

Building & Zoning Appeals Board

Monday, October 9, 2023, at 6:00 p.m.

BOARDS & COMMISSIONS ROOM

AGENDA

1. Call to Order
2. Roll Call of Members
3. Approval of Minutes – **Draft**
4. Sworn Oath of Attendees
5. Business Items:

Old Business:

Case #23-021

Daniel & Elizabeth Ryan
Paul & Lori O'Brien
Brighton Place Apartments
CMI Living
Daniel & Carly Pittman
Arthur & Michelle Baldini
Steven & Cassandra Darmon

Address: 1960 Maplewood (Parcel #56-00708)

Request:

This is a request to keep an existing 196 sq. ft. accessory structure in the front yard. The structure is located approximately 80 feet from the right-of-way and 20 feet in front of the house.

The zoning code requires that accessory buildings are located in the rear or side yards. Front yards are prohibited.

The property has an area of 1.15 acres and is zoned R-3 – Residential.

The applicant is requesting the following variances:

1. Variance to allow an accessory structure to be located in the front yard. – C.O.S. Section 1143.07(a)

New Business:

Case #23-026

Tia Glackin
Michael J Denison

Address: 1759 Hibbard Ave. (Parcel #56-06468)

Request:

The applicant proposes to keep an existing 4-foot wire fence in the front yard on a corner lot. The property contains three front yards which the code requires a front yard along each property line abutting a street. Section 1143.07(e)(5) prohibits wire, wire mesh, and chain link fences in the front yard.

The applicant is requesting the following variances:

1. Variance to allow for a wire fence in the front yard. – C.O.S. Section 1143.07(e)(5)

Case #23-030

Richard L Allshouse, Trustee

Cory J Richmond

Michael Wallman

James T Huston

Scott Rowland, Trustee

Address: 2059 Echo Rd. (Parcel #56-13991)

Request:

Property is zoned R-3 at 0.58 acres in size. The applicant proposes to construct a 1,000 sq. ft. (25' x 40') accessory building at 14'6" in height. The building is proposed to be located 17 feet from the side property line, 20 feet from the rear of the house, and 125 feet from the rear property line. The code requires structures over 800 sq. ft. to be located a minimum 25 feet from the property lines.

On properties between ½ acre and 1 acre, the maximum area for a single accessory building is 800 sq. ft. In addition, the maximum combined area of all accessory buildings is also 800 sq. ft.

The applicant is requesting the following variances:

1. Variance (8ft) to allow for an accessory building to be within the minimum 25ft side setback. – C.O.S. Section 1143.07(a)
2. Variance (200 sq. ft.) to allow for a single accessory building to exceed the maximum 800 sq. ft. - C.O.S. Section 1143.07(b)
3. Variance (200 sq. ft.) to allow for the combined area of all accessory buildings to exceed the maximum 800 sq. ft. - C.O.S. Section 1143.07(b)

Case #23-031

Christopher J Noe

Richard B Werner

Ryan J McDonald

Christian B Harris

Gary E Shultz

Brandon M Crawford

Erin N Green

Rita J Horning

Nicholas A Kenneth

Address: 2260 Santom Cir. (Parcel #56-05288)

Request:

Property is zoned R-3 at 0.43 acres in size. The applicant proposes to construct a 288 sq. ft. (12' x 24') porch onto an existing 384 sq. ft. (16' x 24') accessory building, increasing the total area to 672 sq. ft.

The porch will be setback 8 feet from the rear property line. The code requires minimum 10 feet from the property lines.

On properties less than ½ acre, the maximum area for a single accessory building is 500 sq. ft. In addition, the maximum combined area of all accessory buildings is 500 sq. ft. There is an existing 80 sq. ft. shed on the property, which brings the total area to 752 sq. ft.

The applicant is requesting the following variances:

1. Variance (2ft) to allow for an accessory building to be within the minimum 10ft rear setback. – C.O.S. Section 1143.07(a)
2. Variance (172 sq. ft.) to allow for a single accessory building to exceed the maximum 500 sq. ft. - C.O.S. Section 1143.07(b)
3. Variance (252 sq. ft.) to allow for the combined area of all accessory buildings to exceed the maximum 500 sq. ft. - C.O.S. Section 1143.07(b)

Case #23-032

Denise R Sturgeon

Hudson Marketing Group, LLC

Burl Covan

Catherine Hamilton

Address: 2160 Samira Rd (Parcel #56-02122)

Request:

Property is zoned R-3 at 0.15 acres in size. The applicant proposes to construct an 8-foot wide deck along the front and side of the house. The front of the deck is proposed at 17 feet from the street right-of-way. The zoning code in Section 1143.07 requires that decks, patios, porches, steps, and any other extension to the principal structure comply with the principal building setbacks in Section 1143.04. The R-3 zoning district requires a 40ft front setback.

The applicant is requesting the following variances:

1. Variance (23ft) to allow for a deck to extend into the minimum required 40ft front yard setback. – C.O.S. Section 1143.04

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, 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 one (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.