



Building & Zoning Appeals Board
Monday, March 13, 2023, at 6:00 p.m.
BOARDS & COMMISSIONS ROOM
AGENDA

1. Call to Order
2. Swearing in of a Chair Pro-Tem
3. Roll Call of Members
4. Approval of Minutes
5. Sworn Oath of Attendees
6. Business Items:

Case #23-003

Scott DiGiammarino
Jeremy & Kimberly Pytel
John Xu & Xiaojin Zhang
Jeffrey Usner
Teresa Ursetti
Carl & Tammy Lybrook

Request:

This is a request by Scott DiGiammarino, applicant, to allow an accessory building at 1444 Mockingbird Cir., to exceed the allowable size of a single building of 500 sq. ft. and of the combined floor area of all accessory buildings of 500 sq. ft. In addition, a variance is requested from the minimum 25-foot rear yard setback and 150-foot right-of-way setback.

The property (Parcel #56-00878) has an approximate area of 0.40 acres and is zoned R-1 - Residential. The applicant proposes to construct a 1,120 sq. ft. building at 10 feet from the rear property line and 110 feet from the right-of-way line.

The applicant is requesting the following variances:

1. Variance (620 sq. ft.) from the maximum floor area of 500 sq. ft. for a single accessory building on a parcel with an area less than 1/2 acre - C.O.S. Section 1143.07(b).
2. Variance (620 sq. ft.) from the maximum combined floor area of 500 sq. ft. for a combined floor area of all accessory buildings on a parcel with an area less than 1 acre. - C.O.S. Section 1143.07(b).
3. Variance (15 ft.) from the minimum rear yard setback of 25 feet. - C.O.S. Section 1143.07(a).
4. Variance (40ft.) from the minimum right-of-way setback of 150 feet. – C.O.S. Section 1143.07(a).

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.