



**Building & Zoning Appeals Board**  
**Monday, May 9, 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 #22-007**

Michael Stuart

Phillip & Kerrie Wightman

Tyler Boring & Kelsie Phillips

Lowe's Home Centers, Inc.

This is a request by Michael Stuart, applicant, for approval to construct an accessory building with an area of 1,600 sq. ft. located at 3813 Gilbert Road.

The property (parcel 56-00451) has frontage along Gilbert Road with an approximate area of 0.93 acres and is zoned R-3. The applicant proposes constructing a garage with dimensions of 40 ft. x 40 ft. (1,600 sq. ft.). The maximum allowable area of a single accessory structure for a parcel ½ acre to 1 acre is 800 sq. feet.

The property currently has one existing accessory structure on the property. The existing detached garage is approximately 700 sq. ft. With the proposed garage, the total area of accessory structures on the property would be 2,300 sq. ft. in total. The maximum allowable total combined area accessory structures for a parcel ½ acre to 1 acre is 800 sq. feet.

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

1. Variance (800 sq. ft.) from the maximum floor area of 800 sq. ft. for a single accessory building on a parcel with an area of ½ acre to 1 acre - C.O.S. Section 1143.07 (b).
2. Variance (1,500 sq. ft.) from the maximum combined floor area of 800 sq. ft. for a combined floor area of all accessory buildings on a parcel with an area of ½ acre to 1 acre. - C.O.S. Section 1143.07 (b).

**Case #22-008**

Jeff Jagger  
 Randy & Rebecca Revock  
 Victor & Amy Simich

This is a request by Jeff Jagger, property owner, for approval of a variance to construct a front addition in the form of an extension on the garage and covered front porch.

The property (parcel 56-05982) has frontage along Clearbrook Drive. The property is zoned R-2. The structure currently sits 40 feet off the front property line. The proposed garage and porch's depth from the current structure is shown at 7 ft., defining a proposed setback of 33 ft. from the front property line. The required front setback for R-2 zoned property is 40 feet.

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

1. Variance (7 ft.) from the current zoning regulations requiring 40 ft. front yard setback - C.O.S. Section 1143.04 (a).

**Case #22-009**

Kathleen Saber  
 Jason & Jamie Frazier  
 Adam Ritterbeck

This is a request by Kathleen Saber, property owner, for the approval of a variance to place an accessory building (shed) on their property.

The property (parcel 56-09895) has frontage along Silver Springs Drive. The property is zoned R-2. The shed is 12 ft. wide by 8 ft. deep (96 sq. ft.), and the proposed structure location is 4 ft. off the side property line and 11 ft.-9 in. from the principal building (house). The required distance for any detached accessory building is 6 ft. from the side lot line and 12 ft. from the principal building.

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

1. Variance (2 ft.) from the current zoning regulations requiring 6 ft. between any detached accessory structure and side lot line. - COS 1143.07 (a)
  2. Variance (3 in.) from the current zoning regulations requiring 12 ft. between any detached accessory structure and a principal structure. - COS 1143.07 (a)
7. 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.