



Building & Zoning Appeals Board
Monday, July 8, 2019, at 6:00 p.m.
Boards & Commissions Room
AGENDA

1. Swearing in of New Member
2. Call to Order
3. Roll Call of Members
4. Approval of Minutes
5. Sworn Oath of Attendees
6. Business Items:

Case #19-005

Eric & Becca Cucuz
Lynn Brown
James Clark
Thomas Family Trust
Nick Casamento

This is a request by Ms. Rebecca Zak, property owner, property located at 3817 Highland Avenue, for approval of a variance of 10 feet to construct an addition to the existing residence located at 3817 Highland Ave. The existing residence is located 26.5 feet from the Highland Ave. right of way. The house was constructed in approximately 1948 and is considered a legal nonconforming use in regard to the front setback requirement.

The applicant is proposing to construct an enclosed front porch to the front of the house that will be located 16.5 feet from the Highland Ave. right of way. A stoop was previously located in the front of the dwelling. The proposed addition will total approximately 130 square feet in area and will extend the nonconformity by 10 feet. Upon review of the immediate neighborhood, there are several dwellings located less than the required setback in the R-3 District.

The property is zoned R-3 and the minimum front setback is 40 feet according to C.O.S. Section 1143.04.

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.