



Building & Zoning Appeals Board
Monday, September 12, 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 #22-016

William Beane
Patrick Sluss
Harry & Jill Stevenson
Dennis & Diane Reynolds
Paul Fry

Request:

This is a request by Patrick Sluss, applicant, for approval to install a covered porch and patio at the rear of the property at 5290 Norton Road.

The property (parcel 56-06319) has an approximate area of 0.26 acres and is zoned R-2. The applicant proposes constructing a 12 ft. x 12 ft. (144 sq. ft.) porch 28 feet from the rear property line and a 21 ft. x 32 ft. patio approximately 25 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 30-foot rear yard. A 5-foot variance is required to allow for the patio setback. The applicant requests a 6-foot variance to accommodate minimal adjustments during construction.

The applicant is requesting the following variances:

1. Variance (6 ft.) from the minimum required rear yard setback of 30 feet – C.O.S. Section 1143.07(a).

Case #22-017

Xenia Kempel
Gerring & Sons
Albert Wierman
Jill Bear

Request:

This is a request by Nick Gerring, applicant, for approval to construct a 360 sq. ft. deck at the rear of the property at 2725 Prescott Downs.

The property (parcel 56-18366) is zoned R-1 in the Pambi Farms Planned Residential Development (PRD). The applicant proposes constructing a 20 ft. x 18 ft. (360 sq. ft.) deck approximately 15 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 PRD district requires a minimum 30-foot rear yard.

The applicant is requesting the following variances:

1. Variance (15 ft.) from the minimum required rear yard setback of 30 feet – C.O.S. Section 1143.07(a).

Case #22-018

Paul & Jennifer Frey
 John & Nancy Muccino
 Daniel McCarthy
 William & Donna Foster
 Kevin & Mary Ann Cooper

Request:

This is a request by Paul & Jen Frey, applicants, for approval to install a 120 sq. ft. shed located at 4083 Burton Drive.

The property (parcel 56-05009) has an approximate area of 0.31 acres and is zoned R-3. The applicant proposes constructing a 120 sq. ft. (10 ft. x 12 ft.) shed at the rear of the property, 30 feet from the side property line and 23 feet from the rear. There is an existing 750 sq. ft. detached garage on the property.

The maximum combined floor area of all accessory buildings for a lot area less than ½ acre is 500 sq. ft. The total floor area of all accessory buildings including the shed and existing garage is 870 sq. ft.

The applicant is requesting the following variances:

1. Variance (370 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 ½ acre. - C.O.S. Section 1143.07(b).

Case #22-019

Christian Costello
 Richard & Tatyana McCauliff
 Adrienne Vaughan
 Pilar Parsons

Request:

This is a request by Christian Costello, applicant, for approval to install a detached pergola over an existing patio at the rear of the property.

The property (parcel 56-17235) has an approximate area of 0.34 acres and is zoned R-1 with a PUD. The applicant proposes constructing a 13 ft. 4 in. x 16 ft. 7 in. (221 sq. ft.) pergola at 27 ft. 8 in. from the rear property line and 1-foot from the house. Any detached accessory building is required to be a minimum 12 feet from the principal building.

The applicant is requesting the following variances:

1. Variance (11 ft.) from the minimum setback of 12 ft. from a principal building - C.O.S. Section 1143.07(a).

Case #22-020

William Lewis

Barbara Canavan

Request:

This is a request by William Lewis, applicant, for approval to construct a new single family dwelling over the maximum allowed height.

The property (parcel 56-19707) has an approximate area of 18.8 acres and is zoned R-2 - Residential. The applicant proposes constructing a 17,000 sq. ft. single-family home at 42 feet in height. The maximum height for any permitted principal use in the R-2 district is 35 feet.

The applicant is requesting the following variances:

1. Variance (7 ft.) from the maximum principal building height of 35 ft. for a new dwelling. - C.O.S. Section 1143.06.

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.