



Building & Zoning Appeals Board
Monday, October 10, 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 #22-021

Josh Speas

Dennis & Donna Kopcsik

Edward & Lisa Bose

John & Victoria Randazzo

William & Debora Smith

Judy Villers

Request:

This is a request by Josh Speas, applicant, for approval to construct a shed in the front yard.

The property, located at 4099 Beckley Road, (parcel 56-04822) has an approximate area of 0.41 acres and is zoned R-3 - Residential. The applicant proposes constructing a 280 sq. ft. shed (20 ft. x 14 ft.) in what is considered a front yard by definition in the zoning code. Accessory structures are only permitted in the rear and side yards.

The property abuts a street right-of-way on opposite sides of the home along Beckley Road to the west and Baird Road to the east. The code defines a front yard as the area between the home and the right-of-way. Therefore, this property contains two front yards, two side yards, and no rear yard.

The applicant is requesting the following variances:

1. Variance from the accessory structure location requirements to allow a shed in a front yard. - 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.