



Building & Zoning Appeals Board
Monday, March 13, 2017, 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 #17-001

James Mullen
Ken & Tracy Kessell
Gary Pesti & Ann Hallaran
Mark Oros
Carl & Estella Allen

This is a request by Mr. James Mullen, property owner, property located at 3231 Englewood Drive, for approval of a variance in order to construct an addition to the existing attached garage on his property. The property is located on the northeast corner of Englewood Drive and Meadow Road.

The existing dwelling is located 49 feet from the Englewood Drive right of way and 20 feet from the Meadow Road right of way. The existing garage portion of the structure is located 25 feet from the Meadow Road right of way. The applicant is proposing to add onto this portion of the structure with an addition of 12 feet by 22 feet in area maintaining the 25 foot setback from Meadow Road. When completed, the structure would be located 25 feet from the Meadow Road right of way and 37 feet from the Englewood Drive right of way. The applicant is requesting a variance of 3 feet to locate the structure 37 feet from the Englewood Drive right of way and to extend existing nonconforming setback along Meadow Road. The minimum front setback in the R-2 District according to C.O.S. Section 1143.04 is 40 feet.

Case #17-002

Brian Widdows
Eric & Misty Morrow
Alan & Cathleen Lawrence
Julia Dubetz Trustee
Jaclyn Hlavach

This is a request by Mr. Brian Widdows, property owner, property located at 4330 Stow Road, for approval of a variance of 640 square feet to build/add onto the existing detached garage on his property. The property is 0.5 acres in the area and is zoned R-3.

There is currently a 912 square foot accessory structure on the property comprised of a 24' x 24' garage and a 16' x 21' attached shed. A variance was approved in 2003

(BZA#02-23) to permit this attached shed. Mr. Widdows is proposing to remove the shed portion and extend the existing garage to make the building 24' x 60'. According to C.O.S. Section 1143.07, the maximum size of accessory building(s) on this property is 800 square feet.

Mr. Widdows had previously requested a variance to construct a separate accessory building, 1,440 square feet in area, but the request was not approved (BZA#16-009).

Case #17-003

Todd Dye
David & Jacqueline Osborne
Hattie Osman
Carrie Wilson
Bruce Lukwinski

This is a request by Todd Dye, property owner, property located at 1625 Lillian Road for approval of two variances to construct an accessory building of 1,200 square feet on his property. The property is 0.54 acres in area and is zoned R-2.

The proposed accessory building will be 16 feet in height and 1,200 square feet in area. It will be located in the rear yard 20 feet from the side lot line and 35 feet from the rear lot line. The proposed building will be vinyl sided.

The applicant is requesting two variances: 400 feet from the C.O.S. Section 1143.07(b) (maximum size of accessory building permitted is 800 square feet); and a 1 foot variance from C.O.S. Section 1143.07(c) (maximum height of an accessory building permitted is 15 feet).

6. Election of New Chairman/Vice Chairman

7. 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.