

Building and Zoning Appeals Minutes

Stow City Hall Boards and Commissions, Monday, May 9, 2016, at 6:00 p.m.

Members Present: Robert Knight, Edward Franks, Cyle Feldman, and Debbie Cochran

Members Absent: Mike Svasta

Also Present: Raied Abukhaled, Tony Catalano, and Mary Botts.

Meeting called to order by Robert Knight at 6:00 p.m.

Approval of Minutes: Motion to approve the minutes of the March 14, 2016, meeting by Edward Franks, seconded by Robert Knight with no changes, all yea's, no nay's, motion passed 4-0.

Case #16-003

This is a request by Mr. Raied Abukhaled, property owner, property located at 2756 Laurel Woods, for approval of a variance of 2 feet to install a 6 foot high solid vinyl privacy fence in the front yard of 2756 Laurel Woods Blvd. The property is located on the southeast corner of Fishcreek Road and Laurel Woods Blvd. The fence is proposed to be located 20 feet from the Fishcreek Road right-of-way, and according to C.O.S. Section 1143.07(e), the maximum height of a solid fence in this location is 4 feet.

Mr. Abukhaled explained his case. He stated he lived on a very busy corner of the street at Fishcreek and Laurel Woods and in Stow, if you live on a corner, you have two front properties so I am requesting a variance on the side portion of my house which is considered a front yard facing Fishcreek. That is considered a front yard and I am only allowed to have a four foot fence so I am asking for a variance for a six foot fence so my whole back yard will have a six foot fence for safety and security. Fishcreek Road was extended a few years back so the road did move closer to me. I did have my house up for sale because I do have children and it is too close to the road and I had people who were interested but they had the same concerns as I did being very close to a busy street, so we decided to go ahead and put up a fence to address that concern.

Mr. Knight asked is your request only for the front facing on Fishcreek or is that small 27' dimension in the back and the adjoining property, are you requesting six foot on all that or just the Fishcreek side? Mr. Abukhaled said I only need a variance on the Fishcreek side so the other sides are all right. I am installing a six foot fence all around the house. Mr. Feldman asked where you spray painted red? What are you doing on the corner there to the west of the house? Mr. Abukhaled said I am putting in landscaping and trees. Mr. Feldman said he had spoken to his neighbor across the street and he did not have any issues. Mr. Edwards asked if there were any comments from the neighbors. Ms. Botts said she had one call and she said it was fine and someone came in this week to look at exactly where he was

putting the fence and he was fine with it. Mr. Abukhaled said he spoke to a neighbor and showed them what he was doing and they were fine with that. Mr. Abukhaled said there will not be any obstructions as Fishcreek is elevated.

There were no other questions or comments.

Motion to approve Case #16-003 by Cyle Feldman, seconded by Edward Franks, motion approved 4-0.

Adjournment: With no further business to be discussed, motion to adjourn by Edward Franks, seconded by Robert Knight, meeting was adjourned at 6:10 p.m.

Robert Knight, Chairman

Mary Botts, Secretary