



CITY OF AVON

36080 Chester Road · Avon, OH 44011 · Phone (440) 937-7800 · Fax (440) 937-7824 · www.cityofavon.com

REGULAR MEETING MINUTES AVON BOARD OF ZONING AND BUILDING APPEALS FEBRUARY 4, 2026, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

The meeting was called to order by Chair Ladegaard at 7:00 p.m. in Council Chambers.

ROLL CALL

Present: 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 Streator, Safety Director, Susan Pintz, Planning and BZA Secretary.

REVIEW & CORRECTION OF MINUTES

Mr. Miller moved, seconded by Mr. Schatschneider, to approve the minutes of the regular meeting held on January 7, 2026, and to approve the minutes as published. The vote was: "AYES" all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

None

APPEALS & REQUESTS

1. Garland New Homes, 3769 Blossom Lane, 59-25

Proposal consists of installation of a driveway within a storm sewer easement.

Mr. Bulger moved, seconded by Mr. Miller, to un-table the Garland New Homes Appeal. The vote was: "AYES" all. The Chair declared the motion passed.

The following variance is requested.

1. Allow a portion of the driveway and driveway pad to be installed within a storm sewer easement. C.O.1248.19 Improvements-Structures and Improvement within Utility Easement or Right-of-Way.

Matt Garldand, Garland New Homes, 905-C Canterbury Road, Westlake, Ohio 44145 was sworn in.

Mr. Garland presented the variance request to allow a driveway and driveway pad to be installed within a storm sewer easement. Mr. Garland explained they were trying to maintain uniformity of driveways in the neighborhood, but a storm sewer easement runs between two lots, necessitating the variance. He noted that the property owners would sign documentation acknowledging if access to the easement is required the homeowners would be responsible for any costs associated with removal and replacement of the driveway (Exhibit 1-Drawing).

The Board members had no questions or concerns about the request.

Mr. Schatschneider moved, seconded by Mr. Hricovec, to approve to allow a portion of the driveway and driveway pad to be installed within a storm sewer easement. The vote was: “AYES” all. The Chair declared the motion passed.

2. Jeremy and Leah Buzzelli, 2610 Fairfield Drive, 1-26

Proposal consists of a garage reconfiguration.

The following variance is requested:

1. 2 ft. 6 in. variance; code requires 50 ft.; applicant proposing 47 ft. 7 in. C.O. 1262.04(d)(1) Lot and Yard Requirements-Front Yard.

Greg Allen, Greg Allen Builders, 3888 Long Road, Avon, Ohio 44011 was sworn in.

Mr. Allen presented the request for a 2 ft. 6 in. front yard setback variance. Mr. Allen explained that the Mr. and Mrs. Buzzelli would like to add an addition to their existing garage, which is currently set at 47 feet from the front property line rather than the required 50 feet. The existing garage has been in this position since the house was built. Mr. Allen clarified that the proposed garage addition would be built at the proper 50-foot setback, but a variance was still required because the existing structure does not conform to code (Exhibit 1 Drawing).

The Board members had no questions or concerns about the request.

Mr. Miller moved, seconded by Mr. Schatschneider, to approve of a 2 ft. 6 in. variance; code requires 50 ft.; applicant proposing 47 ft. 7 in. The vote was: “AYES” all. The Chair declared the motion passed.

3. Route 76 & Chester NW LLC, 1328 Center Road, 2-26

Proposal consists of a new wall sign for Dollar Tree.

The following variance is requested:

1. 8.3 sq. ft. variance; code allows 81 sq. ft.; applicant proposing 89.3 sq. ft. C.O. 1290.05(e)(1) Schedule of Maximum Sign Area.

Mark Branovic, Advanced Installation 28 Elevator Avenue, Painesville, Ohio 44077 was sworn in.

Mr. Branovic presented the variance request for a new Dollar Tree wall sign requiring an 8.3 square foot variance. Mr. Branovic noted there was a discrepancy between the square footage calculation in his application (100.98 sq. ft.) and the variance request listed on the agenda (89.3 sq. ft.). He questioned whether the calculation had been redone based on negative space (Exhibit 1 Drawing).

Jill Clements, Zoning Enforcement Officer, responded that the discrepancy arose from different calculation methods. The sign company had initially calculated the total area as a boxed-in measurement, while the city's calculation considered only the actual lettered area, excluding any open space, resulting in the 89.3 sq. ft. figure. This clarified that the variance request was indeed for 8.3 sq. ft.

Mr. Branovic accepted Ms. Clement's response and noted he was seeking to clarify the 8.3 square foot variance being requested.

The Board had no questions or concerns about the sign variance.

Mr. Hricovec moved, seconded by Mr. Bulger, to approve an 8.3 sq. ft. variance; code allows 81 sq. ft.; applicant proposing 89.3 sq. ft. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Mr. Bulger had no comment.

Mr. Hricovec had no comment.

Mr. Miller had no comment.

Mr. Schatschneider had no comment.

Ms. Fechter had no comment.

Mr. Streator had no comment.

Ms. Clements had no comment

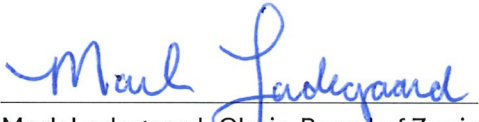
Mr. Stringer had no comment.

Chair Ladegaard acknowledged Mr. Schatschneider's birthday was February 3rd, and Mr. Bulger's birthday is February 22nd.

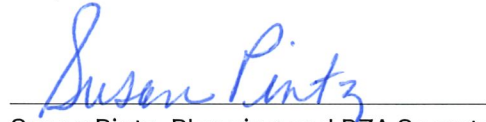
Members exchanged birthday greetings.

ADJOURN

Mr. Hricovec moved, seconded by Mr. Schatschneider, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:09 p.m.



Mark Ladegaard, Chair, Board of Zoning and Building Appeals



Susan Pintz, Planning and BZA Secretary



Date

HOMEOWNER ACKNOWLEDGEMENT
I/We acknowledge that we have reviewed this topographic site plan and understand the house and lot elevations being proposed. We understand that on July 2nd, 2025, a variance was obtained by the City of Avon for the proposed house to be located at a higher elevation than the 100 Year Flood Elevation (FLE) of 692.00 feet. As such, we hereby agree to save, hold harmless, and indemnify the City of Avon and its employees and officers from and against all liability, losses, claims, demands, costs and expenses arising should a flood event occur on the property beyond the safeguards of these design parameters.

It is further acknowledged the property was previously located within the 100 year floodplain and that the portions of the property that have been filled to be above the 100 year base flood elevation will be removed thru the FEMA Letter of Map Revision Process (LOMR) by the developer. We understand that the home cannot be occupied and no occupancy will be granted until the LOMR is received.

HOMEOWNER SIGNATURE & PRINT NAME & DATE

HOMEOWNER SIGNATURE & PRINT NAME & DATE
***NOTE: FEMA considers a home to be reasonably safe from flooding if the lowest floor elevation is located at or above the B.F.E. The approximate B.F.E. at this lot is 690.00 per the LOMR analysis.

GRADING & SWP3 LEGEND

- Proposed Contour
- Existing Contour
- Existing Spot Grade
- Stacked
- Ex. Top of Curve Elev.
- Ex. Center Elev.
- Prop. Spot Elevation
- Existing Spot Elevation
- Surface Flow Direction (Min 10%)
- Inlet Protection
- Sump Pump

NOTE:
ANYONE USING ELEVATIONS ASSOCIATED WITH THIS PLAN SHALL UTILIZE & CHECK INTO BOTH BENCHMARKS FOR VERTICAL CONTROL. POLARS SHALL BE NOTIFIED IMMEDIATELY OF ANY INADEQUACIES.
NOTE: BOTH BENCHMARKS (B.F.E.) AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR GUARANTEED. POLARS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.
NOTE: THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

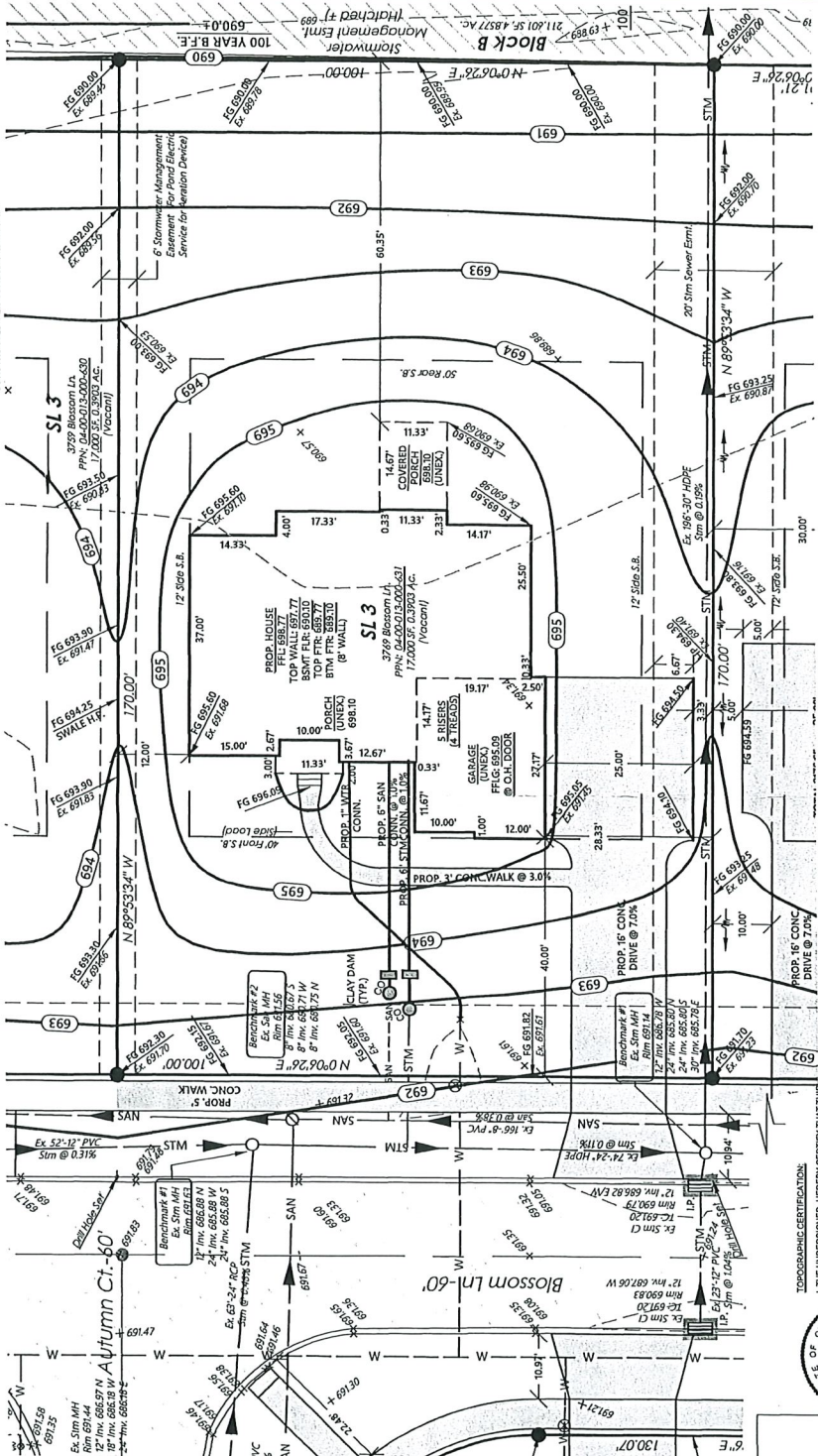
811
O.U.P.'S REFERENCE
WORKING DAYS BEFORE YOU DIG CALL 8-1-1
OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECT

EXISTING UNDERGROUND UTILITIES NOTE:
THE EXISTING UNDERGROUND UTILITY INFORMATION AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR GUARANTEED. POLARS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



ELEVATIONS USED TO ESTABLISH HOUSE FLOOR GRADES:
FLLG = 3.89' = FLL
FLL = 1' = TOP WALL
TOP WALL = 7.67' = BSMT FLR
BSMT FLR = 0.33' = TOP FTR
TOP FTR = 0.57' = BTM FTR
NOTE:
GARAGE FLOOR ELEVATION (FLLG) IS AT THE OVERHEAD DOOR. HOUSE ELEVATIONS ASSUMES THERE IS 4" OF FALL BETWEEN OVERHEAD DOOR AND MANDOR STAIRS INTO HOUSE.

NOTES:
- DOWNSPOUTS & SUMP PUMP SHALL TIE INTO LATERAL WITHIN 5' OF FOUNDATION
- HOUSE SHALL REQUIRE A ONE-HALF HP SUMP PUMP
- HOUSE SHALL REQUIRE A COMPLETE HOUSE DIMENSIONS. BUILDER SHALL NOTIFY ENGINEER OF ANY DIMENSION OR ELEVATION DISCREPANCIES
- SANITARY & STORM LATERALS SHALL BE PVC 30" DIA @ 1.0% MIN. PER COASD G-9
- ANY AND ALL UTILITY CONNECTIONS MUST BE LOCATED OUTSIDE OF DRIVE IN ACCORDANCE WITH CITY STANDARDS AND INCLUDE 5' DRAIN PER COASD G-9
- PHYSICAL CONNECTION TO HOME LATERALS ARE MADE, A MINIMUM OF 24 HOUR NOTICE MUST BE PROVIDED TO THE UTILITY DEPARTMENT PRIOR TO SUCH CONNECTION
- TO CURB, SIDEWALK SHALL BE MIN. 5" THICK AT DRIVE APRON, ALL OTHER SIDEWALKS SHALL BE MIN. 4" THICK DRIVEWAY, WALK AND APRON TO BE CONSTRUCTED PER COASD P-13 & P-13



TOPOGRAPIHIC CERTIFICATION
I, the undersigned, being a duly Licensed Professional Engineer in the State of Ohio, do hereby certify that the foregoing is a true and correct representation of the actual field survey made by me or under my direct supervision and that the elevations were taken at appropriate intervals and that the elevations are based on the datum indicated on the plan.
Richard Hoffmann
Richard Hoffmann, P.E.
Professional Engineer
No. 7308
State of Ohio

SYMBOL LEGEND

Ex. Sanitary Manhole	Ex. Water Valve	Ex. Electrical Box	Ex. Monument Box
Ex. Catch Basin	Ex. Fire Hydrant	Ex. City Wire	Cable TV Box
Ex. Catch Basin	Prop. Catch Basin	Ex. Power Pole	Irrigation Valve
Ex. Catch Basin	Prop. Catch Basin	Ex. Light Pole	Sprinkler Control Box
Ex. Catch Basin	Prop. Catch Basin	Ex. Sign	Sprinkler Head
Ex. Catch Basin	Prop. Catch Basin	Ex. Telephone Box	Traffic Signal Pole
Ex. Catch Basin	Prop. Catch Basin	Ex. Guard Post	Traffic Signal Box

POLARS ENGINEERING & SURVEYING, INC.
3400 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094
(440) 844-4433
www.polars-engineers.com

CITY OF AVON - LORAIN COUNTY - OHIO
3769 BLOSSOM LANE
SUBLOT NO. 3
AUTUMN GROVE SUBD.
SITE PLAN FOR:

PREPARED FOR:
GARLAND NEW HOMES
805 CANTERBURY RD., STE. C
WESTLAKE, OH 44145
CONTACT: MATT GARLAND
PHONE: (440) 882-4883

PROFESSIONAL ENGINEER
RICHARD HOFFMANN
NO. 7308
STATE OF OHIO

CONTRACT NO.
15277

SHEET
01

OF
01

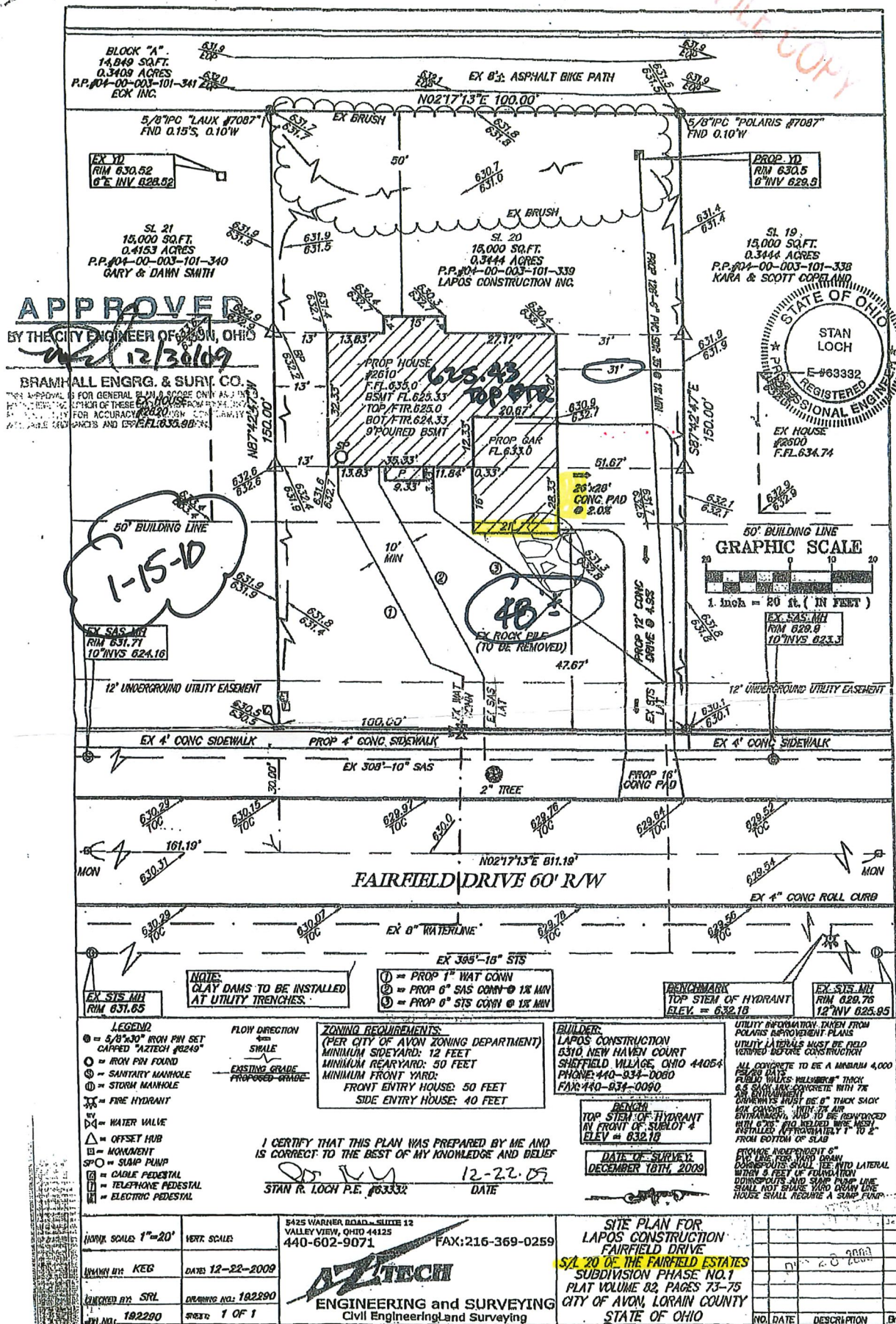
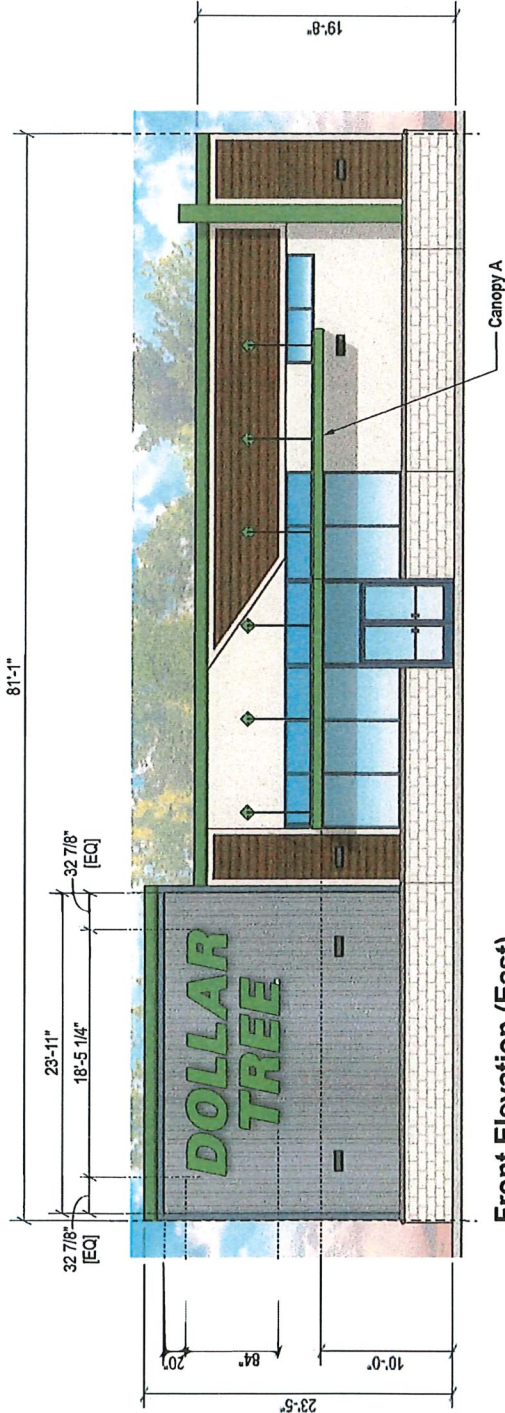


EXHIBIT 1 DOLLAR TREE 1328 CENTER RD

SIGN A	36" Dollar Tree [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	100.98 (Top Hat)
To Grade:	Top of Sign to Grade = 20'-3 1/4"
	Bottom of Sign to Grade = 13'-3 1/4"

VARIANCE NEEDED

Canopy A	Dollar Tree
Type:	Aluminum Canopy
Illumination:	Non-Illuminated
To Grade:	Bottom of Canopy to Grade = 10'-0"



Front Elevation (East)
Scale: 3/32" = 1'-0"

Allowable Square Footage this Elevation:	81.01
Formula: 1 SF per lineal foot of footage	
Actual Square Footage this Elevation:	100.98

DOLLAR TREE	Client: Dollar Tree	10/01/2025	Original Renderings	KB
	Site #: DL-50471	10/01/2025	Updated monument	KB
	Address: Corner of Center Road & Schneider Court	10/07/2025	Updated facade and mounting hardware for Sign A	KB
	Avon, OH 44011	10/16/2025	Updated to include engineering	KB
		10/27/2025	Updated Allowable, Added Variance Notes, Added Sign A Option 2	KB
		10/27/2025	Removed 32' option	KB

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AnchorSign
1-800-213-3331