

**BOARD OF ZONING & BUILDING APPEALS  
CITY OF AVON  
MEETING AGENDA FOR OCTOBER 5, 2022  
7:00 P.M.**

**ROLL CALL**

Michael Bulger	Jill Clements, Zoning Enforcement Officer
Bill Hricovec	Pam Fechter, Econ. Dev./Planning Coordinator
Mark Ladegaard	John Gasior, Law Director
Chauncey Miller	Duane Streator, Safety Director
Kurt Schatschneider	Nicole Rambo-Ackerman, Planning Clerk

**REVIEW AND CORRECTION OF MINUTES**

Motion to dispense with the reading of the minutes of the regular meeting held on September 7, 2022 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. Jai & Divya Singh; 3636 Split Rail Lane; 18-22**

Proposal consists of an existing shed in the side yard. Request was tabled at the September 7, 2022 meeting.

The following variance is requested:

1. A variance for an accessory structure in the side yard; code does not allow, applicant proposes an accessory structure in the side yard, Section 1262.08(b)(1).

Motion to remove from the table.  
Motion to approve.

**2. Paul & Shannon Laurenzi; 3575 Kensington Drive; 56-22**

Proposal consists of an attached garage.

The following variance is required:

1. A 20 ft. variance for front yard setback; code requires 50 ft., applicant proposes 30 ft., Section 1262.04(d)(1).

Motion to approve.

**3. Kevin Maggioli; 3571 Bellcrest Drive; 57-22**

Proposal consists of an inground swimming pool.

The following variances are requested:

1. A 5 ft. variance for distance of an accessory pool from the main building; code requires 15 ft., application proposes 10 ft., Section 1478.03.
2. A variance for a structure located in the utility easement; code does not allow, applicant proposes structure located 2 ft. 9 in. inside easement, Section 1248.19.

Motion to approve.

**4. Matt McQuality; 36261 Wendell Street; 58-22**

Proposal consists of an 18 ft. by 18 ft. pavilion attached to the house.

The following variance is requested:

1. A 14 ft. variance for rear yard setback; code requires 50 ft., applicant proposes 36 ft., Section 1262.04(d)(4).

Motion to approve.

**5. Thomas English Development; 36290 Detroit Road; 59-22**

Proposal consists of two commercial buildings consisting of a financial institution, medical office and restaurants.

The following variance is requested:

1. A variance of 14 parking spaces; code requires 149 parking spaces, applicant proposes 135 parking spaces, Section 1292.04.

Motion to approve.

**6. Russell Cross; 2296 Pendleton Court; 60-22**

Proposal consists of an existing shed located within a utility easement.

The following variances are requested:

1. A 2 ft. variance for side yard setback; code requires 5 ft., applicant proposes 3 ft., Section 1262.08(b)(2)(B).
2. A variance for a structure located in the utility easement; code does not allow, applicant proposes structure located 12 ft. 6 in. inside easement, Section 1248.19.

Motion to approve.

**7. Tim & Anita Harris; 36302 Wendell Street; 61-22**

Proposal consists of a new fence.

The following variance is requested:

1. A variance for zero setback for a fence; applicant proposes connecting fence to neighbor's existing fence, Section 1294.08(a)(3)(B).

Motion to approve.

**8. Bill & Stephanie Fischer; 3216 East Creek Court; 62-22**

Proposal consists of a driveway extension.

The following variance is requested:

1. A 12 ft. front yard setback for a driveway extension; code requires 20 ft., Section 1262.08(c)(2).

Motion to approve.

**9. Avon Brewing Company; 36383 Detroit Road; 63-22**

Proposal consists of a new restaurant and brewery.

The following variances are requested:

1. A variance for 110 parking spaces; code requires 263 off-street parking spaces, applicant proposes 153, Section 1292.04(d)(8).
2. A 14 ft. variance for parking setback from the street right-of-way for Detroit Road; code requires 20 ft., applicant proposes 6 ft., Section 1270.06(a)(1).
3. A 14 ft. variance for parking setback from the street right-of-way for Garden Drive; code requires 20 ft., applicant proposes 6 ft., Section 1270.06(a)(1).
4. A 14 ft. variance for parking setback from the street right-of-way for Holly Lane; code requires 20 ft., applicant proposes 6 ft., Section 1270.06(a)(1).

Motion to approve.

**COMMENTS**

**ADJOURN**