



Building & Zoning Appeals Board
Monday, April 9, 2018, 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 #18-002 (Tabled from Meeting of 3/12/18)

Emily Whitfield
Robert & Rosemary Schneider
Diane Clause
Keith & Michelle Hummel
Shirlee Jean McMahon
Robert & Malaky Cecil
Robert Debois

This is a request by Mr. Jason Whitfield, property owner, property located at 1630 Mohican Road, for approval of two variances: to encroach 6 feet into the front yard and to install a fence 6 feet in height in the front yard. The proposal is for a white vinyl privacy fence 6 feet in height to be located in the front yard 10 feet from the Englewood Drive right of way. The property is located in the northwest corner of Englewood Drive and Mohican Road. The house is located approximately 16 feet from the Englewood Drive right of way establishing the front yard at the building line. Therefore, without a variance, the applicant would be permitted to install a privacy fence 6 feet in height at the building line (16 feet from the right of way).

According to C.O.S. Section 1143.07(e), the maximum height of a fence in this location is 4 feet and it must be an open fence.

Case #18-003

Gail Tirpak
William & Victoria Johnson
Katie Mathews & Katie Kloetzly
Nicholas Drew

This is a request by Ms. Gail Tirpak, property owner, for approval of a variance to permit a small portion of the principal structure to encroach 2 feet into the

front yard and 6 feet into the rear yard. The property is located on an irregularly shaped property (pie-shape), and therefore, for zoning purposes, has a front yard, one side yard and one rear yard. The applicant is proposing to construct an addition to the attached garage. The proposed addition is 12 feet by 24 feet or 288 square feet in area.

According to C.O.S. Section 1143.04, the minimum setback for principal structures is 40 feet in the front yard (portion of addition located at 38 feet from Algonquin Trail right-of-way); and 30 feet from the rear yard (portion of structure is located 24 feet from the rear property line).

Case #18-004

Justin Gilbert
Andrei Surducian
Leecos Properties
Jean Jones
Douglas & Jeanne Crowe
Bryan & Heidi Restorick

This is a request by Mr. Justin Gilbert, property owner, for approval of a variance of 480 square feet to construct an accessory building 32' by 40' feet (1,280 sq. ft.) on his property located at 1976 Maple Road. The property is 0.7 acres in area and is zoned R-3. There is currently no accessory structure on the property. The proposed structure would be located approximately 15 feet from his dwelling and 15 feet from the side property line. The proposed structure complies with the maximum height of 15 feet which per 1133.01(b)(13) is measured at the midpoint between the peak and eave of the roof. According to C.O.S. Schedule 1143.07(b), the maximum size of accessory building on a property less than one (1) acre is 800 square 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.