of accessory structures for a parcel greater than 1 acre is 1,500 sq. feet.

The applicant is requesting the following variances:

1. Variance (23 ft.) from the maximum side setback for an accessory building greater than 800 sq. ft. from a side Lot Line - C.O.S. Section 1143.07 (a)(1).
2. Variance (264 sq. ft.) from the maximum area of 1,200 sq. ft. for a single building on a parcel greater than 1 acre - C.O.S. Section 1143.07(b).
3. Variance (448 sq. ft.) from the maximum combined floor area of 1,500 sq. ft. for all accessory buildings on a parcel greater than 1 acre - C.O.S. Section 1143.07(b).
4. Variance (1 ft. – 6in.) from the maximum in height, as measured from the average grade to the structure's highest point - C.O.S. Section 1143.07 (c).

**Case #22-003**

Martin Iliev  
 Philip & Wendy Jacofsky  
 Thomas Aleshouse  
 Stow/Munroe Falls Board of Education

This is a request by Martin Iliev, property owner, to approve variances to resolve current issues known with the construction of an existing garage at 4319 Lorwood Drive. The applicant previously intended to apply for an unrelated variance when this structure was discovered. The applicant then diligently contacted a

surveyor and is attempting to rectify the situation with the current garage, which will require variances to be lawful.

The building on the property (parcel 5603792) is a duplex with frontage along Lorwood Dr, with an area of 0.28 acres, and is zoned R-3. The garage is located ~1 ft. - 5 in. away from the side property at the closest and 10 ft. from the back property line. The required distance for an accessory building from a side lot line is 10 ft.

The garage is approximately 26 ft. in width x 28 ft. in depth (~ 730 sq. ft.) and the maximum square footage allowed for a property less than ½ acre is 500 sq. ft. There are currently two sheds on the property, both measuring 10 ft. x 8 ft. (160 sq. ft. total). This puts the combined square footage of all accessory buildings on the property (garage + sheds) at 890 sq. ft. which is over the total allowable limit of 500 sq. ft. on a property less than ½ acre.

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

1. Variance (8 ft. - 7 in.) from required 10 ft. minimum side yard width. - C.O.S. Section 1143.07 (a)(1)
2. Variance (230 sq. ft.) from the maximum allowable floor area of any single accessory building of 500 sq. ft. on properties less than ½ acre. - C.O.S. Section 1143.07 (b)
3. Variance (390 sq. ft.) from the maximum allowable combined floor area of all accessory buildings on properties less than ½ acre. - C.O.S. Section 1143.07 (b)

**Case #22-005**

Victoria Walker  
John & Michele Amerman  
Lynette Schoonover

This is a request by Victoria Walker, property owner, for approval of a variance to construct a deck (accessory use) higher than 30 in. on the back of their primary residence at 1280 Housley Rd.

The property (parcel 5617767) has frontage along Housley Rd. (front) & Mallard Ave. with an area of 0.28 acres. The property is zoned R-2 and is a corner lot. The applicant proposes constructing a deck with exterior dimensions approximately 20 ft. width x 12 ft. depth (~240 sq. ft.). The proposed deck will be ~20 ft.-2 in. from the back property line. The required distance is 30 ft.

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

1. Variance (20 ft.-2 in.) from the current zoning regulations requiring 30 ft. rear yard setback - C.O.S. Section 1143.07 (a)(4).

**Case #22-006**

Michael Seppanen  
Harry & Kelly Wynn  
Michael & Heather Minx

This is a request by Michael Seppanen, property owner, for approval of a variance to construct an addition in the form of a garage on their primary residence with an exterior area of approximately 312 sq. ft. at 4235 Maplepark Rd.

The property (parcel 5608203) has frontage along Maplepark Rd. (front) & Norman Dr. E. with an area of 0.27 acres. The property is zoned R-3 and is a corner lot. The applicant proposes constructing an addition

with exterior dimensions approximately 11 ft.-11 in width x 26 ft.-2 in. depth (~312 sq. ft.). The current primary residence is legal, non-conforming. The garage portion will be parallel with the current residence and will be 18 ft.-1 in. at the closest point to the back property line. The required distance is 30 ft..

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

1. Variance (11 ft. - 11 in.) from the current zoning regulations requiring 30 ft. rear yard setback - C.O.S. Section 1143.04 (a).
  
7. **Nomination and Approval of Chairman and Vice Chairman:**
  
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.