



CITY OF AVON

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REGULAR MEETING AGENDA AVON BOARD OF ZONING AND BUILDING APPEALS JUNE 3, 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 BZA Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on May 6, 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. Colin and Madalyn Marshall, 4146 St. Gregory Way, 24-26

Proposal consists of a driveway extension to the street.

The following variance is requested.

1. Driveway extension to allow concrete to extend through the right of way to the street. C.O.1262.08(c) Minimum Yard Requirement for Accessory Structures.

Motion to approve.

2. Nathan and Trisha Murray, 4166 St. Gregory Way, 26-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension to allow concrete to go to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Motion to approve.

3. Harrison and Laura Dearth, 3491 Williams Court, 25-26

Proposal consists of a driveway extension.

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) Minimum Yard Requirements for Accessory Structures-Driveway Extension.

Motion to approve.

4. Gabriel Bruno, 36262 Ravinia Lane, 27-26

Proposal consists of a new single-family home.

The following variance is requested.

1. 1 ft. side yard setback; code requires 12 ft.; applicant proposing 1 ft. C.O.1262.04 (d)(3) Lot and Yard Requirements-Side Yard.

Motion to approve.

2. 1 ft. rear yard setback; code requires 50 ft.; applicant proposing 49 ft. C.O. 1262.04 (d)(4) Lot and Yard Requirements-Rear Yard.

Motion to approve.

5. Dale and Melina Phillips, 1881 Center Road, 28-26

Proposal consists of construction of a patio enclosure.

The following variance is requested.

1. 15 ft rear yard setback; code requires 50 ft.; applicant proposing 35 ft. C.O. 1262.04(d)(4) Lot and Yard Requirements-Rear Yard.

Motion to approve.

6. Todd and Kristen Kestranek, 3173 Woodstone Lane, 29-26

Proposal consists of installation of a fence within an easement.

The following variance is requested:

1. Allow a portion of a fence 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.

7. Stephen and Madison Moore, 4307 S. Fall Lake Drive, 31-26

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

The following variance is requested.

1. Allow a portion of a fence 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.

8. Theresa Gregg, 3492 Mass Drive, 30-26

Proposal consists of installation of a fence within an easement.

The following variance is requested.

1. Allow a fence to be installed within a storm drain and stormwater management access easement. C.O. 1248.19 Improvements-Structures and Improvement within Utility Easement or Right of Way.

Motion to approve.

9. Steven and Margaret Mabe, Trustee, 2223 Holly Lane, 32-26

Proposal consists of construction of a shed.

The following variance is requested.

1. Allow a shed to be located within a drainage easement. C.O. 1248.19 Improvements-Structures and Improvement within Utility Easement or Right of Way.

Motion to approve.

COMMENTS

ADJOURN