



Building & Zoning Appeals Board

**Monday, June 13, 2016, 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 #16-004

Douglas French
Sam & Sharon Myers
Gena Mullis
James & Amy Rich
Bruce Botimer

This is a request by Mr. Douglas French, property owner, property located at 3459 Hiwood Avenue, for approval of two variances in order to expand his house. He is proposing to add on a garage (20 feet by 24 feet) in the front of his residence and turn the existing garage space into living area. The proposed expansion will be located 22.5 feet from the Hiwood Avenue right of way and 3.5 feet from the side (north) property line. The applicant has indicated that expanding behind his house is impractical due to a storm sewer running diagonally through the property.

The property is zoned R-3 and the minimum front setback is 40 feet and the minimum side setback is 8 feet. The applicant is requesting a variance of 17.5 feet from the front setback requirement and 4.5 feet from the side setback requirement according to C.O.S. Section 1143.04.

Case #16-005

Thomas Black
Brian & Eva Grisby
Ron & Barb DeGrand
George Heaton
Rhoda Baker & Aubrey Vernon

This is a request by Mr. Thomas Black, property owner, property located at 2447 Liberty Road, for approval of a variance of 3 feet in order to expand his house. He is proposing to construct an addition (28 feet by 7 feet) to the north side of his residence. The proposed expansion will be located 5 feet from the north property line. The property is shallow in depth (112 feet) so adding on to the rear of the structure would potentially detract from the use of the rear yard.

The property is zoned R-3 and the minimum side setback is 8 feet. The applicant is requesting a variance of 3 feet from the side setback requirement according to C.O.S. Section 1143.04.

Case #16-006

Jerry Grimm

Ron & Donna Novak

James Zubovic

Manjindar & Perveen Sandhu

Marsha Diantonio

Robert Bales

This is a request by Mr. Jerry Grimm, property owner, property located at 4975 Comanche Trail, for approval of a variance of 4.5 feet in order to construct a new front porch (19 feet by 7 feet). There is an existing sidewalk and landscape bed in the front of the house approximately 7 feet in width. The existing house is located 44 feet from the right of way and the proposed porch will be located 35 feet 8 inches from the front right of way.

The property is zoned R-3 and the minimum front setback is 40 feet. The applicant is requesting a variance of 4.5 feet which is required according to C.O.S. Section 1143.04.

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.