



Building & Zoning Appeals Board

Monday, July 11, 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.

This was tabled from the June 13, 2016 meeting until a full Board is present.

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 5 feet in order to expand his house. He is proposing to construct an addition (28 feet by 10 feet) to the north side of his residence. The proposed expansion will be located 3 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 #16-007

Terry Sayre
Robert Perry
Douglas Lane
James Koval
William Black

This is a request by Mr. Terry Sayre, property owner, for approval of a variance of 2 feet to install a 6 foot high solid wood privacy fence in the front yard of 3646 Sanford Avenue. The property is located on the southwest corner of Sanford and Elmwood Avenues. The proposed fence is proposed to be located 20 feet from the Elmwood Avenue 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.

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 öYesö 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.