



Building & Zoning Appeals Board
Monday, July 10, 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 #23-015

Steven Kronen
Chad & Sarah Darr
Matthew & Mary Avery
Scott & Katherine Mertel
Suellen Palumbo
Nelson & Pamela Dowler

Request:

This is a request by Steven Kronen, applicant, property located at 1439 REitchie Road, to construct a 1,536 sq. ft. pole barn in the rear yard, 30 feet from the side property line to the south and approximately 170 feet from the street right-of-way to the west. It will be 32 feet wide by 48 feet long with the total height to the peak of the roof at 15 feet. The property contains an existing 967 sq. ft. garage and a 192 sq. ft. shed.

The property has an area of 1.59 acres and is zoned R-2 – Residential. The zoning code allows for a maximum 1,200 sq. ft. single accessory structure size and 1,500 sq. ft. for the combined area of all accessory structures for properties greater than 1 acre.

The applicant is requesting the following variances:

1. Variance (336 sq. ft.) from the maximum floor area of 1,200 sq. ft. for a single accessory building on a parcel greater than 1 acre - C.O.S. Section 1143.07(b).
2. Variance (1,195 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).

Case #23-017

Scott Tinlin
James Cole
Thomas Schindler
Rafael Apaestegui
Thomas Montoni
Kelly Jaminet
Frederick Cleary

Request:

This is a request by Scott Tinlin, applicant, property located at 3211 E. Evelynton Place, to keep an existing 144 sq. ft. (12' x 12') pavilion on the property, located 8.5 feet from the side property to the west, and 5 feet from the principal structure. The pavilion was installed between August 2020 and March 2021 without a permit. This application is the result of violation notice #V-23-30 from March 16, 2023.

The zoning code requires that when an accessory structure is located in the side yard, it shall comply with the setbacks of the principal structure. The R-1 zoning district requires a minimum 15-foot side setback. Therefore, a variance of 6.5 feet is requested.

The code also requires that accessory structures be located a minimum 12 feet from the principal structure. A variance of 7 feet is requested.

The applicant is requesting the following variances:

1. Variance (6.5 ft.) from the minimum required 15-foot side yard setback - C.O.S. Section 1143.04.
2. Variance (7 ft.) from the minimum required 12-foot setback from the principal structure. - C.O.S. Section 1143.07(a).

Case #23-018

Jon Green
Andes Buzzelli
Kyle Smerglia
Gregory Carpenter
Charles Simms
Michael Ruhlin

Request:

This is a request by Jon Green, applicant, property located at 2269 Crockett Circle, to construct an 18ft x 18ft roof over an existing deck at the rear of the house, 29'-9" from the rear property line. The existing deck complies with the 25' Deck and Patio Setback from the rear property line. However, the construction of a roof over the deck results in an addition to the principal building and is required to comply with the 37' Rear Yard Building Setback from the recorded plat. Therefore, a variance of 7'-3" is requested. The property has an area of 0.35 acres and is zoned R-2 – Residential and PRD – Planned Residential District.

The applicant is requesting the following variances:

1. Variance (7'-3") from the minimum 37' Rear Yard Building Setback per the recorded plat.

Case #23-019

Jerome Flauto
Jere Kovar
Irving Katz
William Zawiski
Adam Little

Request:

This is a request by Jerome Flauto, applicant, property located at 1246 Mac Drive, to install a 32 sq. ft. shed in the rear yard, approximately 15 feet from the rear property line and a 1 foot from the edge of the house. The zoning code requires a minimum 12ft setback from the principal building for any accessory building. Therefore, a variance of 11 feet is requested.

The property has an area of 0.17 acres and is zoned R-3 – Residential.

The applicant is requesting the following variances:

1. Variance (11ft) from the minimum required accessory structure setback of 12ft from the principal structure – C.O.S. Section 1143.07(a)

Case #23-020

Ryann Jagger

Victor Simich

Rebecca Revock

Ann Hess

Jere Shafer Trustee

Request:

This is a request by Jeff Jagger, applicant, property located at 1843 Clearbrook Drive, to construct a 256 sq. ft. covered porch (7' x 36.5') and a 95 sq. ft. garage addition (7' x 13'-11") along the front of the dwelling. The house is currently setback 41 feet from the street right-of-way. The proposed addition will be setback 34 feet from the right-of-way.

The zoning code requires a minimum 40ft front yard setback from the street right-of-way in the R-2 zoning district.

The property has an area of 0.27 acres and is zoned R-2 – Residential.

The applicant is requesting the following variances:

1. Variance (6ft) from the minimum required front yard building setback. – 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.