



Building & Zoning Appeals Board
Monday, June 13, 2022, at 6:00 p.m.
COUNCIL CHAMBERS
AGENDA

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

Case #22-009 – Case Withdrawn

Case #22-010

Gregory & Donna Halnon
Ronald & Kathleen Sadler
Randall Schieber
Michael & Alaina Walters

This is a request by Gregory & Donna Halnon, property owners, property located at 2943 Progress Park Drive, for approval of a variance to install an above ground swimming pool in the side yard.

The owners combined their property (parcel 56-19704) in 2021 with the neighboring lot to the west at 2931 Progress Park Drive, creating a 3.8 acre parcel. During this time, the applicant installed the 24-foot pool in the side yard on the west side of the house without obtaining a permit. The property is zoned R-1 and permits pools to be located only the rear yard. The pool appears to meet all other zoning code requirements and is enclosed by a fence.

The applicant is requesting the following variance:

1. Variance to allow a swimming pool to be located in the side yard from the current zoning regulations requiring swimming pools to be located in the rear yard - C.O.S. Section 1143.07 (a).

Case #22-011

Mark Skoneiczny
Ryan Smith
Todd Beatty
James & Gloria Horning

This is a request by Mark Skoneiczny, applicant, for approval to install an in-ground swimming pool and concrete pool equipment pad in the front yard on a corner lot at 2614 Graham Road.

The property (parcel 56-16502) has frontage along Graham Road to the north and Vira Road to the west with an approximate area of 0.40 acres and is zoned R-3 which prohibits swimming pools to be located in the front yard. The applicant proposes to install an in-ground pool with a 4-foot wide concrete perimeter at 22' 8" from the Vira Road right-of-way, measured from the edge of the concrete. With the existing house approximately 37 feet from the Vira Road right of way, the pool will extend into the front yard by 14' 4".

The swimming will be enclosed by an existing fence that appears to meet the minimum requirements of the zoning code.

The applicant proposes to install a concrete pad for pool equipment on the west side of the dwelling approximately 30' 2" from the Vira Road right-of-way, located within the required front yard setback. Section 1143.07(a) requires patios and any other extensions to the principal structure to meet the minimum 40 ft. building setback.

The applicant is requesting the following variances:

1. Variance from the current zoning regulations prohibiting a swimming pool to be located in the front yard – C.O.S. Section 1143.07(a)
2. Variance (9' 10") from the current zoning regulations requiring an extension to the principal structure to meet the minimum 40 ft. front yard setback – C.O.S. Section 1143.07(a).

Case #22-012

Tom & Loretta Thurston
Shannon Lynch
Gregory Pyles

This is a request by Tom Thurston, applicant, for approval to construct a 360 sq. ft. garage addition located at 2095 Marhofer Avenue.

The property (parcel 56-01662) has frontage along Marhofer Avenue with an approximate area of 0.45 acres and is zoned R-3. The applicant proposes constructing a garage addition with dimensions of 15 ft. x 24 ft. (360 sq. ft.) onto an existing 22 ft. x 24 ft. (528 sq. ft.) garage, bringing the total area to 888 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 an existing accessory structure on the property which is a 10 ft. x 14 ft. (140 sq. ft.) shed. With the proposed garage area, the total area of accessory structures on the property would be 1,028 sq. ft. The maximum allowable total combined area for accessory structures for a parcel ½ acre to 1 acre is 800 sq. feet.

The applicant is requesting the following variances:

1. Variance (88 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 (228 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).
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.