



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

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

**Case #22-013**

Brad Miklovich  
William & Mishelle Buda  
Mathew Lutz & Nikki Brue  
Jeffrey & Angela Cribley

**Request:**

This is a request by Brad Miklovich, applicant, for approval to install a patio around a swimming pool.

The property, located at 5211 Beckett Ridge (parcel 56-17239), has an approximate area of 0.34 acres and is zoned R-1 with a PUD. The applicant proposes constructing a 40 ft. x 20 ft. (800 sq. ft.) in-ground swimming pool with a patio surrounding the pool at 3 feet from the rear property line and 11 feet from the south side property line. The minimum setback for patios extending to the principal structure in the Bayside PUD is 45 feet from the rear property line and 12 feet from the side property line.

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

1. Variance (42 ft.) from the minimum rear yard setback of 45 ft. for a patio - C.O.S. Section 1143.07(a).
2. Variance (1 ft.) from the minimum side yard setback of 12 ft. for a patio - C.O.S. Section 1143.07(a).

**Case #22-014**

William Foster  
Daniel & Andrea Lukas  
David & Joelle Tallarico  
Sheila Wozniak  
Robert & Michelle Kubick

**Request:**

This is a request by William Foster, applicant, for approval to construct a 960 sq. ft. garage/pool house located at 2834 Sedge Grass Trail.

The property (parcel 56-18053) has an approximate area of 0.91 acres and is zoned R-1. The applicant proposes constructing a 1,456 sq. ft. accessory building which includes a 40 ft. x 24 ft. (960 sq. ft.) garage with an attached 20 ft. x 16 ft. (320 sq. ft.) pool house and 11 ft. x 16 ft. (176 sq. ft.) arbor at the rear of the property, approximately 19 ft. from the side property line. The total height of the structure is 21 ft. 6 in.

The maximum area for any single accessory building for a lot area between ½ acre and 1 acre is 800 sq. ft. The maximum combined floor area of all accessory buildings for a lot area between ½ acre and 1 acre is 800 sq. ft. The minimum required side yard setback for the proposed accessory building is 25 ft.

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

1. Variance (656 sq. ft.) from the maximum floor area of 800 sq. ft. for a single accessory building on a parcel with an area between ½ acre to 1 acre - C.O.S. Section 1143.07(b).
2. Variance (656 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 between ½ acre to 1 acre. - C.O.S. Section 1143.07(b).
3. Variance (6 ft.) from the minimum required side yard setback of 25 feet – C.O.S. Section 1143.07(a).
4. Variance (6 ft. 6 in.) from the maximum height of 15 ft. for an accessory building. – C.O.S. Section 1143.07(c).

**Case #22-015**

James & Brianna Monroe  
Douglas & Linda McNutt  
David & Barbara Pierce

**Request:**

This is a request by James & Brianna Moore, applicants, for approval to construct a 192 sq. ft. deck at the rear of the property at 4367 Hammontree Circle.

The property (parcel 56-13279) has an approximate area of 0.45 acres and is zoned R-1 with a Planned Unit Development (PUD). The applicant proposes constructing a 16 ft. x 12 ft. (192 sq. ft.) deck approximately 19 feet from the rear property line. The zoning code requires that decks, patios, porches, steps, and any other extension to the principal structure shall comply with the principal building setbacks. This zoning district requires a minimum 45-foot rear yard.

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

1. Variance (26 ft.) from the minimum required rear yard setback of 45 feet – C.O.S. Section 1143.07(a).
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.