

**BOARD OF ZONING & BUILDING APPEALS
CITY OF AVON
REGULAR MEETING AGENDA FOR APRIL 5, 2023
7:00 P.M.**

ROLL CALL

Michael Bulger
Bill Hricovec
Mark Ladegaard
Chauncey Miller
Kurt Schatschneider

Jill Clements, Zoning Enforcement Officer
Pam Fechter, Econ. Dev./Planning Coordinator
John Gasior, Law Director
Duane Streator, Safety Director

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on March 1, 2023 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. Kristyn Fitchko; 38757 Melgrove Lane; 67-22

Proposal consists of a driveway extension. Proposal was tabled at the November and December and January BZA meetings.

The following variance is requested:

1. A 4 ft. side yard setback for a driveway extension; code requires 5 ft., applicant proposes 1 ft., Section 1262.08(c)(2).

Motion to remove from the table.

Motion to approve.

2. Roger and Sherry Reaser, 36155 Kinzel Road; 8-23

Proposal consists of a lot split

The following variance is requested:

1. A 310 sq. ft. variance for existing barn; code allows 2185.318 sq. ft., applicant proposes 2496 sq. ft.; Section 1262.08(a)(2).

Note: Code allows 2% of lot size for accessory structure square footage. When barn was built it was code compliant. With the lot split the lot size will be reduced to 109265.9 sq. ft.; 2% allowed square footage is 2185.318 sq. ft.; existing two barns total 2496 sq. ft.

Motion to approve.

3. Chris Herman; 35345 Detroit Road; 6-23

Proposal consists of accessory building.

The following variances are requested:

1. A 1' height variance; code allows 15 feet., applicant proposes 16' height , Section 1262.06(b).

Note: Code allows maximum permitted height of an accessory building shall be 15' or the height of the principal building, whichever is greater.

Motion to approve.

4. Megan Sims; 37995 Lorie Blvd; 10-23

Proposal consists of installation of 5' board on board fence.

The following variances are requested:

1. A 1' height variance; code allows 4 feet., applicant proposes 5 feet;, Section 1294.08(a).
2. A 70% opacity variance; code 70% opacity; applicant proposed 0%; Section 1294.08(a).

Motion to approve.

5. Brother's Management Co., LLC; 1220 Miller Road; 9-23

Proposal consists of proposed storage facility.

The following variances are requested:

1. A 25' lot width variance; code requires 200 feet lot width., applicant proposes 175' lot width existing M-1 lot; Section 1280.05(p).

Motion to approve.

6. The Maka Group, LLC; 4661 Jaycox Road; 7-23

Proposal consists of building addition.

The following variances are requested:

1. A 50.2' side yard setback variance; code requires 100 feet., applicant proposes 49.2'side yard setback; Section 1278.05(b)(2).

Note: Existing building setback is 46.2' west side of building; 49.2' east side of building.

Motion to approve.

7. Caliber Collison; 1370 Nagel Road; 5-23

Proposal consists of replacement of pole sign.

The following variances are requested:

1. A 15'8" height variance; code allows 10 feet., applicant proposes 15'8" pole sign; Section 1290.07(d).

Motion to approve.

8. Ranko Bojovic; 2627 Center Road; 4-23

Proposal consists of new home.

The following variances are requested:

1. A 25' front yard setback variance; code requires 60' front yard setback; applicant proposes 35' front yard setback; Section 1262.04(d)(1).
2. A 9' rear yard setback variance; code requires 50' rear yard; applicant proposes 41' rear yard setback; Section 1262.04(d)(4)

Note: Approved Subdivision Plat dated January 6, 1996 approving the 60' front yard setback on lots with frontage on Center Road.

Motion to approve.

9. Brian & Amy Koziara; PPN 0400001101011 Detroit Road;11-23

Proposal consists of a new home.

The following variances are requested:

1. A 6.3' side yard setback variance; code requires 12 ft., applicant proposes 5.97 ft. west side; Section 1262.04(d).
2. A 4.67' side yard setback variance; code requires 12 ft., applicant proposes 7.33 ft. east side; Section 1262.04(d).
3. A 42' front yard setback variance; applicant proposes 50' from center line with house starting at right of way; Section 1262.04(d)(1)(A).
4. A 15' lot width variance; code requires not less than 100' at the building line; applicant proposes 85' at building line; Section 1262.04(c)(1)(B).

Motion to approve.

COMMENTS

ADJOURN