



Building & Zoning Appeals Board

**Monday, October 10, 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 #16-015

Ken Johnson
Mary Lou Boylan
Michael & Anna Roman
Ravenswood Apartments
Erin Mallahen

This is a request by Mr. Kenneth Johnson, property owner, for approval of a variance to construct an accessory building on his property located at 3646 Kent Road. The property is located on the corner of Kent Road and Hiwood Avenue and is zoned R-3 Residential.

The applicant is proposing to construct an accessory building 1,200 square feet in area (30 feet by 40 feet). The proposed garage will be constructed with metal siding and a metal roof and will contain 3 bays. It will be located behind (south) the house 80 feet from the Hiwood Avenue right of way, 25 feet from the east property line and 25 feet from the south property line.

The applicant is requesting a variance of 400 square feet (the maximum area permitted is 800 square feet according to Section 1143.07[b]).

Case #16-016

Douglas Orr/Rebecca Rupert
Elain Sayre
Bradley & Cheryl Jones
Cheryl Jones
Lawrence & Elvera Yurkovsky

This is a request by Ms. Rebecca Rupert Orr, property owner, for approval of two variances to install a privacy fence in the front yard at 3759 Osage Street. The property is zoned R-3 Residential and is located on the southeast corner of Osage Street and Hillcrest Drive.

The applicant is proposing to construct a solid wood fence 4 feet in height located 3 feet from the rights-of-way for Osage Street and Hillcrest Drive. The proposed fence will comply with the site distance triangle. The applicant is requesting a variance of 17 feet from the minimum setback distance (the minimum setback is 20 feet according to Section 1143.07[e]). The applicant is also proposing to construct a solid wood fence 6 feet in height to be located 20 feet from the Hillcrest Drive right-of-way. The applicant is requesting a variance of 20 feet from the minimum setback (the minimum setback according to Section 1143.07[e] is 40 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 "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.