



## **Building & Zoning Appeals Board**

**Monday, September 12, 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 #16-011**

Kenneth Nixon  
Daniel Jozsa  
Jennifer & Manfred Van Dulmen  
Richard & Tatyana McCauliff  
Uma & Neel Mani  
Barb & Terrence Dockrill

This is a request by Mr. Kenneth Nixon, property owner, for approval of two variances for a proposed new single family home to be located at 2029 Brighton Place. The property is located in an R-1 PUD district. A variance of 4 feet is requested to accommodate a front porch that is proposed to be located 36 feet from the Brighton Place right of way (40 feet is the minimum required per C.O.S. Section 1167.04(c)). A second variance to locate the building 11 feet from the west property line (12 feet is the minimum required from C.O.S. Section 116704(c)).

This property is also encumbered with an Ohio Edison easement that occupies a significant portion of the east side of the lot. No construction or any encroachment is permitted in this easement.

### **Case #16-012**

Ashlee Hodges  
Brooke Barnes  
Dennis & Carol Lang  
Reynaldo & Cathy Leonardo

This is a request by Ashlee Hodges, property owner, for approval of two variances to install a privacy fence 6 feet in height in the front yard at 5533 Pond Court. The property is zoned R-2 Residential and is located on the southeast corner of Pond Court and Norton Road.

The proposed fence is proposed to be 6 feet in height and located 10 feet from Norton Road right of way. The applicant is requesting a variance of 2 feet in height (the maximum height of a fence according to Section 1143.07(e) is 4 feet; and a variance to reduce the setback to 10 feet (the minimum setback according to Section 1143.07(e) is 20 feet).

**Case #16-013**

Thomas Fanara, Jr.  
 Glen & Donna Gray  
 Ty Burin  
 Allen & Marcel Heid  
 Jane Gsellman  
 Matt & Tricia Riemenschneider

This is a request by Mr. Thomas Fanara, Jr., property owner, for approval of a variance to install an accessory building 1,728 feet in area at 1011 Springdale Road. The property is approximately 2.1 acres in area and is zoned R-2 Residential.

The accessory building is proposed to be located in the rear yard 290 feet from Springdale Road and 25 feet from the east property line. The applicant is requesting a variance of 528 square feet from the maximum area permitted (the maximum area of an accessory on a lot this size is 1,200 square feet according to Section 1143.07(b)).

**Case #16-014**

Monica Burgan  
 James & Sharon Irwin  
 James & Judith Surgen  
 Nathan & Jamie Hamilton  
 Craig & Cheryl Schrengauer

This is a request by Ms. Monica Burgan, property owner, for approval of a variance to add onto an existing accessory building on an existing property located at 3993 Genevieve Blvd. The property is zoned R-3 Residential.

There is an existing accessory building 667 square feet in area that is located in the rear yard approximately 14 feet from the side (south) property line. The applicant is proposing to extend the building 14 feet to the rear (east) of the property. The proposed new structure will be 975 square feet in area, and the applicant is requesting a variance of 175 square feet (the maximum area permitted is 800 square feet according to Section 1143.07[b]).

## 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.