



CITY OF AVON

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REGULAR MEETING AGENDA AVON BOARD OF ZONING AND BUILDING APPEALS MARCH 4, 2026, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

ROLL CALL

Michael Bulger
Bill Hricovec
Mark Ladegaard
Chauncey Miller
Kurt Schatschneider

Jill Clements, Zoning Enforcement Officer
Pam Fechter, Econ. Dev./Planning Coordinator
Thomas Stringer, Acting Law Director
Duane Streater, Safety Director
Susan Pintz, Planning and Zoning Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on February 4, 2026, and to approve the minutes as published.

REPORTS & CORRESPONDENCE

ADDITIONS & DELETIONS

Motion to add or delete items from the agenda.
Motion to approve the amended agenda.

APPEALS & REQUESTS

1. David and Stephanie Heideman, 3429 Mass Drive, 4-26

Proposal consists of a driveway addition.

The following variance is requested:

1. 2 ft. side yard setback variance; code requires 5 ft.; applicant proposing 3 ft. C.O. 1262.08(c)(3) Minimum Yard Requirements for Accessory Structures- Driveway Addition- Work in the Right of Way.

Motion to approve.

2. John Coric, 4242 St. Anne Court, 6-26

Proposal consists of installation of a driveway within right of way.

The following variance is requested.

1. Variance to allow concrete driveway extension within the right of way to the street. C.O. 1262.08(c)(2) Minimum Yard Requirement for Accessory Structure.

Motion to approve

3. Drees Homes, 3115 Woodstone Lane, 3-26

Proposal consists of installation of a driveway within a drainage easement.

The following variance is requested.

1. Allow a portion of the driveway and driveway pad to be installed within a drainage easement. C.O.1248.19 Improvements-Structures and Improvement within Utility Easement or Right-of-Way.

Motion to approve

4. Spartan Cat Investments LLC, 801 Moore Road, 5-26

Proposal consists of a new flex space building.

The following variance is requested:

1. 23.8 ft. variance; code requires 35 ft.; applicant proposing 12 ft. C.O. 1278.06(a)(1) Off Street Parking and Loading Regulations-Parking Setback, Street Right of Way.

Motion to approve.

5. JG Avon LLC, 33040 Just Imagine Drive, 7-26

Proposal consists of a new hotel and expansion of the Emerald Event Center.

The following variance is requested:

1. 16 ft. parking variance; code requires 35 ft.; applicant proposing 19 ft. C.O.1270.06(a)(1) Minimum Parking Setback Requirement-Street Right of Way.

Motion to approve.

6. AP Res Hospitality LLC, 33040 Just Imagine Drive, 8-26

Proposal consists of a new hotel and expansion of the Emerald Event Center.

The following variance is requested:

1. 12.5 ft. side yard setback variance; code requires 15 ft.; applicant proposing 2.7 ft. C.O.1270.05(e)(2)(A) Building Setback, Spacing and Height Regulation.

Motion to approve.

COMMENTS

ADJOURN