



Building & Zoning Appeals Board

**Monday, April 13, 2015, 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 #15-001

Donna Malm
Thomas Phillips & Holly Yates
Brady & Melissa Jacot
Ryan Dodge
Julian Betita
Pamela & Dennis Adams

This is a request by Ms. Donna Malm, property owner, property located at 1450 Whippoorwill Trail, for approval of a 2 foot variance from the required 15 foot side setback required in the R-1 Residential District. She is requesting the variance in order to construct a 12' by 22' addition for a bedroom and bathroom on the first floor. The lot is irregularly shaped in that it is narrower at the front lot line (79.4 feet) and widens at the rear of the property (135 feet).

In reviewing the original plat for this subdivision, there is language indicating the side setbacks are to be 10 feet, and there appears to be other homes located on this street that are located less than 15 feet from the side property lines.

Case #15-002

Chris Mayes
Matthew Schneider
Nicholas Jones
Chi Leung & Lee Yen Leung
Eric & Carrie Hutchinson
Lisa Kay Smith
Wanda Staab

This is a request by Mr. Chris Mayes, builder, property located at 2198 Duxbury Drive, on behalf of Mr. Matthew Schneider, property owner, for approval of a 1 foot variance from the required 10 foot side setback required in this development. He is requesting the variance in order to construct a 32' by 12' addition for a garage and laundry room. The lot is located on a cul-de-sac and is irregularly shaped in that it is narrower at the front lot line and widens at the rear of the property. Since the property line angles away from the dwelling, the proposed addition will encroach for only a small portion.

6. Adjournment

If you cannot attend this meeting but have a concern you wish to voice, please call or write Bobbie Carper, Zoning Inspector, at 330-689-2701 or 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.