



Building & Zoning Appeals Board
Monday, May 13, 2019, 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 #19-003

Brent & Katie Adams
Tanner & Carly Collumber
Patrick & Gregory Davis
Mary Ann Bunt
Diane ByDash

This is a request by Brent and Katie Adams, property owners, property located at 2774 Progress Park Drive, for the approval of a setback variance of 8 feet in order to construct an attached garage to their existing dwelling. The property is zoned R-1 Residential.

The applicants are proposing to construct an attached garage that will accommodate a lift for a mechanized wheelchair. The proposed addition is 18' by 25' in area and will be located approximately 7 feet from the west property line.

The applicant is requesting a variance from C.O.S. Section 1143.04 which requires a minimum setback from the side property line of 15 feet (7 feet is proposed).

Case #19-004

Louise Ruddle
Kevin & Colleen Johnson
Christiane Lenaerts
John & Heather Marhulik

This is a request by Ms. Louise Ruddle, property owner, property located at 3559 Adaline Drive, for the approval of a setback variance of 6 feet in order to construct an addition to her existing dwelling. The property is zoned R-2 Residential.

The existing dwelling is currently non-conforming in that it is located 4 feet from the south property line. The existing dwelling contains two bedrooms and has approximately 980 square feet of living area.

The applicant is proposing to construct an addition behind the dwelling that is 24' by 30' in area and will provide a third bedroom and an additional accessible bathroom.

The addition is proposed to be located 4 feet from the south property line and would extend the non-conformity.

The applicant is requesting a variance of 6 feet. C.O.S. Section 1143.04 requires a minimum setback from the side property line of 10 feet (4 feet is proposed).

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.