



CITY OF AVON

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REGULAR MEETING MINUTES AVON BOARD OF ZONING AND BUILDING APPEALS MAY 6, 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 April 1, 2026, and to approve of the minutes as published. The vote was: "AYES" all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

Ms. Clements, Zoning Enforcement Officer, requested that Item No. 1 — the Max and Lauren Seipel appeal — be deleted from the agenda at the applicant's request.

Mr. Schatschneider moved, seconded by Mr. Hricovec, to remove Item 1 Max and Lauren Seipel at the applicant's request. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Miller moved, seconded by Mr. Schatschneider, to approve the amended agenda. The vote was: "AYES" all. The Chair declared the motion passed.

APPEALS & REQUESTS

1. Max and Lauren Seipel, 2326 Chelsea Street, 24-26

Proposal consists of installation of a pavilion.

The following variance is requested.

1. 13 sq. ft. variance; code allows 130 sq. ft.; applicant proposing 143 sq. ft. C.O.1262.08(a) Maximum Area and Number of Accessory Buildings.

Item was deleted at the applicant's request.

2. Jennifer Gerborg Trustee, 33259 St. James Trail, 19-26

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 drainage easement. C.O.1248.19 Improvements-Structures and Improvement within Utility Easement or Right-of-Way.

Nicolas and Jennifer Gerborg, 33259 St. James Trail, Avon, Ohio 44011 were sworn in.

Mr. and Mrs. Gerborg explained that they wished to install a fence along the rear of their property, which backs up to a wooded area. The rear portion of the proposed fence line crosses over a city drainage easement containing two drains. Mr. Gerborg noted this is in the presented site diagram, indicating the easement area in blue. He stated they are requesting a variance to allow the back portion of the fence to cross that easement (Exhibit 1 drawing).

Chair Ladegaard confirmed with the applicants that they had acknowledged in their application that, should the city ever need to access or work within the easement, the homeowners would be responsible for the cost of any removal and replacement of the fence. It was indicated that an affidavit would need to be signed and filed with the Lorain County Auditor's Office.

Mr. Gerborg confirmed this understanding without reservation.

No questions were raised by any Board members, and no comments were offered from the audience.

Mr. Miller moved, seconded by Mr. Hricovec, to approve a portion of a fence to be installed within drainage easement. The vote was: "AYES" all. The Chair declared the motion passed.

3. Todd and Kristin Kestranek, 3173 Woodstone Lane, 20-26

Proposal consists of installation of concrete within a drainage easement.

The following variance is requested.

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

Nikki Thompson, Legacy Pools, 27373 Royalton Road, Columbia Station, 44028 was sworn in.

Ms. Thompson appeared before the Board on behalf of the homeowners. She explained the proposal involves the installation of a swimming pool concrete deck that encroaches 2.72 feet into the existing drainage easement at the rear of the property. She clarified that it is not the pool itself that enters the easement, but only the concrete decking on the far side of the pool (Exhibit 1 drawing).

Chair Ladegaard noted that any materials placed within the easement would be the responsibility of the homeowner, including the cost of removal and replacement of the fence in the event that City access or repair work is required. It was indicated that an affidavit would need to be signed and filed with the Lorain County Auditor's Office.

Ms. Thompson confirmed that the owners are fully aware of and in agreement with this condition.

No questions were raised by Board members, and no comments were offered from the audience.

Mr. Bulger moved, seconded by Mr. Hricovec, to approve a portion of concrete to be installed within drainage easement. The vote was: "AYES" all. The Chair declared the motion passed.

4. Govind Sandhu, 2513 Ithaca Drive, 23-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Allow concrete for driveway extension through the right of way to the street. C.O.1262.08(c) Minimum Yard Requirements for Accessory Structures- Driveway Extension.

Govind Sandu, 2513 Ithaca Drive, Avon, Ohio 44011.

Mr. Sandhu explained that his existing driveway has an unusual, angled shape that makes it difficult to use effectively. He stated his intent is to extend the driveway approximately five feet to the right in a straight line, running from the existing driveway down to the street. The primary motivation for the extension is to create a flat, usable surface for the installation of a basketball hoop for his children. He noted that he had observed the same type of driveway extension to be common throughout his development and in neighboring developments (Exhibit 1 drawing).

Chair Ladegaard acknowledged the presentation.

No questions were raised by any Board members, and no comments were offered from the audience.

Mr. Bulger moved, seconded by Mr. Schatschneider, to approve a portion of concrete to be installed within drainage easement. The vote was: "AYES" all. The Chair declared the motion passed.

5. Anthony and Kelly Shaker, 32979 St. Anthony Way, 18-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Allow a driveway extension to extend to the street. C.O. 1262.08(c)(2) Minimum Yard Requirements for Accessory Structures-Front Setback.

Anthony Shaker, 32979 St. Anthony Way, Avon, Ohio 44011 was sworn in.

Mr. Shaker explained he is seeking to extend his driveway to the street. He noted with good humor that he wished he had taken care of the matter during the original construction of the home, remarking that he "was a little too cheap" at the time. He described the proposal as a six-foot-wide extension running straight to the street, with the variance specifically addressing a slight extension of the apron at the street (Exhibit 1 drawing).

Chair Ladegaard acknowledged the presentation.

No questions were raised by Board members, and no comments were offered from the audience.

Mr. Shaker closed by wishing the Board a Happy Mother's Day.

Mr. Schatschneider moved, seconded by Mr. Hricovec, to approve a driveway extension to extend to the street. The vote was: "AYES" all. The Chair declared the motion passed.

6. Jason and Kristyn Fitchko, 38757 Melgrove Lane, 14-26

Proposal consists of a driveway extension.

The following variance is requested:

1. 3 ft. side yard setback variance; code requires 5 ft.; applicant proposing 2 ft. C.O. 1262.08(c)(2) Accessory Use Regulations-Minimum Yard Requirements for Accessory Structures.

Jason and Kristyn Fitchko, 38757 Melgrove Lane, Avon, Ohio 44011 were sworn in.

Mr. Fitchko explained that they are seeking to extend their driveway to the street. He noted that their property meets the street on a curve, which creates difficulty when backing out of the garage, making it necessary to extend the driveway all the way to the street to allow vehicles to properly turn in and out (Exhibit 1 drawing).

Chair Ladegaard remarked that this application had been "a long time coming," and Mrs. Fitchko agreed with some emphasis to the amusement of those present.

No questions were raised by Board members, and no comments were offered from the audience.

Mr. Miller moved, seconded by Mr. Hricovec, to approve a 3 ft. side yard setback variance; code requires 5 ft.; applicant proposing 2 ft. The vote was: "AYES" all. The Chair declared the motion passed.

7. Jeffery and Dora Fisher, 3095 Stoney Ridge Road, 16-26

Proposal consists of a garage addition.

The following variance is requested.

1. 1 ft. 6 in. side yard setback variance; code requires 12 ft; applicant proposing 10 ft 6 in. ft. C.O. 1262.04 (d)(3) Lot and Yard Requirements-Side Yard.

Amended variance: 3 ft. 6 in. side yard setback variance; code requires 12 ft; applicant proposing 8 ft 6 in. ft. C.O. 1262.04 (d)(3) Lot and Yard Requirements-Side Yard.

Jeffery Fisher, 3095 Stoney Ridge Road, Avon, Ohio 44011 was sworn in.

Ms. Clements, Zoning Enforcement Officer, addressed the Board and introduced two documents for entry into the record: signed documents and email correspondence, one from the neighboring Rice family to the south of the property, and one from a representative of the Avon School District, Bill Fishleigh. Both documents confirmed the awareness of and consent to a proposed amendment to the variance request, and both parties waived the ten-day notice otherwise required by code. On this basis, Ms. Clements moved to amend the requested variance from 1 foot 6 inches to **3 foot 6 inches**, which would result in a side yard setback of **8 feet 6 inches** (Exhibit 1 drawing).

Chair Ladegaard confirmed the amended variance request and proceeded.

Mr. Fisher explained that he wishes to extend his garage ten feet to the north. His daughter and grandson have recently moved into the home, and both drive, creating the need for additional covered parking spaces. He also stated a desire to update the home's appearance to better match neighboring houses. (Exhibit 1 drawing).

Chair Ladegaard acknowledged the presentation.

No questions were raised by Board members, and no comments were offered from the audience.

Mr. Bulger moved, seconded by Mr. Schatschneider, to approve a 3 ft. 6 in. side yard setback variance; code requires 12 ft; applicant proposing 8 ft 6 in. ft. The vote was: "AYES" all. The Chair declared the motion passed.

8. Joshua and Celeste Lesco, 4293 St. Raymond Way, 17-26

Proposal consists of installation of a walkway from the driveway to the patio.

The following variance is requested.

1. 2 ft. side yard setback variance; code requires 3 ft; applicant proposing 1 ft. C.O 1266.05 Minimum Setback Requirements.

Chris Divis, Divis Landscaping and Design, 36062 Harbor Drive, North Ridgeville, Ohio 44039 was sworn in.

Mr. Divis explained the scope of the project which consisted of the rear patio obtaining prior approval, and the clients now wish to install a connecting walkway from the driveway to that patio. The relevant side yard measurement between the house and the property line is only five feet. The proposal calls for a three-foot-wide walkway set one foot off the house, which would leave only one foot between the edge of the walkway and the property line — one foot short of the required three-foot setback. Mr. Divis noted that the walkway would improve foot traffic flow from the driveway to the patio, enhance the property's appearance, and many of the neighbors have similar installations (Exhibit 1 drawing).

Chair Ladegaard acknowledged the presentation.

No questions were raised by Board members, and no comments were offered from the audience.

Mr. Schatschneider moved, seconded by Mr. Hricovec, to approve a 2 ft. side yard setback variance; code requires 3 ft; applicant proposing 1 ft. The vote was: "AYES" all. The Chair declared the motion passed.

9. Patrick and Tammy Mills, 37505 Chester Road, 22-26

Proposal consists of installation of a driveway parking pad.

The following variance is requested.

1. 5 ft. side yard setback variance; code requires 5 ft; applicant proposing 0 ft. C.O.1262.08(c) Minimum Yard Requirements for Accessory Structures- Driveway Extension.

Patrick Mills, 37505 Chester Road, Avon, Ohio 44011 was sworn in.

Dave Copland, 37515 Chester Road, Avon, Ohio 44011 was sworn in.

Mr. Mills explained that when he purchased the home, there was already a paved or brick patio area along the side of the house where the previous owner's mother had parked a vehicle. Over the years, those bricks had crumbled and deteriorated. Following recent basement work and installation of a rear patio, he decided to address this side area. The request calls for a concrete parking pad that runs directly to the property line, replacing the deteriorated brick surface. Mr. Mills added that his next-door neighbor was present and had no objection to the project.

Chair Ladegaard asked Mr. Mills whether he knew the measurement from the house to the property line at that location. There was some back-and-forth between Mr. Mills and Mr. Schatschneider, who indicated the

distance is approximately nine feet, while another figure of fourteen feet was also offered. Chair Ladegaard ultimately confirmed the approximate figure of nine feet and moved forward.

Mr. Mills also described an existing walkway on the left side of the proposed area that would be removed as part of the project, leaving a flat, unobstructed surface for parking.

Mr. Schatschneider raised a question regarding potential stormwater runoff from the new concrete surface onto the neighboring property, noting that unlike ground or grass, the concrete would not absorb water.

Mr. Mills responded that his home was built on a slab and that there had been no drainage issues in the ten to twelve years he had lived there. He invited his neighbor to address the concern directly.

Mr. Copeland, the adjacent neighbor, came forward, and confirmed he had no concerns about drainage or water impact on his property. He explained that he has substantial stone drainage installed along his house foundation, approximately a foot and a half up from grade, which channels water directly into his footer tiles, and that he has experienced no drainage issues. He also noted with some familiarity that he had helped the original owner install the brick patio years ago and affirmed, "Old bricks are falling apart, this will be a lot better than what was there."

Mr. Hricovec followed up by suggesting that Mr. Mills might consider installing some type of drainage feature — such as a channel drain — along the property line to capture runoff, particularly given that the concrete surface would shed rather than absorb water. He acknowledged, however, that the neighbor was present and expressed no objection.

Mr. Schatschneider asked whether the applicant would consider reducing the pad to eight feet rather than nine feet to allow for a door-opening buffer on the neighbor's side when exiting the vehicle.

Mr. Mills stated he did not mind but did raise a practical concern about the proximity of the street curb, noting that in dark or snowy conditions, missing the curb while pulling in could cause injury if the pad were shortened. Mr. Mills indicated he would defer to the Board's judgment either way.

Chair Ladegaard asked Mr. Mills if wished to proceed with the full zero-setback request, running the pad to the property line.

Mr. Mills confirmed this was his preference.

No comments were offered from the audience.

Mr. Hricovec moved, seconded by Mr. Miller, to approve a 5 ft. side yard setback variance; code requires 5 ft; applicant proposing 0 ft.

The vote was:

Mr. Bulger, "yes", Mr. Hricovec, "no", Mr. Miller, 'yes', Mr. Schatschneider, "no", Mr. Ladegaard, "yes"

3-AYES

2-NAY

The Chair declared the motion passed.

10. John and Devi Stockard, 4195 Stoney Ridge Road, 15-26

Proposal consists of demolition to a portion of an existing barn for a barn addition.

The following variance is requested.

1. 1550.73 sq. ft. variance; code allows 3101.47 sq. ft.; applicant proposing 4652.20 sq. ft.
C.O.1262.08(a)(2) Accessory Regulations-Maximum Area and Number of Accessory Buildings.

John Stockard, 4195 Stoney Ridge Road, Avon, Ohio 44011 was sworn in.

Mr. Stockard provided extensive personal context for his request. He noted that he has lived at the property since he was 24 years old — a period of 39 years — and has continuously worked to improve it from the condition in which it was purchased, which he described as poor. He noted that his first ten years were by himself followed by 29 years of marriage and steady property investment.

Mr. Stockard explained that he recently retired and actively farms the rear portion of his property. He stated that his motivation for the barn addition is entirely practical: he wants to properly house his farming equipment, eliminating the current arrangement of blue tarps and truck caps used to protect items from inclement weather. He added that he had done considerable research before bringing the request forward, carefully calculating the square footage so that the variance fell within what he understood to be the permissible limit for a variance request (Exhibit 1 drawing).

Mr. Miller said it will definitely look better when Mr. Stockard is finished.

Mr. Hricovec noted he researched comparable cases handled by staff within the past year and indicated that a similar request had come before the Board recently under comparable percentage thresholds of square footage overage. He also addressed the height variance, stating he had no significant concern with the three-foot increase because the existing home is situated at a substantially higher grade than the barn location, making the visual height difference less pronounced than the numbers alone might suggest.

No questions were raised by other Board members, and no comments were offered from the audience.

Mr. Miller moved, seconded by Mr. Hricovec, to approve a 1550.73 sq. ft. variance; code allows 3101.47 sq. ft.; applicant proposing 4652.20 sq. ft.

The vote was:

Mr. Bulger, “yes”, Mr. Hricovec, “yes”, Mr. Miller, “yes”, Mr. Schatschneider, “yes”, Mr. Ladegaard, “abstain”

4-AYES

1-ABSTENTION

The Chair declared the motion passed.

2. 3 ft. height variance; code allows 24 ft.; applicant proposing 27 ft. C.O. 1262.06(b) Height Regulations.

Mr. Bulger moved, seconded by Mr. Miller, to approve a 3 ft. height variance; code allows 24 ft.; applicant proposing 27 ft.

Mr. Bulger, “yes”, Mr. Hricovec, “yes”, Mr. Miller, “yes”, Mr. Schatschneider, “yes”, Mr. Ladegaard, “abstain”

4-AYES

1-ABSTENTION

The Chair declared the motion passed.

11. Avon 83 LLC, 35516 Detroit Road, Unit 101, 21-26

Proposal consists of additional wall signage.

The following variance is requested.

1. 48 sq. ft. variance; code allows 50 sq. ft. total for building; applicant approved 48 sq. ft. of wall signage for front wall; applicant proposing 50 sq. ft. for back wall. C.O.1290.05(e)(1) Schedule of Maximum Sign Area- Business Identifications Signs.

Ian Benavides, LaRuta del Cilantro Taqueria, 35516 Detroit Road, Avon, Ohio 44011 was sworn in.

Mr. Benavides explained the background of the request: the business had already been approved for 48 square feet of wall signage on the front of the building, using nearly all the 50 square feet total permitted for the building. That leaves only 2 square feet of unused signage allowance. The applicant is now requesting a variance to install an additional 50 square feet of signage on the rear wall of the building (Exhibit 1 drawing).

Mr. Benavides provided context for the request, noting that the business is located in what he described as a tucked-in cove area — an inlet off the main road — that is not readily visible from Detroit Road, Middleton Road, or from the sides. He noted it can't be seen from the left or right. It can only be seen from oncoming traffic. He explained that the visibility is limited primarily to traffic existing in the Avon Commons area on Detroit Road. He acknowledged that when the space was previously occupied by Anytime Fitness, a comparably sized or larger sign had been displayed at the rear. However, the building has since been subdivided — reducing the tenant's proportional square footage and therefore the allowable signage. Mr. Benavides expressed that this was not fully understood at the time of lease negotiations, particularly given the changes the landlord made to the building configuration.

Mr. Benavides also acknowledged complications with the monument signage for the development, explaining that the existing monument signs were configured specifically for the other tenants — Antica and Hecks — whose owner is also the landlord, and who is reportedly reluctant to prominently feature a competing restaurant on shared signage. This leaves limited visibility from the street.

Chair Ladegaard responded that the variance as requested — effectively a 100 percent increase over the permitted amount — was excessive in the context of signage variances that the Board typically considers. He indicated a willingness to entertain something in the range of 20 square feet.

Mr. Hricovec commented that the sign size is related to the square footage of the building. He noted that when the building was bigger, the previous tenant (Anytime Fitness) had a bigger sign because they had a larger square footage of the building. The building was then cut into smaller portions, which affected the size allowance for the signs. He believes the request is excessive but understands the challenges but is open to a reduced figure.

Mr. Benavides noted he will respect and appreciate the decision of the Board and is willing to work with the City of Avon. He is happy to be opening a business and is looking forward to being in Avon long term.

Mr. Bulger agreed the request was excessive but believed the 20 square feet would be more reasonable

Mr. Hricovec asked about the sign's illumination.

Mr. Benavides confirmed the sign would be illuminated, using three external lights shining upward onto an aluminum panel but it would not be neon, and it would be illuminated from approximately 7:00 p.m. to 10:00 p.m. when business is open.

Mr. Schatschneider raised an important procedural clarification: he noted that the applicant still retains the unused 2 square feet of permitted signage allowance. He pointed out that any variance granted would be added to that remaining 2 square feet, meaning a 20 square foot variance would in fact yield a total of 22 square feet for the back wall sign.

Ms. Clements, Zoning Enforcement Officer, commented that there is a monument sign at the entrance of the whole development which dictates the signage for each store. She mentioned there are two monument signs: one on the corner and one at the driveway entrance. This signage setup affects how signage for individual businesses is managed within the development.

Mr. Benavides acknowledged this clarification with appreciation.

Chair Ladegaard expressed the Board's consensus of 20 square foot variance.

Mr. Benavides expressed willingness to work within whatever the Board approves. When pressed, he asked if the Board could consider 30 square feet but indicated flexibility. After discussion about 20 square feet as the consensus figure, Mr. Benavides confirmed understanding and acceptance.

No other questions were raised by other Board members, and no comments were offered from the audience.

Mr. Bulger moved, seconded by Mr. Schatschneider, to approve a 20 sq. ft. variance for the back wall; code allows 50 sq. ft. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Colin and Madeline Marshall, 4146 St. Gregory Way, Avon, Ohio 44011 were sworn in.

Mr. and Mrs. Marshall were unscheduled to approach the Board. Mr. Marshall explained that he had recently moved into the Red Tail Development and wished to extend the stamped concrete border work along the apron of his driveway, noting that his builder had installed a curved driveway that makes it difficult to back directly out of the middle bay of his three-car garage. He stated that the upper portion of the driveway had already been approved for stamped borders, and that he was directed to appear before the Board to address extending that treatment along the apron at the street.

Ms. Clements, Zoning Enforcement Officer, advised Mr. Marshall that no formal application or supporting drawings had been submitted, and that the proper process would be to first submit a completed application with drawings through the Zoning and Building Departments. City Staff would review and, if the apron extension triggered a variance, it would formally deny the permit and the variance request would be scheduled for the next variance meeting. Ms. Clements advised Mr. Marshall to call her the following morning, or to wait and receive the necessary paperwork before leaving that evening, so that the application could be prepared and submitted in time for the June variance meeting.

Mr. Marshall acknowledged Ms. Clement's explanation.

Mr. Schatschneider commented on the general issue of rear and side wall signage in the French Creek District along Middleton Road. He noted that during a drive down Middleton, he observed that multiple occupants in that area have signage on rear or non-street-facing walls, and that he found it genuinely difficult to identify businesses from the road. He stated he had no objection to such signage from a visibility standpoint, given the difficulty in locating those businesses otherwise, and suggested the Board may wish to revisit sign standards for scenarios where tenants have limited street-facing visibility through no fault of their own.

Ms. Clements, Zoning Enforcement, provided a brief technical explanation of how wall signage allotments work: a tenant's permitted square footage is calculated based on the linear footage of building frontage and other factors such as entrance locations, parking lots, and corner lots. Tenants have discretion in how they allocate that square footage between front and rear walls. She noted that any business, regardless of frontage, is entitled to a minimum of 30 square feet. A tenant with, for example, 47 square feet allowed could choose to allocate 35 to the front and the remainder to the rear, thereby reducing the variance required for back wall signage.

Ms. Fechter, Planning Coordinator, added that the French Creek C-2 District carries a smaller signage allowance than a standard commercial district, and that the particular configuration of the Avon 83 LLC location is especially challenging given its position between a hotel to the rear, Detroit Road, and Middleton Road, with no clear sightline from any direction. She noted that the landlord had made preferential signage arrangements for other tenants and suggested the Board might consider developing a specific sign policy for circumstances where tenants face this type of unusual visibility hardship through no fault of their own.

Mr. Bulger had no comment.

Mr. Hricovec had no comment.

Mr. Miller had no comment.

Ms. Clements stated the Avon High School graduation ceremony is scheduled for May 26 and cautioned anyone traveling on Stoney Ridge Road to plan accordingly.

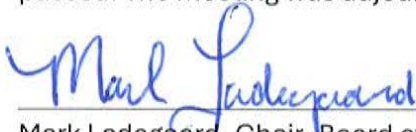
Mr. Streator had no comment.

Mr. Stringer had no comment.

Chair Ladegaard wished Mr. Streator a Happy Birthday on May 10th.

ADJOURN

Mr. Miller moved, seconded by Mr. Bulger, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:45 p.m.



Mark Ladegaard, Chair, Board of Zoning
and Building Appeals



Susan Pintz, Planning and BZA Secretary

6/3/26

Date

[illegible]

26,436sq. ft.

25,884 sq. ft.
0.5942 acres

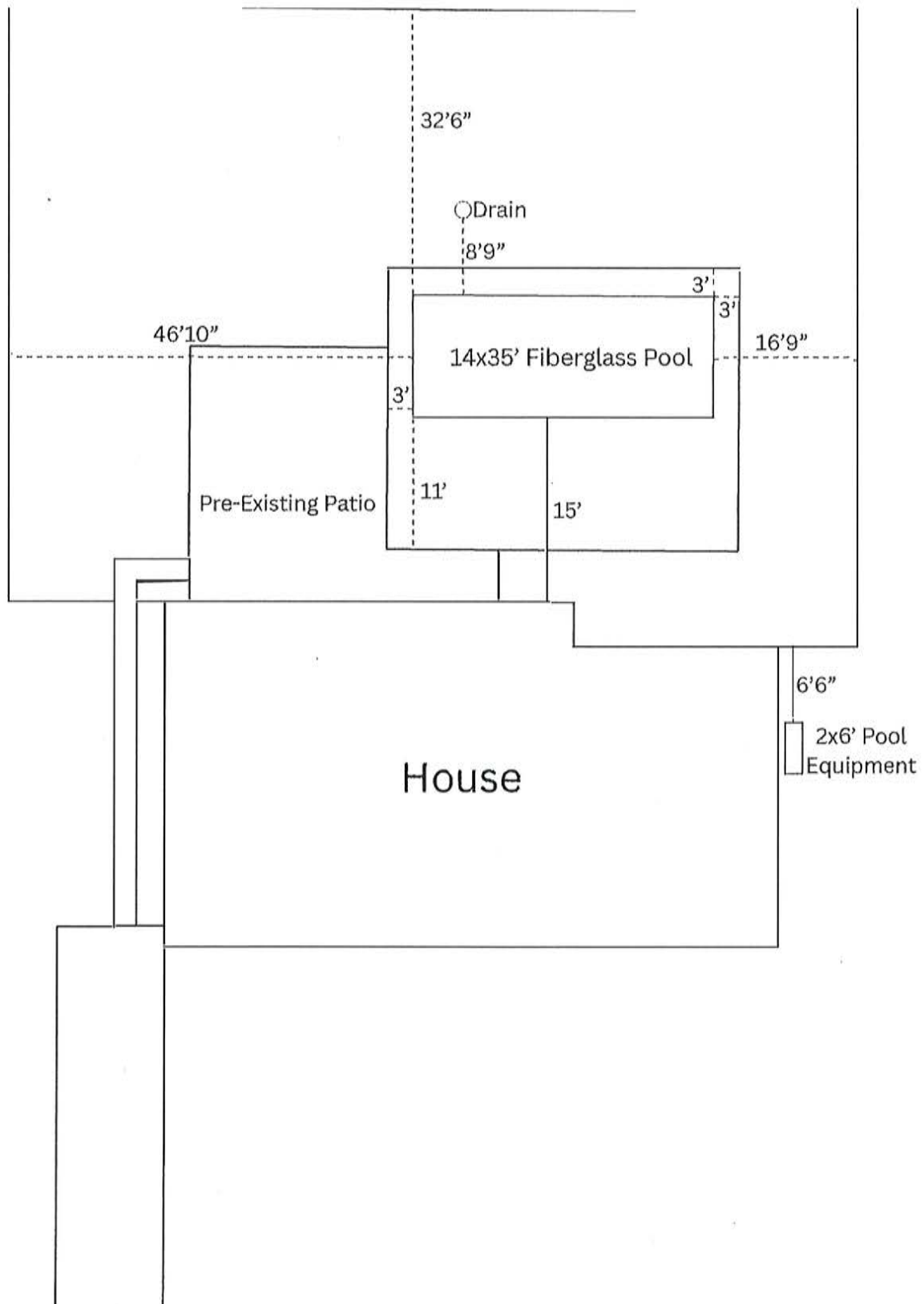
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-52.50' Rearyard Setback And Deed Restricted Area

THE
NOT
RESP
APPL

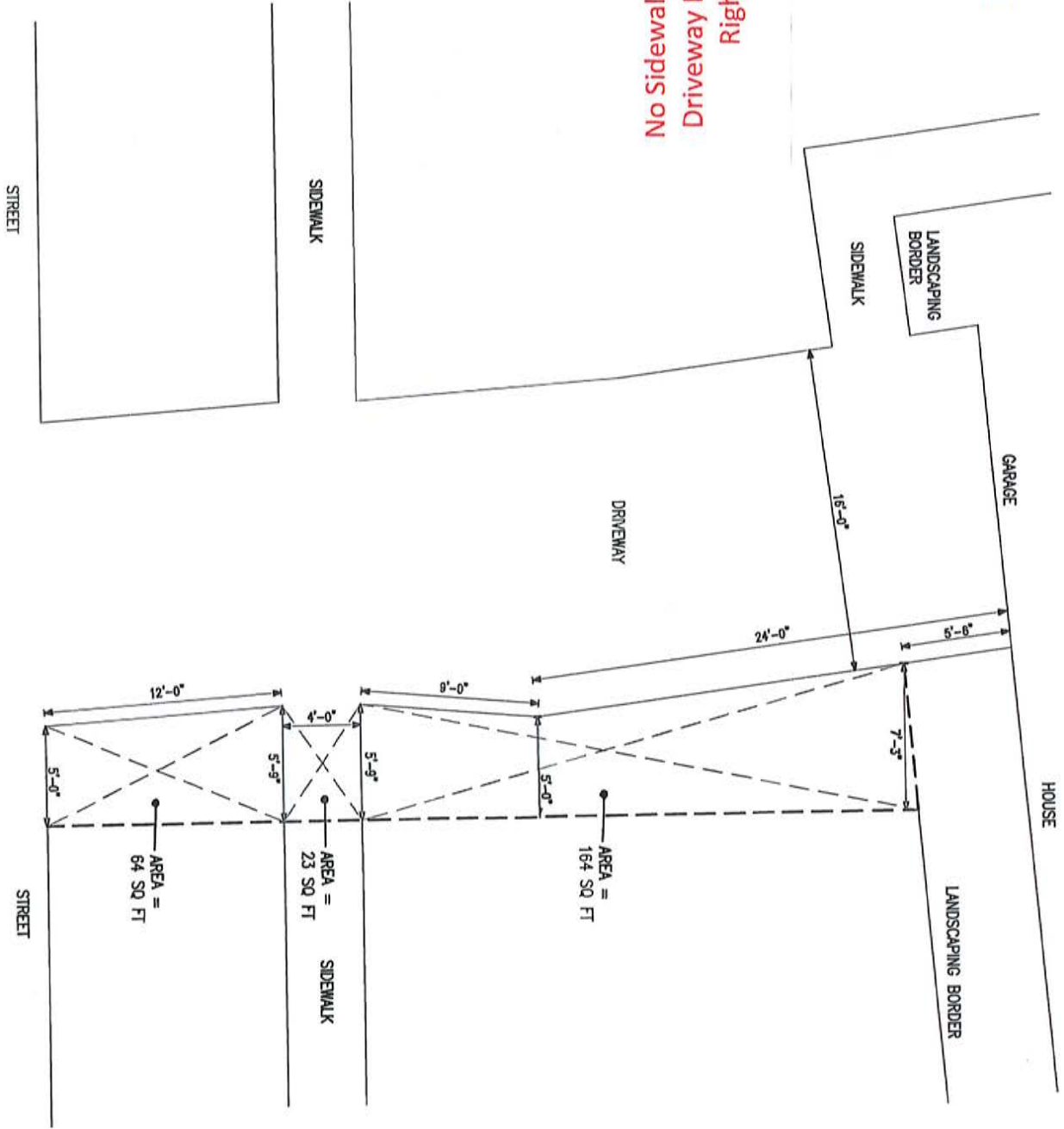
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3173 Woodstone Lane, Avon, Ohio, 81620



Scale - 1/16" = 1'

EXHIBIT 1 SANDU-2513 ITHACA



No Sidewalk(s) to Remain in
Driveway Expansion in the
Right-of-Way

RECEIVED
BLDG. DEPT.

GRAPHIC SCALE



(IN FEET)
inch = 30 ft.

- PROVIDE INDEPENDENT 6" PVC LINE FOR YARD DRAIN
- DOWNSPOUTS SHALL TIE INTO LATERAL WITHIN WITHIN 5' OF FOUNDATION
- DOWNSPOUTS AND SUMP PUMP LINE SHALL NOT SHARE YARD DRAIN LINE. TIE DOWNSPOUTS TO STORM SEWER CONNECTION
- HOUSE SHALL REQUIRE 1/2 HP SUMP PUMP PER CITY. (BATTERY BACKUP RECOMMENDED)
- SANITARY GRINDER PUMP WILL BE REQUIRED FOR BASEMENT SERVICE

- PROPOSED SIDEWALK TO BE MIN. 4" THICK;
DRIVEWAY AND WALK AT DRIVEWAY TO
BE MIN. 6" THICK.
- ALL FILL AREAS UNDER, PROPOSED PAVEMENTS
SHALL BE COMPACTED TO ODOT ITEM 203.
- SEE ARCHITECT PLANS FOR
COMPLETE HOUSE DIMENSIONS;
- UTILITY CONNECTIONS PER PLAN,
CONTRACTOR TO VERIFY DEPTH
& LOCATION OF LATERALS.

SITE & GRADING PLAN

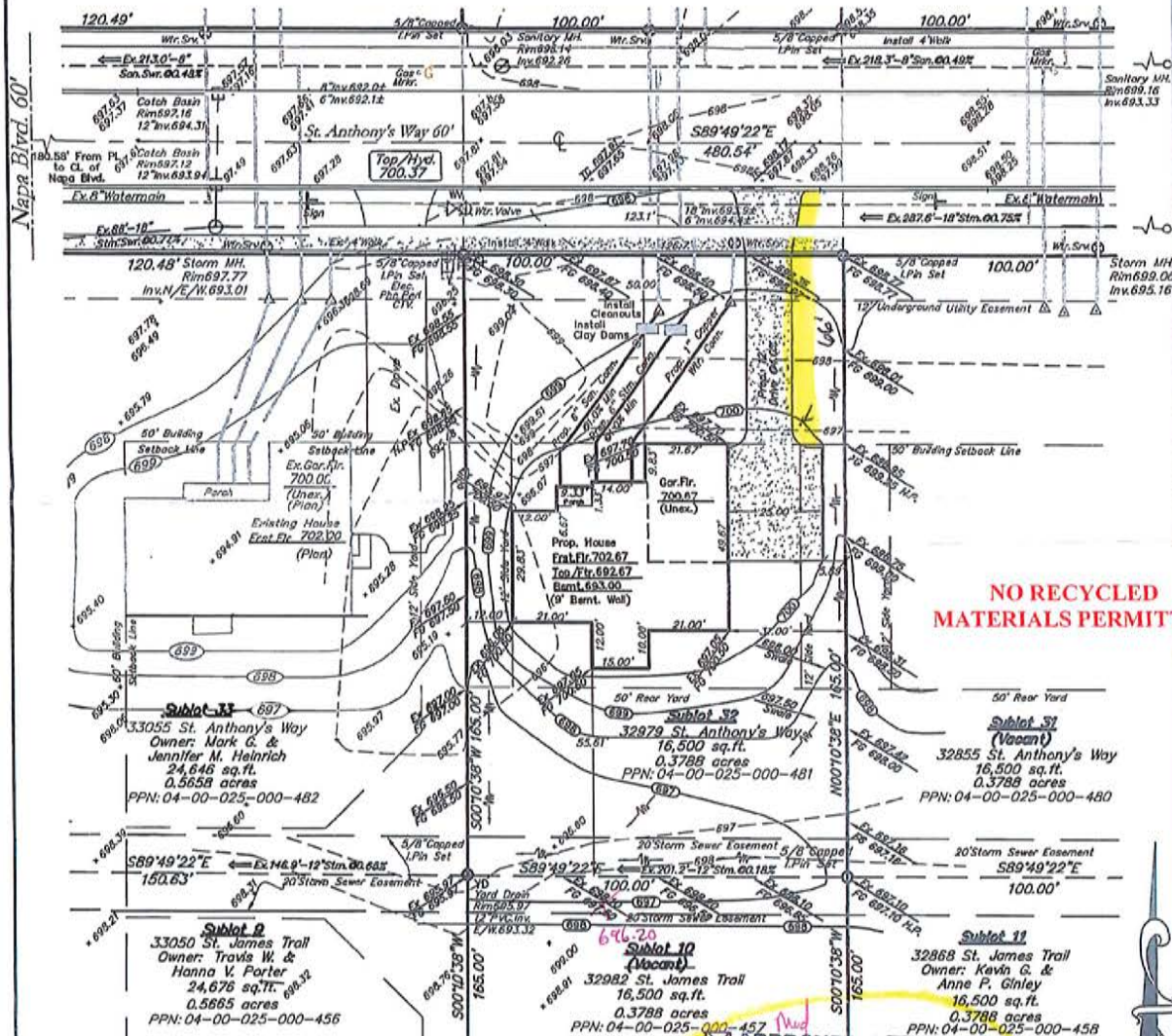
OF SUBLLOT 32, IN THE ST. JAMES
SUBDIVISION, No.2 , IN THE CITY OF AVON,
COUNTY OF LORAIN, STATE OF OHIO.

PREPARED FOR: Garland Griffin Homes
905-C Canterbury Road
Westlake, Ohio 44145
(440)892-4663

- BENCHMARK: T.B.M. SET ON TOP
OF HYDRANT LOCATED AS NOTED;
ELEV.: 700.37
-VERTICAL DATUM BASED UPON NAVD 1988.

RECEIVED

BLDG. DEPT.



**NO RECYCLED
MATERIALS PERMITTED**

☒ **APPROVED** / ☐ **REJECTED**
 BY THE CITY ENGINEER OF AVON, OHIO

ROBERT

THE APPROVAL IS FOR A
NOT RELIEVE THE APPLICANT
RESPONSIBILITY FOR
APPLICABLE ORDINANCES

Charles W. Szucs PE 56526



2 WORKING DAYS

CALL TOLL FREE 800-362-2764

**DOD UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECT**



NOTE: HOUSE DIMENSIONS AND FLOOR ELEVATIONS TO BE VERIFIED BY ARCHITECT & BUILDER.

DATE: 09/04/12
SCALE: HOR. 1"=1'
VERT. 1"=1'
FILENAME: sublot
DRAWN: J.P.

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE AND LOCATION, BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, POLARIS ENGINEERING & SURVEYING, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

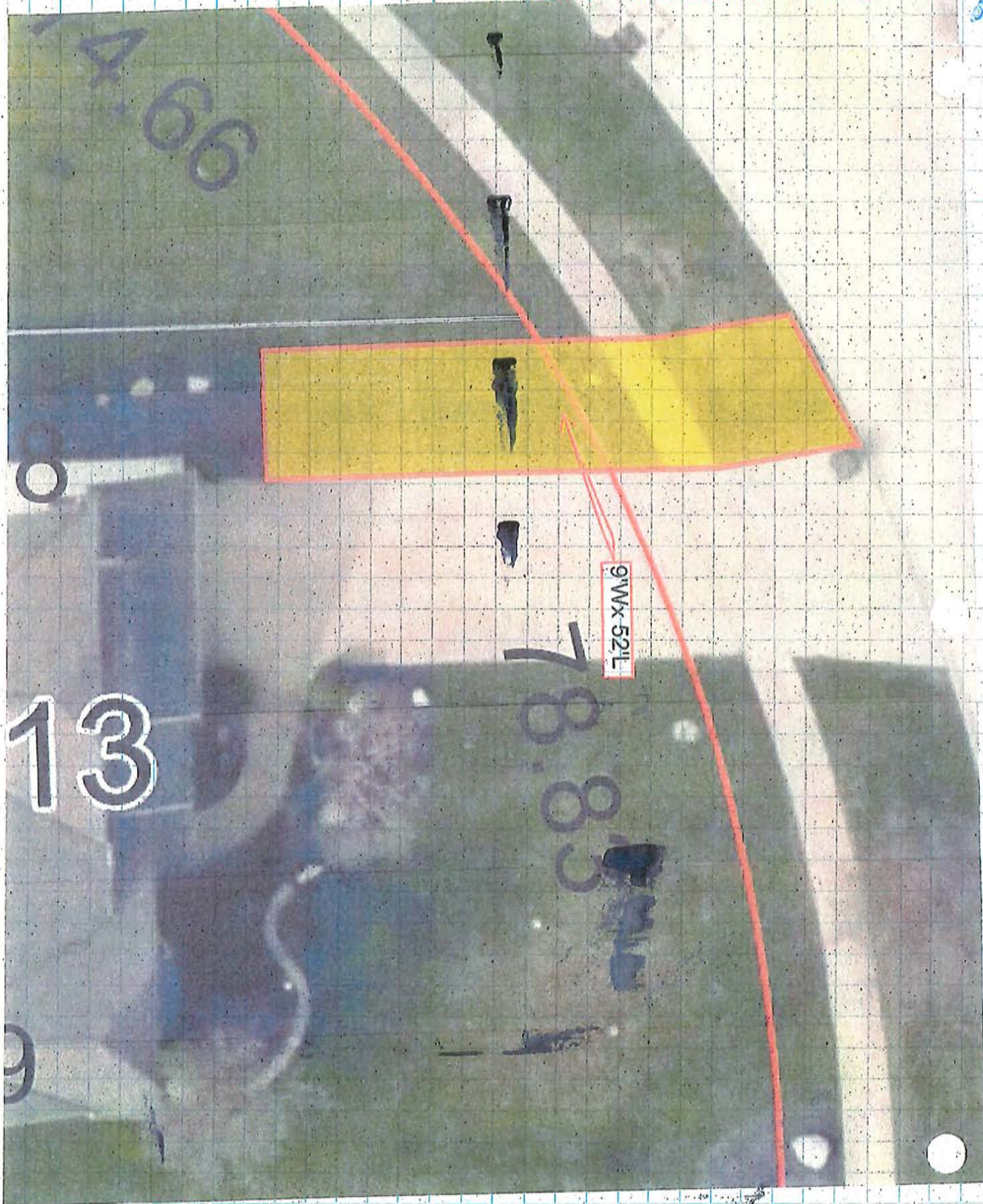


**POLARIS ENGINEERING
& SURVEYING, INC.**
34600 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094
(440) 944-4433
(440) 944-3722 (Fax)
www.polaris-es.com



06117-S/L 32

VTY2A





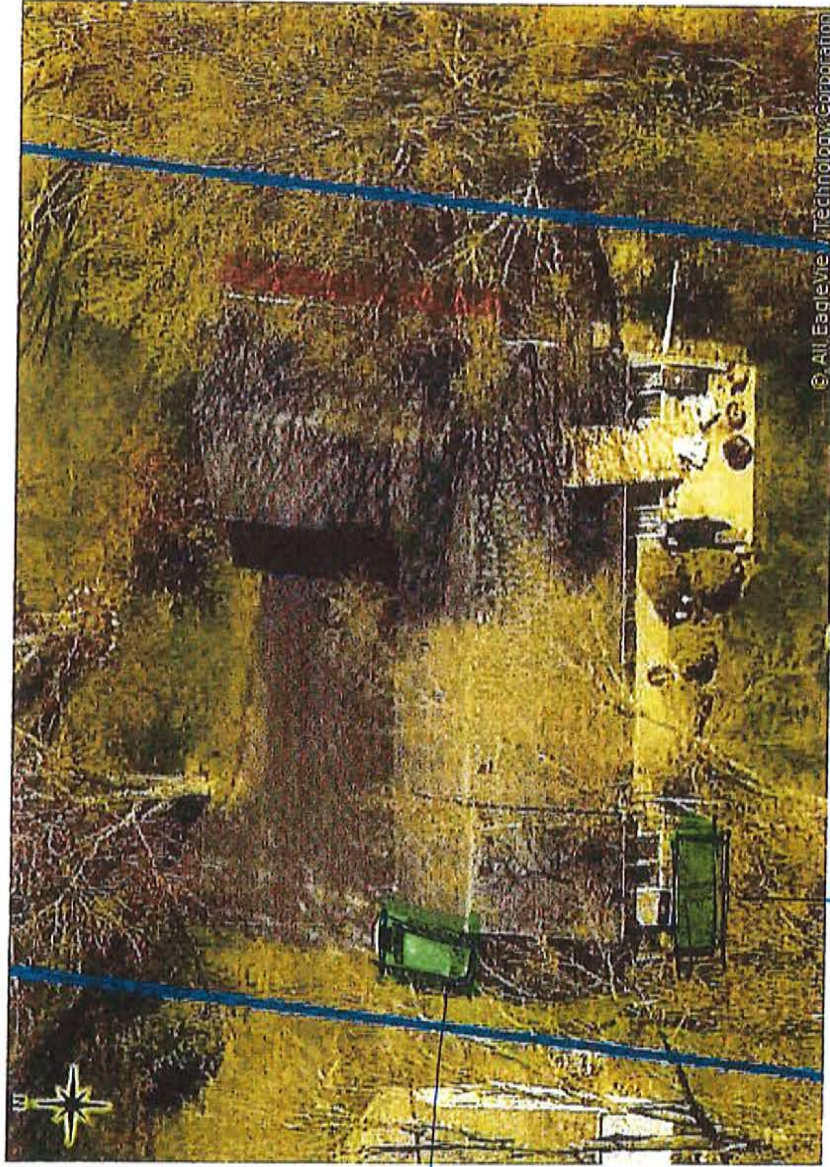


RECEIVED

BLDG. DEPT.

37505 Chester

EXHIBIT 1 MILLS-37505 CHESTER ROAD

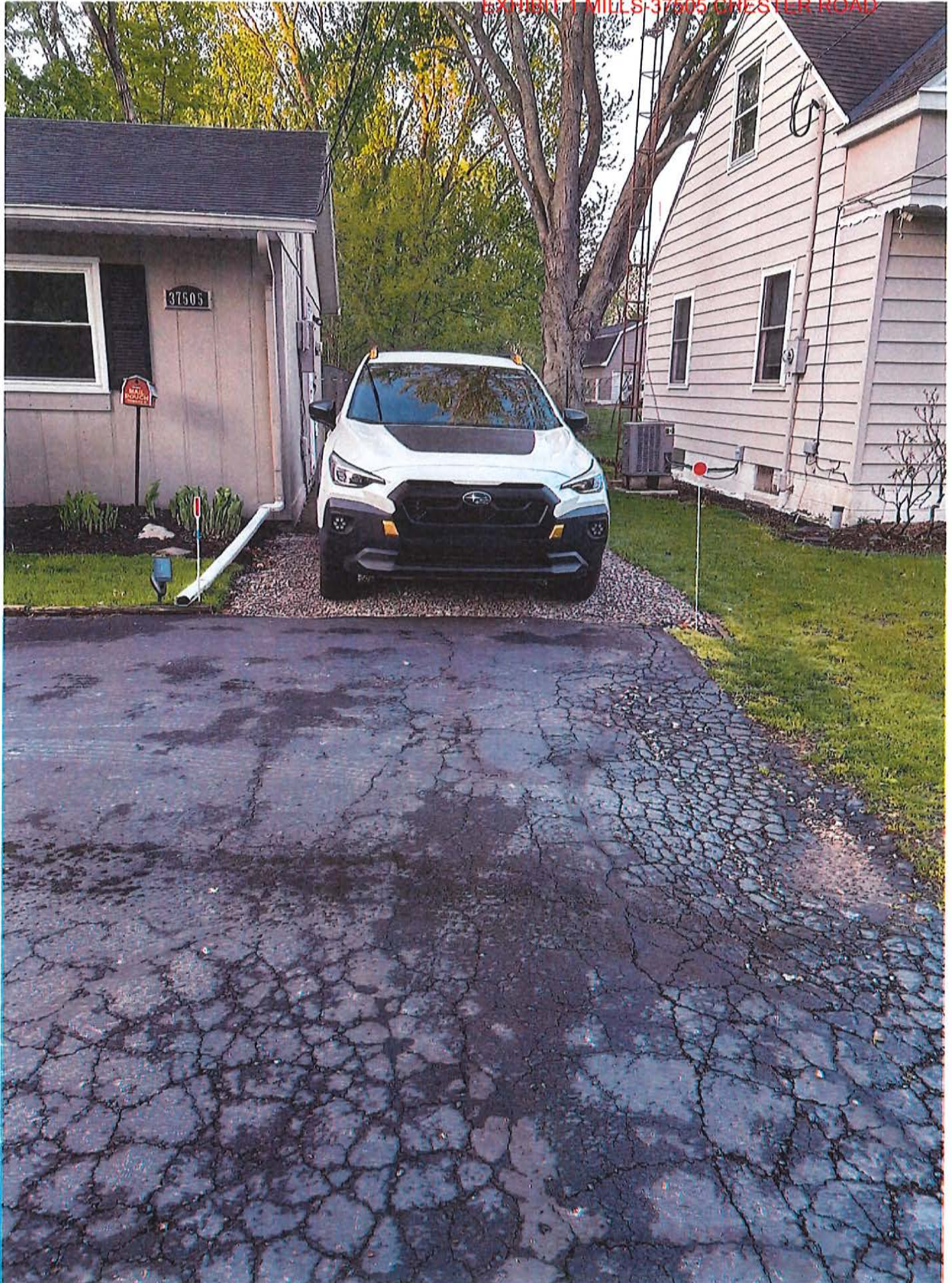


9'x13'
0' setback
plus sidewalk

5'x15'
Completed
11-25

NO RECYCLED
MATERIALS PERMITTED

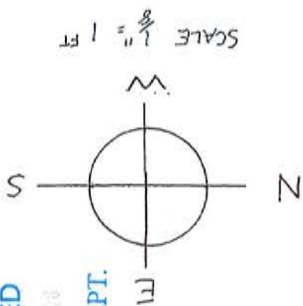
04/13/2025



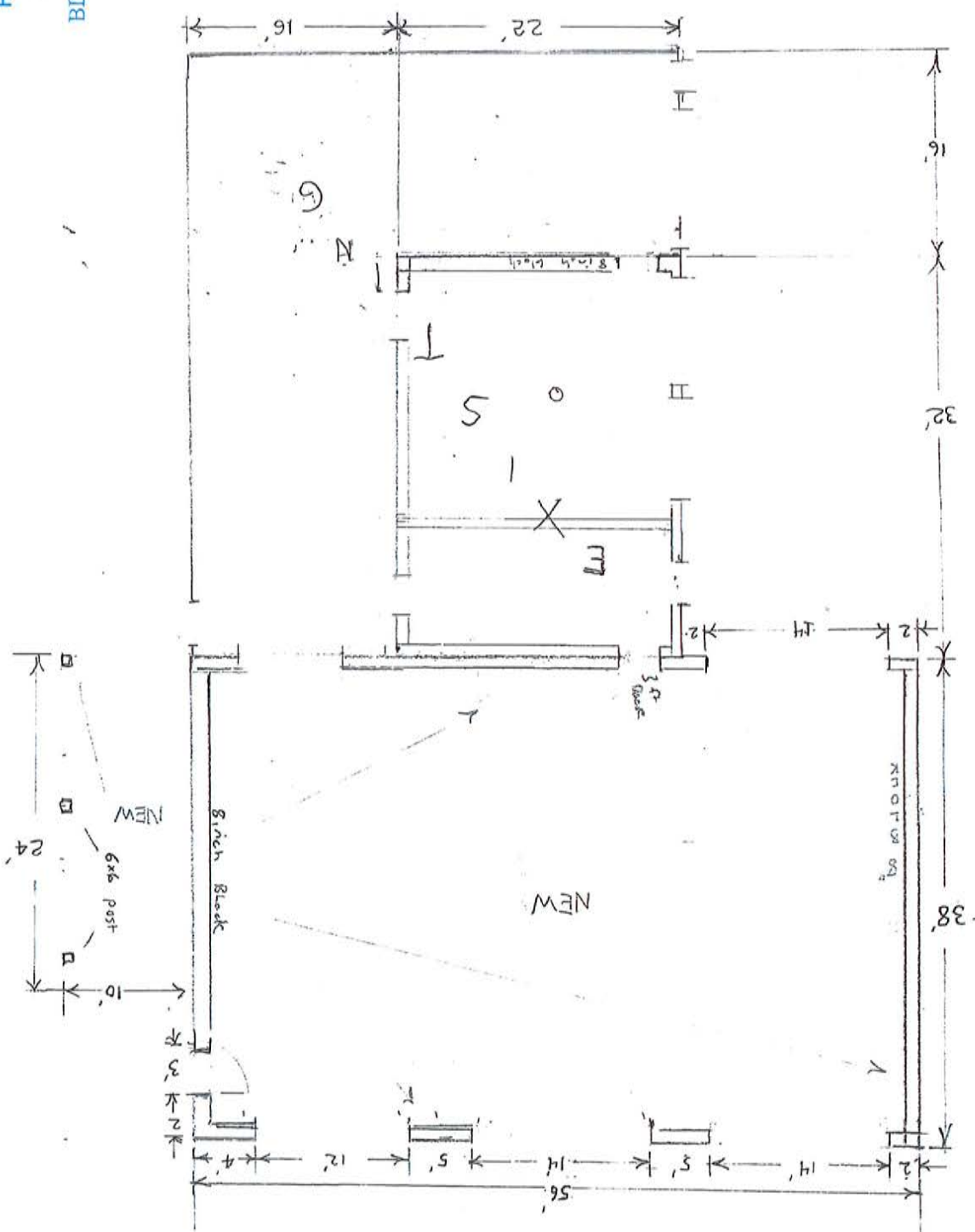
RECEIVED

BLDG. DEPT.

SCALE $1'' = \frac{8}{16} FT$



FOUNDATION
CONCEPT
- STOKARD
- 495 STONEY RIDGE RD
BARN ADDITION



Order/Estimate: 8760
Customer: Cilantro Taqueria
Date: 03/31/2026
Proof Rev: 1

City: Avon
Max Size: 33sqft
Product: 3MM ACM

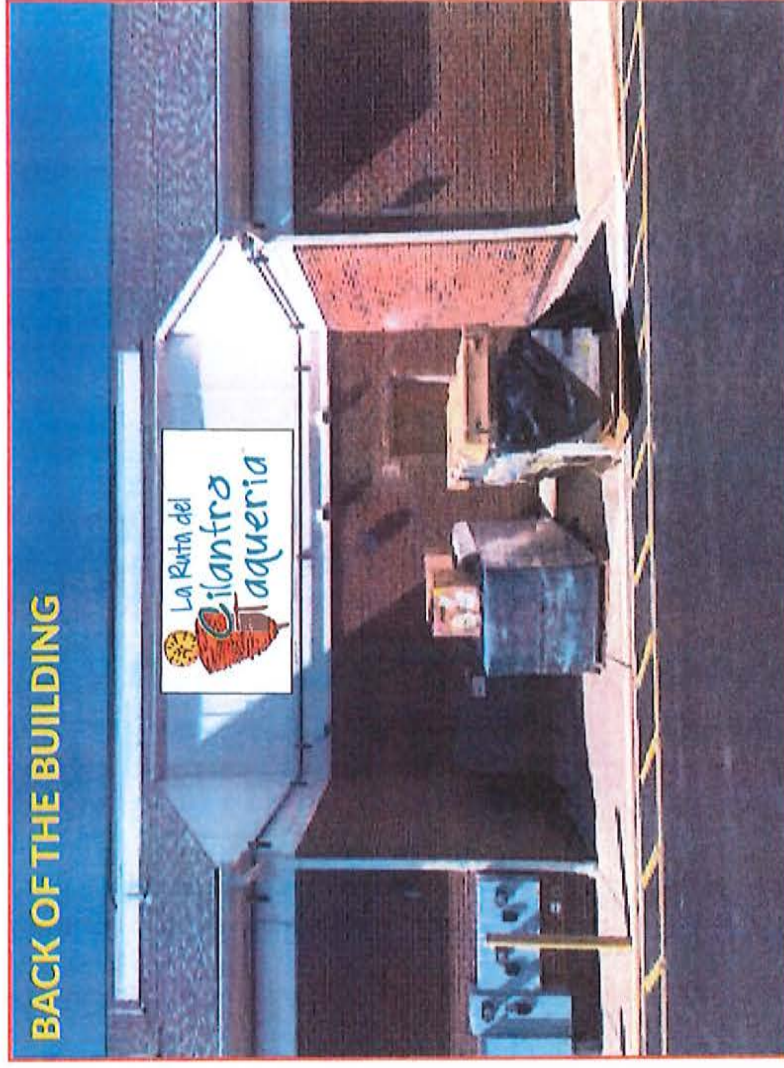
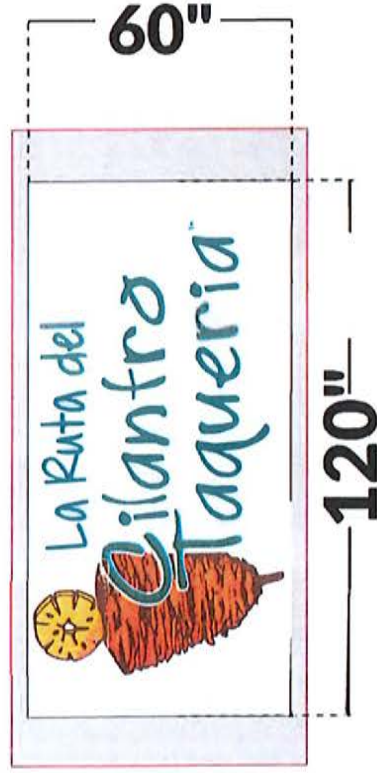
FASTSIGNS of North Olmsted
24181 Lorain Rd
North Olmsted, Ohio 44070
Phone 440-979-0025
141@fastsigns.com

FRONT ELEVATION

ADDRESS:
35516 DETROIT ROAD
AVON, OHIO, 44011

BUILDING FRONTAGE: 33FT
SQFT OF SIGN: 50

(SIGN @ W:120" X H:60" - 50SQFT)



BACK OF THE BUILDING

Description: The sign is to be made of 3MM aluminum composite material, and be mounted to the exterior wall above the brick of the building (on the back of the building). The sign will have custom printed graphics, and not be self illuminated. The sign is a flat panel sign and has an overall size of 50sqft (120" x 60")

Please review this proof carefully. It details every aspect of the sign construction and installation. Following proof approval any alterations will constitute a change order and may be subject to additional charges. Thank you. Production begins with permit approval from the governing jurisdiction.