



**Building & Zoning Appeals Board**  
**Monday, June 12, 2023, at 6:00 p.m.**  
**BOARDS & COMMISSIONS ROOM**  
**AGENDA**

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

**Case #23-013**

William & Julie Tiller  
John Misenko & Hope Morris  
Dominic Zimmerman  
John Farver  
Christopher & Colleen Guanciale  
Andrew Merzweiler  
David Roden

**Request:**

This is a request by William Tiller, applicant, property located at 4114 Osage (Parcel #5601737) to construct a 208 sq. ft. addition to the rear of the existing 520 sq. ft. garage, bringing the total structure size to 728 sq. ft.

The property has an area of 0.27 acres and is zoned R-3 – Residential. The zoning code allows for a maximum 500 sq. ft. accessory structure size for properties under ½ acre.

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

1. Variance (228 sq. ft.) from the maximum floor area of 500 sq. ft. for a single accessory building on a parcel with an area less than 1/2 acre - C.O.S. Section 1143.07(b).
2. Variance (228 sq. ft.) from the maximum combined floor area of 500 sq. ft. for a combined floor area of all accessory buildings on a parcel with an area less than 1/2 acre. - C.O.S. Section 1143.07(b).

**Case #23-014**

Douglas Lane  
Walter & Janet Pratt  
Ellen Diehl  
Terry & Joy Sayre  
Matthew Lillibridge

**Request:**

This is a request by Doug Lane, applicant, property located at 3647 Sanford Avenue (Parcel #5602439) to construct a 72 sq. ft. deck on the rear of the house, 10 feet from the rear property line.

The property has an area of 0.18 acres and is zoned R-3 – Residential. The property is a corner lot which has two front yards along Sanford and Elmwood, one rear yard (east), and one side yard (south). The zoning code requires that decks meet the minimum 30-foot rear yard setback.

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

1. Variance (20 ft.) from the minimum rear yard setback requirement – C.O.S. Section 1143.04.

**6. 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.