

**BOARD OF ZONING & BUILDING APPEALS  
CITY OF AVON  
REGULAR MEETING AGENDA FOR MAY 3, 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  
Susan Pintz, Planning Clerk

**REVIEW & CORRECTION OF MINUTES**

Motion to dispense with the reading of the minutes of the regular meeting held on April 5, 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. Eddie Estep; 4311 St. Raymond Way; 18-23**

Proposal consists of walkway.

A 1' side yard setback variance requested; code requires 3 feet; applicant proposes 2' feet.  
Section 1262.05(a)(4) Minimum Setback Requirements.

Motion to approve

**2. Rebecca Arcaro; 38610 Thorton Lane; 16-23**

Proposal consists of a driveway extension.

1. A 3' side yard setback variance requested; code requires 5 feet; applicant proposes 2 feet.  
Section 1262.08(c)(2) Minimum Yard Requirements for Accessory Structures.
2. A 10' front yard setback variance requested; code requires 10'; applicant proposes 0 feet.  
Section 1262.08(c)(2) Minimum Yard Requirements for Accessory Structures.

Motion to approve 1.  
Motion to approve 2.

**3. Annie and Mark Heideloff; 2145 Lake Point Drive; 19-23**

Proposal consists of patio roof.

A 6' rear yard setback variance requested; code requires 50 feet; applicant proposes 44 feet. Section 1262.04(d)(4) Lot and Yard Requirements.

Motion to approve

**4. Michael Kramer; 2422 Pendleton Ct; 13-23**

Proposal consists of 20' x 30' pavilion over existing patio.

A 236 sq. ft. variance requested; code allows 636 sq. ft.; applicant proposes 600 sq. ft. Section 1262.08(a)(2) Maximum Area and Number of Accessory Buildings.

Note: Code allows 2% of lot size for accessory structure square footage. Existing 200 sq. ft. structure on parcel.

Motion to approve

**5. Mark Durdak; 39351 Detroit Road; 14-23**

Proposal consists of 24'x 32' pole barn with 8'x 32' lean to.

A 266 sq. ft. variance requested; code allows 758 sq. ft.; applicant proposes 1024 sq. ft. Section 1262.08(a)(2) Maximum Area and Number of Accessory Buildings.

Note: Code allows 2% of lot size for accessory structure square footage. Existing structure to be removed.

Motion to approve

**6. Thaeer Abusharif; 2056 Jaycox Road; 17-23**

Proposal consists of 22'x 20' garage addition

A 440 sq. ft. variance requested; Section 1262.08(a)(2) Maximum Area and Number of Accessory Buildings.

Note: 329 sq. ft. variance granted on June 2, 2021

Motion to approve

**7. Sharon Zilka, 4827 Stoney Ridge Road; 15-23**

Proposal consists of 30'x 50' pole barn.

1. A front yard setback variance requested; code doesn't allow in front yard. Section 1262.08(b)(2)(A) Accessory Building Setback Requirements
2. A variance requested from Section 1262.08(a)(3); code allows 3 accessory buildings; applicant proposing 4.

Motion to approve 1<sup>st</sup> request

Motion to approve 2<sup>nd</sup> request

**8. 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**