



Building & Zoning Appeals Board
Monday, August 14, 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 #23-021

Daniel & Elizabeth Ryan
Paul & Lori O'Brien
Brighton Place Apartments
CMI Living
Daniel & Carly Pittman
Arthur & Michelle Baldini
Steven & Cassandra Darmon

Address: 1960 Maplewood (Parcel #56-00708)

Request:

This is a request to keep an existing 196 sq. ft. accessory structure in the front yard. The structure is located approximately 80 feet from the right-of-way and 20 feet in front of the house.

The zoning code requires that accessory buildings are located in the rear or side yards. Front yards are prohibited.

The property has an area of 1.15 acres and is zoned R-3 – Residential.

The applicant is requesting the following variances:

1. Variance to allow an accessory structure to be located in the front yard. – C.O.S. Section 1143.07(a)

Case #23-022

Brent & Amanda Keil
Luke Avery
Brad & Debra Shatzer
Brian Smith
Scott Smith
Stephen Haas

Address: 1030 Springdale Rd. (Parcel #56-19132)

Request:

This is a request to install a 6-foot white vinyl fence in the required front yard on a flag lot. Fence will be approximately 80 feet long and located in front of the house along the north property line.

The zoning code allows fences in the front yard to be constructed up to 4 feet in height, except that no vision impairing fence, or wall greater than 18 inches shall be located 20 feet of a street right-of-way. The front yard is defined as the area between the right-of-way line and the dwelling. This property contains frontage along Springdale to the north which extends approximately 340 feet to the dwelling, constituting the front yard.

The property has an area of 1 acre and is zoned R-2 – Residential.

The applicant is requesting the following variances:

1. Variance (2ft) to exceed the maximum 4-foot height and type of fence in the front yard. – C.O.S. Section 1143.07(e)(1)

Case #23-23

Raymond & Beverly Downey
 Larry & Karen Fritschel Trustees
 Praveen Wankhede & Wange Dipika
 Michael & Sarah Hamlin
 James Brown

Address: 3455 Stillwood Blvd. (Parcel #56-19285)

Request:

This is a request to install a 216 sq. ft. (12' x 18') roof over an existing deck at the rear of the house located 7.5 feet from the side property line and 24 feet from the rear property line.

The zoning code requires that roof additions meet the minimum rear yard setback of 30 feet in the R-2 District. The property received a variance in 2014 for the existing deck to encroach into the required 30-foot rear setback. The proposed roof is an extension of the non-conformity and requires variance approval.

The property has an area of 0.2 acres and is zoned R-2 – Residential.

The applicant is requesting the following variances:

1. Variance (6ft) to allow for an addition to extend into the minimum required 30-foot rear building setback. – C.O.S. Section 1143.04

New Business:**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.