



Building & Zoning Appeals Board
Monday, December 11, 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:

Case #23-35

Roy & Granville Mouser
Jennifer Williams & Kevin Gumm
Terry & Elaine Gray
Donald & Sherma Cook
Address: 3834 Baird Rd. (Parcel #56-05587)

Request:

Property is zoned R-3 at 0.43 acres in size. The applicant proposes to construct an 80 sq. ft. (8' x 10') shed at the rear of the property, 6 feet from the side property and rear property lines. This is to replace a non-conforming shed of similar size which was damaged from a tree falling on it during a storm. Per Section 1191.06, non-conforming structures which are destroyed shall be reconstructed in conformity with the code.

There is an existing 576 sq. ft. detached garage on the property which brings the total combined area of all accessory buildings to 656 sq. ft. On properties under 1/2 acre, the maximum combined area of all accessory buildings is 500 sq. ft. A variance of 156 sq. ft. is requested.

The applicant is requesting the following variances:

1. Variance (156 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 #23-036

Nichole Kehres
Sara Carlson & Jay Kremarczyk
Jeffrey & Danielle Sutherland
Address: 2026 Liberty Rd. (Parcel #56-04655)

Request:

Property is zoned R-3 at 0.5 acres in size. The applicant proposes to construct a 432 sq. ft. (18' x 24') shed at the rear of the property, 8 feet from the side property line and 6 feet from the south property line with a height of approximately 10 feet. This is to replace a non-conforming shed of similar size which was damaged from a tree falling on it during a storm. Per Section 1191.06, non-conforming structures which are destroyed shall be reconstructed in conformity with the code.

There is an existing 680 sq. ft. detached garage on the property which bring the total combined area of all accessory buildings to 1,112 sq. ft. On properties between ½ acre and 1 acre, the maximum combined area of all accessory buildings is 800 sq. ft. A variance is 312 sq. ft. is requested.

The applicant is requesting the following variances:

1. Variance (312 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 #23-037

Stow Munroe Falls Public Library

Kevin & Dyan Glazier

Rebecca Petrunia

Jeffrey & Beverly Walter

John & Patricia Shuman

Paul & Stephanie Schoenberg

Karen Monbeck

Stow Dental Group

Stow Professional Investors

Address: 3512 Darrow Rd. (Parcel #56-07877)

Request:

Property is zoned R-B at 3.5 acres in size. The applicant proposes to construct a 480 sq. ft. pavilion for the Stow Public Library in what is defined as the front yard along Elm Road. A front yard is defined as the area between the principal building and the street right-of-way. The structure will be 14 feet in height and location 43 feet from the Elm Road right-of-way, 14 feet from the south property line, and 92 feet from the rear property line.

The applicant is requesting the following variances:

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

Case #23-038

Michael & Connie Dawes

Raymond & Nancy Gabler

Richard Shisler

Kenneth & Pamela Wilson

Kenneth & Cynthia Williams

Address: 4163 Ellsworth Rd. (Parcel #56-08345)

Request:

Property is zoned R-1 at 0.98 acres in size. The applicant proposes to construct a 1,008 sq. ft. (36' x 28') garage addition to the rear of the garage as well as a 576 sq. ft. (24' x 24') home addition, connecting the dwelling to the detached garage, which becomes subject to the building setbacks in Section 1143.04, requiring a 15-foot side yard setback in the R-1 zoning district.

The proposed garage addition will be built in line with the existing garage, located 12 feet from the side property line, thus requiring a 3-foot variance.

The applicant is requesting the following variances:

1. Variance (3 ft.) to allow for a home addition to extend into the minimum required 15-foot side yard setback. - C.O.S. Section 1143.04

New Business: Review of the Meeting Dates for 2024 (2nd Monday of every month)

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.