

**BOARD OF ZONING & BUILDING APPEALS
CITY OF AVON
MEETING AGENDA FOR JANUARY 4, 2023
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 & CORRECTION OF MINUTES

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

Proposal consists of a driveway extension. Proposal was tabled at the November and December BZBA 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. John & Vickie Thompson; 4329 St. Theresa Boulevard; 73-22

Proposal consists of an interior handrail.

The following variance is requested:

1. A variance to allow an interior handrail without a graspable finger recess area; Ohio Residential Code requires a graspable finger recess area for handrails with perimeter greater than 6.25 in. for Type II handrails; applicant proposes none; ORC 311.7.8.5.

Motion to approve.

3. North Star Builders; 4309 St. Theresa Boulevard; 74-22

Proposal consists of an interior handrail.

The following variance is requested:

1. A variance to allow an interior handrail without a graspable finger recess area; Ohio Residential Code requires a graspable finger recess area for handrails with perimeter greater than 6.25 in. for Type II handrails; applicant proposes none; ORC 311.7.8.5.

Motion to approve.

4. Nagel Crossing Retail Development; NE Corner of Nagel Road and Just Imagine Drive; 75-22

Proposal consists of a new retail center with Starbucks.

The following variances are requested:

1. A 15.5 ft. variance for parking setback from Just Imagine Drive; code requires 35 ft., applicant proposes 19.5 ft.; Section 1270.06(a)(1).
2. A 4 ft. variance for parking setback from Nagel Road; code requires 35 ft., applicant proposes 31 ft.; Section 1270.06(a)(1).

Motion to approve.

COMMENTS

ADJOURN