



City of Avon

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**REGULAR MEETING MINUTES
AVON BOARD OF ZONING AND BUILDING APPEALS
JULY 1, 2026, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
36080 CHESTER ROAD, AVON, OHIO 44011**

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, Thomas Stringer, Acting Law Director, Duane Streater, Safety Director, Susan Pintz, Planning and BZA Secretary.

Absent: Pam Fechter, Planning Coordinator

REVIEW & CORRECTION OF MINUTES

Mr. Miller moved, seconded by Mr. Hricovec, to approve the minutes of the regular meeting held on June 3, 2026, and to approve of the minutes as published. The vote was: "AYES" all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

Chair Ladegaard called for a moment of silence in memory of a former Chairman of the Board of Zoning and Building Appeals, Randy Fratianne, who had served for 22 years and passed away approximately two weeks prior to the meeting. The Board observed the moment of silence in his honor.

ADDITIONS & DELETIONS

None

APPEALS & REQUESTS

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

Proposal consists of a driveway extension.

Mr. Bulger moved, seconded by Mr. Schatschneider, to un-table the Nathan and Trisha Murray appeal. The vote was: "AYES" all. The Chair declared the motion passed.

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.

Trisha Murray, 4166 St. Gregory Way, Avon, Ohio 44011 was sworn in.

Jason Tepes, Pristine Landscaping, 2296 Canterbury Farm Drive, Hickley, Ohio 44233 was sworn in.

Mr. Tepes explained that the proposal involved extending the existing driveway width, which was already established, down to the street to allow for an additional parking space. He confirmed that the

extension would not exceed the current width and that there were no fire hydrants or other obstructions in the path (Exhibit 1 drawing).

Chair Ladegaard noted that this type of request was quite common and indicated he saw no problem with it.

No questions were raised by board members, and no comments were received from the audience.

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

2. Andrew and Meghan Ljubi, 4154 St. Gregory Way, 33-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension through the right of way-concrete to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Andrew Ljubi, 4154 St. Gregory Way, Avon, Ohio 44011 was sworn in.

Mr. Ljubi described a situation very similar to the Murray appeal: the driveway shape rendered the third garage bay inaccessible from the street without driving over the lawn. He proposed extending the existing driveway width to the street and flare it to match the already-poured side (Exhibit 1 drawing).

Chair Ladegaard noted that the Mr. Ljubi's property was just a couple of houses away from the Murray property, and that several properties on St. Gregory Way are presenting similar requests.

No questions were raised by board members, and no comments were received from the audience.

Mr. Miller moved, seconded by Mr. Bulger, to allow a driveway extension to allow concrete to go to the street. The vote was: "AYES" all. The Chair declared the motion passed.

3. Michael and Tiphane Stemmer, 4124 St. Gregory Way, 34-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension through the right of way-concrete to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Tiphane Stemmer, 4124 St. Gregory Way, Avon, Ohio 44011 was sworn in.

Ms. Stemmer explained that while the property does not have a third garage bay, she is requesting an 8-foot lateral extension along the existing driveway length to the street (Exhibit 1 drawing).

Mr. Schatschneider asked for a brief clarification regarding the stated width, as some documents referenced 6 feet.

Ms. Stemmer responded that the documents indicated it could be 6 feet or 8 feet.

Ms. Clements, Zoning Enforcement Officer, noted that either dimension would not affect the setback and that the core issue was simply the concrete running through the right-of-way to the street.

Ms. Clements advised Ms. Stemmer that when the contractor prepares to pour the concrete, an exact measurement would be required so that it matches what is verified during inspection.

No further questions were raised by board members, and no comments were received from the audience.

Mr. Miller moved, seconded by Mr. Hricovec, to allow a Driveway extension to allow concrete to go to the street. The vote was: "AYES" all. The Chair declared the motion passed.

4. Dickpaul Singh, 39184 Woodland Trail, 35-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension through the right of way-concrete to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Dickpaul Singh, 39184 Woodland Trail, Avon, Ohio 44011 was sworn in.

Mr. Singh described a request to extend the driveway, citing a dimension of approximately 9 feet 8 inches in width (Exhibit 1 drawing).

Mr. Hricovec asked for a brief clarification regarding whether the measurement included an additional 2-foot-3-inch section shown on the submitted drawing.

Mr. Singh confirmed the total did include that dimension.

No further questions were raised by board members, and no comments were received from the audience.

Mr. Miller moved, seconded by Mr. Hricovec, to allow a driveway extension to allow concrete to go to the street. The vote was: "AYES" all. The Chair declared the motion passed.

5. Miriam Rizk, 2432 Roxboro Street, 38-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension through the right of way-concrete to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Miriam Rizk, 2432 Roxboro Street, Avon, Ohio 44011 was sworn in.

Ms. Rizk explained that the extension being requested is to improve accessibility to the three-car garage and to address a raised, cracked sidewalk (Exhibit 1 drawing).

No questions were raised by board members, and no comments were received from the audience.

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

6. Gregory and Lindsay Sherwood, 3975 Jaycox Road, 41-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension through the right of way-concrete to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Gregory Sherwood, 3975 Jaycox Road, Avon, Ohio 44011 was sworn in.

Mr. Sherwood explained that the existing driveway is 18 feet wide for most of its length but widens to 23 feet in front of the two-car garage. The proposal was to carry that full 23-foot width all the way down to the street. The shaded area on the submitted drawing represented the apron extension needed to achieve this (Exhibit 1 drawing).

No questions were raised by board members, and no comments were received from the audience.

Mr. Bulger moved, seconded by Mr. Miller, to allow a Driveway extension to allow concrete to go to the street. The vote was: "AYES" all. The Chair declared the motion passed.

7. James and Nancy Schollenberger, 2241 Holly Lane, 42-46

Proposal consists of construction of a roof over a deck.

The following variance is requested.

1. 17 ft. rear yard setback variance; code requires 50 ft.; applicant proposing 33 ft. C.O.1262.04(d)(4) Lot and Yard Requirements- Rear Yard.

Nancy Schollenberger, 2241 Holly Lane, Avon, Ohio 44011 was sworn in.

Tammy Graff, Hurst Design, 26185 Center Ridge Road, Westlake, Ohio 44145 was sworn in.

Ms. Graff explained the proposal on behalf of the applicant. She explained the request involved constructing a covered porch connected to the existing home, specifically linking to a small, shed roof already attached to the back porch, so that occupants could walk out and be fully covered in the new outdoor living space. Ms. Graff noted that she had already reached out to all adjacent neighbors, showed them three-dimensional renderings of the project, and obtained signed statements confirming they had no objections. She stated copies of those signatures were offered for the record, having also been emailed to the city in advance (Exhibit 1 drawing).

Chair Ladegaard complimented the design of the project.

No questions were raised by board members, and no comments were received from the audience.

Mr. Miller moved, seconded by Mr. Hricovec, to allow a 17 ft. rear yard setback variance; code requires 50 ft.; applicant proposing 33 ft. The vote was: "AYES" all. The Chair declared the motion passed.

8. Church of God Avon, 37445 and 37447 Detroit Road, 37-26

Proposal consists of a Lot Split-nonconforming.

1. Lot Split to coincide with existing two parcel numbers of two nonconforming lots. C.O.1282.03(d) Nonconforming Use of Lot.

Ms. Clements, Zoning Enforcement Officer, explained the applicant was unavailable to be present and that this request was primarily a housekeeping matter to resolve actions taken in the 1970s. Originally one parcel, a lot split was initiated to create two parcels — one for the church building and one for an existing house on the property. While the process was initiated and two permanent parcel numbers were assigned by the Lorain County Auditor's Office, the actual legal descriptions and deeds were never formally filed. As a result, the property officially remained one parcel under one legal description. The current request sought to formalize what had long existed in practice: two distinct parcels (Exhibit 1 drawing).

Ms. Clements noted that the original lot split line had placed the church in an encroaching position, and the boundary was subsequently adjusted. The variance before the Board was to allow the two existing nonconforming parcels to remain as legally recognized separate lots. Planning Commission had already approved the arrangement contingent upon BZA variance approval, and deed restrictions being placed on the properties such that if either structure — the house or the church — were to be destroyed or demolished, it could not be rebuilt. Furthermore, if a future owner were to acquire both parcels and demolish both structures, consolidation into a single conforming lot would be required.

Mr. Schatschneider inquired if several variance requests were required.

Ms. Clements responded this current request covers everything that is required.

Ms. Clements also placed on the record that she had been in contact with Mr. Mullins, the neighbor to the west of the house parcel, who had raised a concern regarding a discrepancy in the fence location relative to the survey stakes. Ms. Clements clarified that this was a civil matter between Mr. Mullins and the church, and that it had no bearing on the variance being requested.

There was no other comment from the Board, and none was received from the audience.

Mr. Miller moved, seconded by Mr. Hricovec, to allow a Lot Split to coincide with existing two parcel numbers of two nonconforming lots. The vote was: "AYES" all. The Chair declared the motion passed.

9. Todd and Gwen Trautner, 3120 Woodstone Lane, 40-26

Proposal consists of installation of a new inground pool with equipment and fence.

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

Joe Schill, Green Impressions Landscape, 842 Abbe Road, Sheffield, Ohio 44054 was sworn in.

Mr. Schill appeared on behalf of the applicants and explained that the subdivision's drainage easement configuration created a particular challenge for this property. The easement runs 10 feet on either side of the drainage line, bringing the restricted zone close to the rear of the house. Because pool equipment heaters are required to be a minimum of 5 feet from any window for exhaust clearance purposes, and because the rear of the house features a porch and numerous windows, there was limited space to position the pool equipment pad without encroaching into the easement.

Mr. Schill indicated the pad, and associated piping would extend slightly into the easement on the side of the house, and that it would be screened with landscaping. Additionally, the applicant wished to run the fence to the property line for the fenced backyard, which would also pass through the easement area (Exhibit 1 drawing).

Chair Ladegaard acknowledged this was a common type of request and noted that the Board's standard practice in such cases was to grant approval with the understanding that the homeowner accepts financial responsibility if the easement must be accessed in the future and any improvements need to be removed and replaced.

Mr. Stringer, Acting Law Director, indicated that since the applicants were not present, arrangements will need to be made to acquire their signature on the easement affidavit that will be recorded with the Lorain County Auditor's office.

No questions were raised by board members.

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

2. Allow 3 ft. of concrete for pool pad to be installed within drainage easement. C.O.1248.19 Improvements-Structures and Improvement within Utility Easement or Right-of-Way.

Mr. Schill elaborated on the pool equipment pad, which measured approximately 4 feet by 7 feet. Given its placement directly against the house foundation, the pad and its associated piping extended into the drainage easement. He reiterated that positioning the equipment away from the windows and porch — as code requires — left no practical alternative that would not result in the pad being placed visibly in the middle of the backyard, which he characterized as aesthetically undesirable for the applicant and neighboring properties. The landscaping screening alongside the house was offered as mitigation.

Chair Ladegaard again confirmed for the record that the applicant would be liable for any costs associated with removal and replacement of improvements in the event that easement access became necessary.

No questions were raised by board members, and no comments were received from the audience.

Mr. Miller moved, seconded by Mr. Bulger, to allow a 3 ft. of concrete for pool pad to be installed within drainage easement. The vote was: "AYES" all. The Chair declared the motion passed.

10. Carter Avon II LLC, 35130 Chester Road, 39-26

Proposal consists of construction of Sprouts Farmers Market.

1. 15 ft. setback variance; code requires 60 ft. from street right of way; applicant proposing 45 ft. C.O.1270.05(e)(1) Building Setback, Spacing and Height Regulations.

Kelly Hiatt, GBT Realty, 9010 Overlook Blvd., Brentwood, TN 37027 was sworn in.

Ms. Hiatt appeared on behalf of the applicant and explained that the applicant was in the early stages of developing a proposed Sprouts Farmers Market anchor shopping center at the intersection of Chester Road and Jaycox Road. She noted that a General Development Plan application had been submitted to the Planning Department, and the applicant is appearing before the BZA in advance of the Planning

Commission's review in order to resolve the necessary variances proactively, so that Planning Commission approval would not need to be made conditional (Exhibit 1 drawing).

Ms. Hiatt explained that because the property is a corner lot with frontage on both Chester Road and Jaycox Road, the standard 60-foot setback is applied to Jaycox Road as well, though she characterized it as neither a true front nor a true side yard. She proposed a 45-foot setback as a reasonable middle ground for what she described as secondary frontage.

Chair Ladegaard expressed reservations about granting a full 15-foot variance, stating a personal preference for a smaller reduction — specifically, a 10-foot variance that would result in a 50-foot setback. He referenced concerns raised by a neighboring property owner to the north regarding visibility of large trucks existing the site.

Mr. Hricovec echoed the Chair Ladegaard's concerns, similarly, noting that the neighbor's comments about semi-truck safety should be considered, and that with the future retail space behind the Sprouts Farmers Market building still undeveloped and undesigned, there was an opportunity to shift the building's position.

Mr. Bulger also expressed agreement with limiting the variance, suggesting that a full 15-foot reduction seemed excessive. He recognized the concerns raised by the neighbor to the north about semi-truck safety and the challenges it might pose for trucks turning onto Chester or Jaycox. With the undeveloped space behind the proposed Sprouts building, Mr. Bulger saw an opportunity for adjustments in the site's planning to better accommodate both the retail project and adjacent property concerns. He pointed out that with the flexibility to redesign the future retail space, shifting the building's position to minimize the variance could be a reasonable solution.

Mr. Schatschneider and Mr. Miller also agreed with the other board members.

Ms. Clements, Zoning Enforcement Officer, clarified for the record that any variance granted would not finalize the engineering or safety determinations. Those issues raised by the neighboring property owners, including traffic studies, storm water management, and roadwork — would be addressed fully during the General Development Plan and Final Development Plan review processes. She emphasized that although a variance may be approved, it did not override the necessity for comprehensive evaluation through proper channels. She noted that if engineering subsequently demonstrated that the building could not be safely positioned at 50 feet, the applicant would be required to pull it back further, potentially to the full 60-foot setback or beyond. Moreover, Ms. Clements assured that if the engineering analysis required further modifications for safety or compliance reasons, such revisions would have to be incorporated into the design plans to ensure all city codes and regulations are adhered to, thus ensuring public safety and optimal functionality of the project.

Mark Reichard, 1390 Jaycox LLC, 22780 Lake Road, Rocky River, Ohio 44116 was sworn in.

Mr. Reichard, representing a neighboring business to the north, addressed the Board, expressing their concerns about the proposed variance for Carter Avon II LLC. He emphasized the importance of formally acknowledging these concerns at this stage. He pointed out that the neighboring business was particularly focused on how this variance could influence the local environment and infrastructure.

Mr. Reichard noted that reducing the setback by 15 feet meant diminishing the originally intended zoning buffer by 25 percent, which could have multiple repercussions. Mr. Reichard explained that

compressing the visual corridor along Jaycox Road not only altered the aesthetic but could also set a concerning precedent for future development, leading to cumulative impacts over time. He highlighted the importance of understanding how a reduced setback might affect available land for necessary storm water management features such as swales, rain gardens, and infiltration areas.

Mr. Reichard mentioned concerns about flooding and water runoff, stressing that storm water directions flow toward his client's property, including its detention basin. He argued that a reduced setback could potentially limit space for future improvements necessary for managing such runoff efficiently, necessitating careful consideration to avoid exacerbating existing issues or creating new challenges for surrounding properties.

Mr. Reichard acknowledged that these concerns would ultimately be addressed during the full development plan stage but reiterated that his clients wanted this acknowledgment on record now, ensuring these issues would be thoroughly examined in future procedural evaluations.

Ms. Hiatt indicated that the applicant preferred a ruling that evening rather than tabling the matter. She stated a willingness to accept a 10-foot variance (resulting in a 50-foot setback) if that was the Board's preference. She also emphasized that any adjustments to the variance would still require thorough engineering review to ensure compliance with safety standards and proper stormwater management plans.

The Board will vote on a motion to approve a 10-foot setback variance, which would place the building at a 50-foot setback from Jaycox Road right-of-way.

Mr. Hricovec moved, seconded by Mr. Schatschneider, to allow a 10 ft. setback variance; code requires 60 ft. from street right of way; applicant proposing 50 ft.

The vote was:

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

2-AYES

3-NAY

The Chair declared the motion DENIED.

2. Variance from 20 ft. to allow relief from the articulation spacing to allow 22 ft-24 ft. instead of no more than 20 ft. C.O. 1270.09(a)(2)(B) Design Elements.

Ms. Hiatt explained that the standard prototypical Sprouts Farmers Market building does not include articulation elements on the side facade that would face Jaycox Road. After reviewing the City's ordinance requiring a maximum 20-foot spacing for articulation elements, the applicant agreed to add such elements to provide visual relief along that facade. However, placing them at strict 20-foot intervals would result in a column falling in the middle of a doorway, which would compromise the interior functionality, disrupt the nationally standardized prototype layout used for employee training, and appear visually awkward. A slight increase in spacing to the range of 22 to 24 feet would resolve this conflict while still providing meaningful articulation and a break in the building's visual mass.

Chair Ladegaard and board members indicated no concerns with this approach.

Mr. Schatschneider moved, seconded by Mr. Hricovec, to allow a Variance from 20 ft. to allow relief from the articulation spacing to allow 22 ft-24 ft. instead of no more than 20 ft. The vote was: "AYES" all. The Chair declared the motion passed.

11. Kyle and Lenette Mercer, 35386 Autumn Ct, 36-26

Proposal consists of installation of a fence in the front yard.

1. 2 ft. height variance; code allows 4 ft. height; applicant proposing 6 ft. for front yard. C.O.1294.08(a) Fence Location, Height and Opacity-Front Yard.

Kyle Mercer, 35386 Autumn Ct, Avon, Ohio 44011 was sworn in.

Mr. Mercer explained that when purchasing the lot, he specifically selected it because it was the largest in the development, intending to use the backyard space for his family and dogs. He noted that the family rescues dogs and that all rescue organizations require a 6-foot privacy fence as a condition of adoption. He acknowledged that he had not been aware of the code provision that, on a corner lot, a 6-foot fence must remain at the house corners rather than extend to the property line, making a large, fenced yard effectively inaccessible. He submitted photographs taken from the street-level stop sign showing that the proposed fence would not obstruct sightlines and noted that an existing berm along the back of the property already exceeds 6 feet in height, creating a greater visual obstruction than the proposed fence would. He also indicated that the fence design had been approved by the Homeowners Association (Exhibit 1 drawing).

Chair Ladegaard expressed a reluctance to grant the full 6-foot height for the corner lot frontage, citing the board's general practice of maintaining 4-foot fences along front yard exposures for corner lots. He proposed a compromise of 5 feet — noting this was his own position and not necessarily that of the full board — acknowledging Mr. Mercer's circumstances with the dogs as a mitigating factor. Board members Hricovec, Miller, Schatschneider, and Ladegaard indicated agreement with the 5-foot compromise.

Mr. Mercer asked whether the concern was primarily about safety or visibility?

Chair Ladegaard confirmed it was primarily about visibility and maintaining uniform code application.

Mr. Mercer respectfully accepted the compromise, stating that he would work within a 5-foot height limitation.

Mr. Miller moved, seconded by Mr. Bulger, to allow a 1 ft. height variance; code allows 5 ft. height; applicant proposing 5 ft. for front yard. The vote was: "AYES" all. The Chair declared the motion passed.

2. 70% opacity variance; code requires 70% opacity; applicant proposing 0. C.O.1294.08(a) Fence Location, Height and Opacity-Front Yard.

Chair Ladegaard explained that this variance concerned the opacity of the fence along the corner lot's front yard exposure. Code requires a minimum of 70% opacity (meaning up to 30% open), and the applicant had requested a fully solid fence (0% open). Chair Ladegaard stated a personal preference for 50% opacity — meaning half of the fence surface would need to remain open — citing consistency with how the Board generally approaches corner lot applications. He asked Mr. Mercer if he would like to

proceed with a vote on the full variance (0% opacity, i.e., fully solid fence) if he preferred, rather than accepting the 50% compromise.

Mr. Mercer again presented his visual argument, pointing to photographs showing that the existing berm behind the fence line was taller than the proposed 6-foot fence and created a more significant visual obstruction than the fence would, regardless of its opacity. He argued that there was no genuine safety concern in this instance and expressed respectful disagreement with the opacity requirement as applied to this specific site. Despite his arguments, he did not object to the Board voting on the full variance.

The board will vote in the submitted 0 % opacity variance request.

Mr. Schatschneider moved, seconded by Mr. Hricovec, to allow a 70% opacity variance; code requires 70% opacity; applicant proposing 0.

The vote was:

Mr. Bulger, “yes”, Mr. Hricovec, “no”, Mr. Miller, “no”, Mr. Schatschneider, “no”, Mr. Ladegaard, “no”

1-AYES

4-NAY

The Chair declared the motion DENIED.

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

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

Mr. Schatschneider moved, seconded by Mr. Hricovec, to un-table the Stephen and Madison Moore appeal. The vote was: “AYES” all. The Chair declared the motion passed.

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.

Stephen Moore, 4307 S. Fall Lake Drive, Avon, Ohio 44011 was sworn in.

Mr. Moore explained that he wished to install a 4-foot black aluminum fence to the tree line at the rear of his yard. If he were to align the fence with the drainage easement boundary, he would lose approximately 12 feet of backyard space, and the fence line would cut awkwardly through the middle of the yard (Exhibit 1 drawing).

Chair Ladegaard explained that the Board was generally liberal in approving such requests, provided the homeowner clearly understood and accepted that if the easement ever needed to be accessed for maintenance or repair, they would bear the responsibility for any costs associated with fence removal and subsequent reinstallation. Mr. Moore confirmed his understanding.

Mr. Stringer, Acting Law Director, indicated that since Mrs. Moore was not present, arrangements will need to be made to acquire her signature on the easement affidavit that will be recorded with the Lorain County Auditor's office.

No comments were made by the Board.

Mr. Miller moved, seconded by Mr. Bulger, to allow a portion of a fence to be installed within a drainage easement. 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. Clements noted the City's annual Bike Parade was scheduled for Saturday at 10:00 a.m. and advised that Detroit Road near the pool in the center of town should be avoided at that time.

Mr. Streator had no comment.

Mr. Stringer had no comment.

Chair Ladegaard wished Mr. Miller a Happy Birthday on July 12th.

ADJOURN

Mr. Hricovec moved, seconded by Mr. Bulger, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:48 p.m.



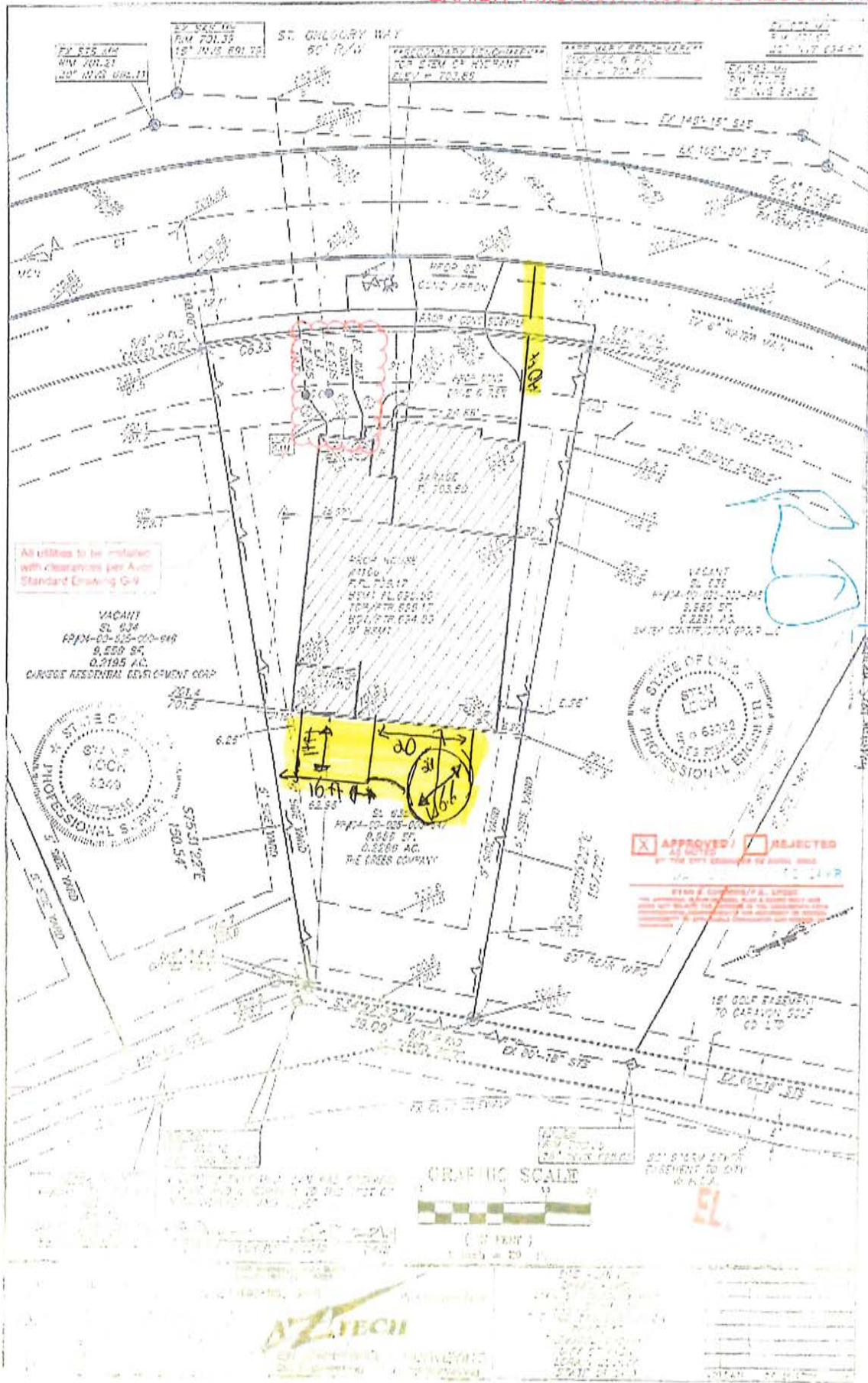
Mark Ladegaard, Chair, Board of Zoning
and Building Appeals



Susan Pintz, Planning and BZA Secretary

8/5/2026
Date

EXHIBIT 1 MURRAY-4166 ST. GREGORY WAY



Surveyed by Stanley L. Brown, P.E. No. 63302, State of Florida, on 10/10/2013.

Surveyed by Stanley L. Brown, P.E. No. 63302, State of Florida, on 10/10/2013.



EXHIBIT 1 LJUBI 4154 ST. GREGORY WAY

Ljubi Residence
4154 St. Gregory Way, Avon, Ohio 44011



Copyright 2020

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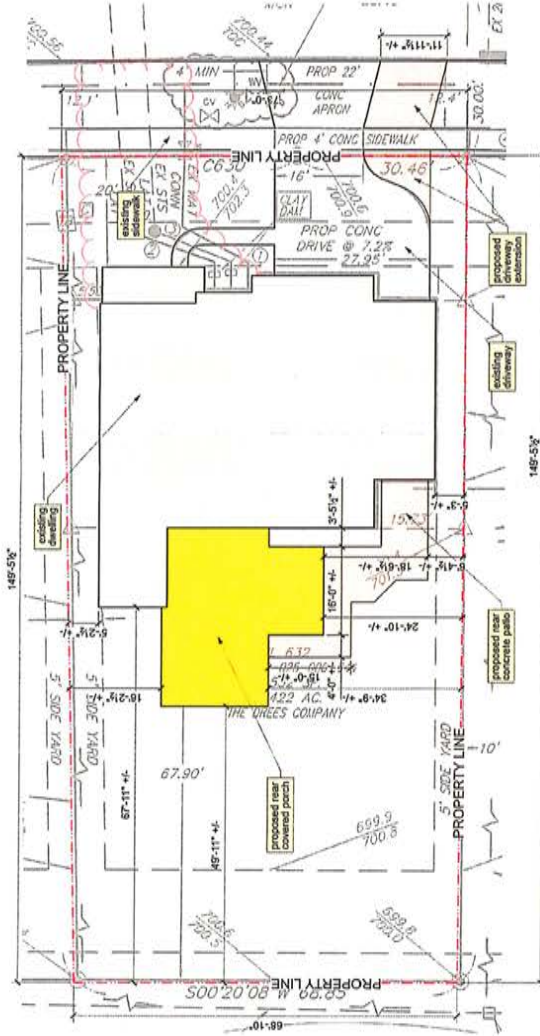
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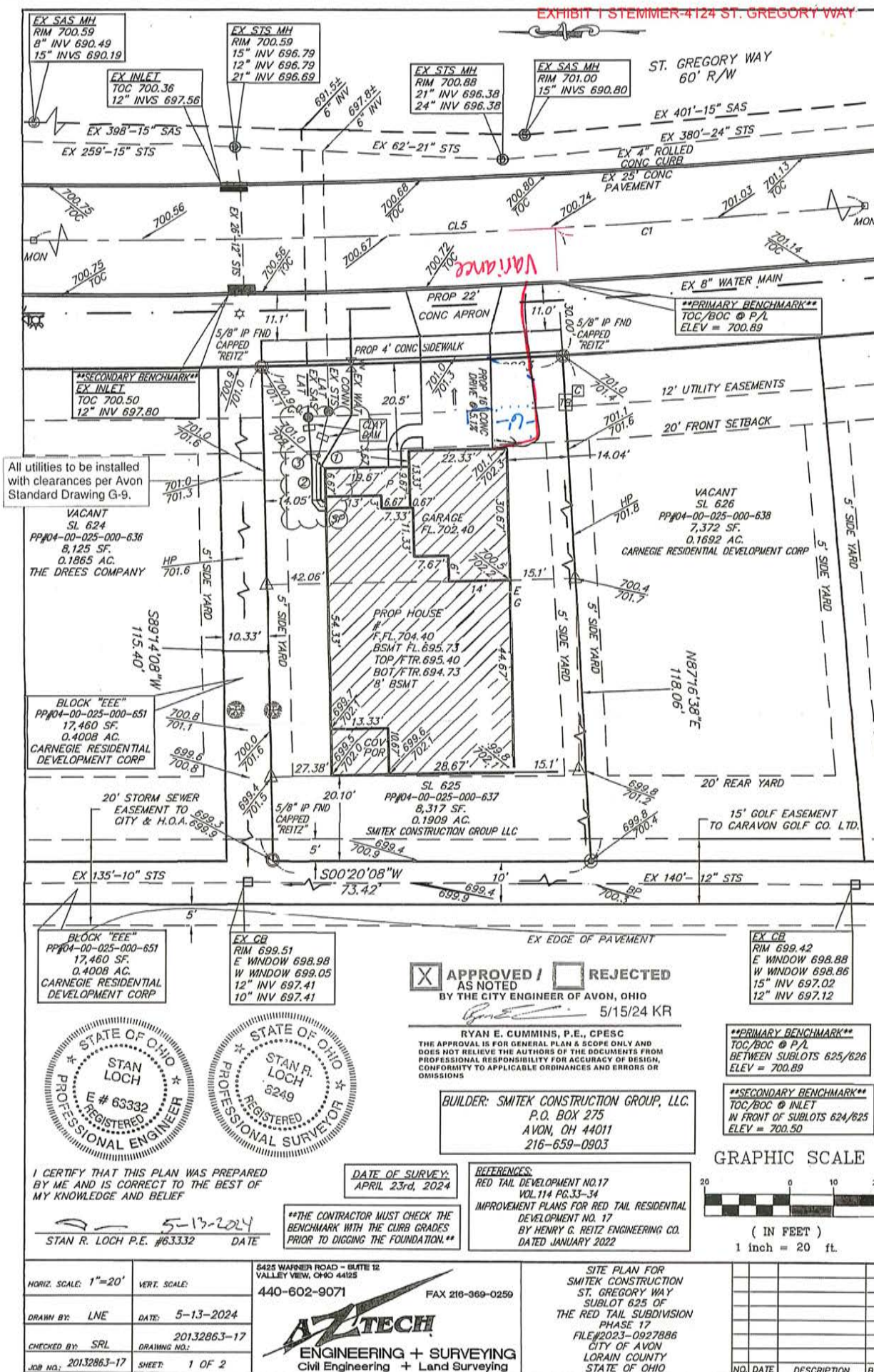
DATE



site plan
SCALE: 1" = 10'-0"

S-1

2

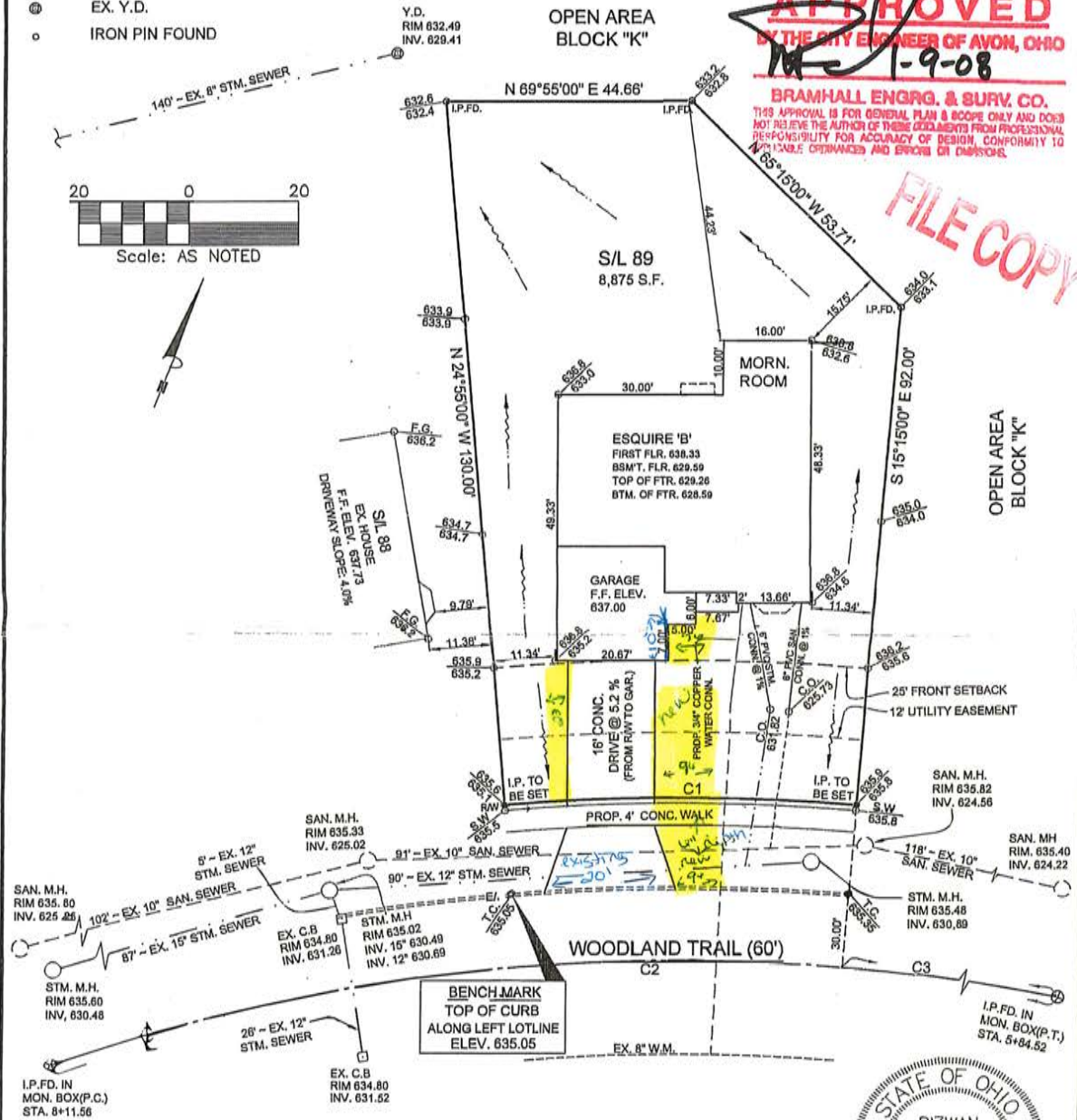


LEGEND

- SURFACE DRAINAGE
- EX. M.H.
- EX. HYD.
- ⊕ SPOT ELEVATIONS
- ⊕ EX. MONUMENT
- IRON PIN TO BE SET (CAPPED 'SUHAIL 7806')
- ⊕ EX. Y.D.
- IRON PIN FOUND

REVISIONS:	DATE	DESCRIPTION	BY

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	09°40'00"	N 69°55'00" E	32.13'	380.00'	64.11'	64.04'
C2	37°10'00"	N 69°25'00" E	117.67'	350.00'	227.04'	223.08'
C3	13°15'01"	S 81°22'30" W	40.65'	350.00'	80.94'	80.76'



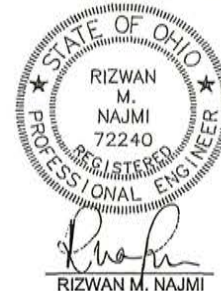
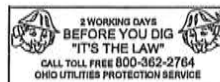
DATE OF SURVEY: 12-12-07

EXISTING UNDERGROUND UTILITIES:

VERIFICATION BY FILED OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, S&S, INC., DOES NOT GUARANTEE ITS COMPLETENESS.

NOTES:

1. PRIOR TO CONSTRUCTION BASEMENT & FOOTER ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF A DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND THE PLOT PLAN S&S, INC. SHALL BE NOTIFIED.
2. SUMP PUMP SHALL BE INSTALLED IN BASEMENT.
3. PROVIDE INDEPENDENT 8" PVC LINE FOR YARD DRAIN.
4. DOWNSPOUTS SHALL TEE INTO LATERAL WITHIN 5 FEET OF FOUNDATION.
5. DOWNSPOUTS AND SUMP PUMP LINE SHALL NOT SHARE YARD DRAIN LINE.



Suhail & Suhail, Inc.
Consulting Engineers & Surveyors
18405 May Court
Chagrin Falls, Ohio 44023
(440) 708-1330 Fax: (440) 708-1334

DES. BY	AJ
CHK. BY	KS
RE-CHK. BY	RN
APP. BY	RN
DATE	DEC. 19, 2007
SCALE	AS NOTED

PLOT PLAN FOR S/L 89 ORCHARD TRAIL SUBD. NO. 3

RECORDED IN PLAT VOL. 90, PG. 32 OF THE LORAIN COUNTY RECORDS
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 23
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

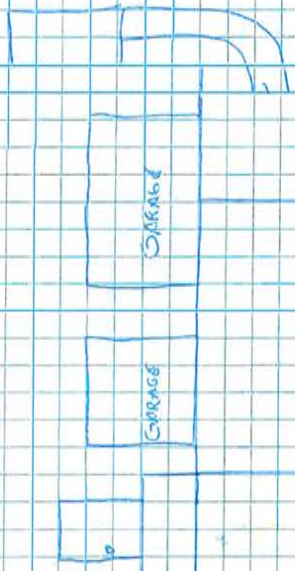
PREPARED FOR
RYAN HOMES
31388 INDUSTRIAL PARK
NORTH OLMDIST, OHIO-44070

(440) 979-2030

S&S JOB NO. 7 SHEET NO.
07105 OF 1

JAN 09 2008

BRAMHALL ENGRG. & SURV.



EXISTING
DRIVEWAY

X - REMOVE / REPLACE
□ - ADDON

2432 ROXBORO

CONCRETE & MORE, INC.

CONCRETE & MORE, INC.
168 FAIRFIELD ROAD
AVON LAKE, OHIO 44012
440-930-7329
440-930-2538 FAX
concreteandmore@centurytel.net
www.concreteandmoreinc.com

DATE 10-16-26

CUSTOMER: Greg Sherwood

ADDRESS: 3975 Jaycox RD Avon

PHONE: XXXXXXXXXX XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

SWIRL OR BROOM FINISH

2776 37 Yards

4" AVERAGE DRIVE THICKNESS: SQ. FT.

188 4 Yards

6" AVERAGE APRON THICKNESS: SQ. FT.

Fibermesh

TYPE OF REINFORCEMENT: Wire #10

TYPE OF CONCRETE MIX: 4,000 # PSI

TYPE OF SEALER: Diamond

LICENSED, BONDED, INSURED

Yes

CONCRETE & MORE, INC. IS RESPONSIBLE FOR ALL PERMITS.

JOB DESCRIPTION: Do not Disturb Apron. Next Cut to Allow City Walk replacement. Replace Two City Walk Sections. Remove existing Concrete Driveway only. Do not Disturb Walkways to Front and Side Doors. All Debris Hauled away. All New Concrete Placed on Compacted Sub-base. Concrete is 4" Thick.

Shed Pad in Back Yard 5' off Rear and Side P/L

PROPOSAL PRICE: \$ (PRICE VALID FOR 30 DAYS) CURB CUTTING: YES NO

TERMS: 10% DOWN PAYMENT- BALANCE DUE UPON COMPLETION. 10% BALANCE \$

CUSTOMER IS RESPONSIBLE FOR BACKFILLING AREAS AROUND NEW CONCRETE, MARKING SPRINKLER SYSTEM, INVISIBLE FENCE AND SIDING REPAIR. ADDITIONAL STONE REQUIRED ABOVE THE 4" QUOTED DUE TO UNSATISFACTORY SUB BASE WILL BE AT A RATE OF \$34.00/TON.

OTHER:

192

60

196

540

1932

48

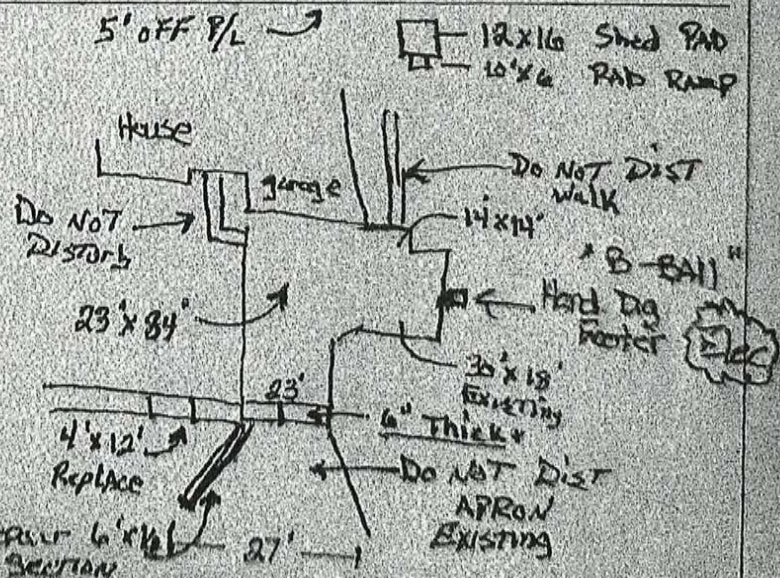
188 (6')

2,964 SQ FT

NORTHWARD 554 SQ FT

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. I HAVE READ THE FRONT AND BACK OF PROPOSAL. I HAVE RECEIVED A COPY OF THE 3 DAY CANCELLATION LETTER. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT TERMS ARE OUTLINED ABOVE.

SIGNATURE AND DATE OF ACCEPTANCE





Martini & Associates
PROFESSIONAL LAND SURVEYORS
1986 JULIA DR., P.O. BOX 105, AVON, OHIO 44011
(216) 934-0707

EXHIBIT 1 SCHOLLENBERGER 2241 HOLLY LANE

Robert D. Martini



PLOT PLAN

OF SUBLOT 39 IN THE SCHAFER-IRWIN SUBDIVISION No 2 AS
RECORDED IN VOL. 43 PG. 16 OF LORAIN COUNTY PLAT RECORDS.

CITY OF AVON - LORAIN COUNTY - OHIO

FOR:

BRANDON HOMES
41735 OBERLIN RD.
ELYRIA, OH 44035

SCALE: 1" = 30'
DATE: NOV. 1989

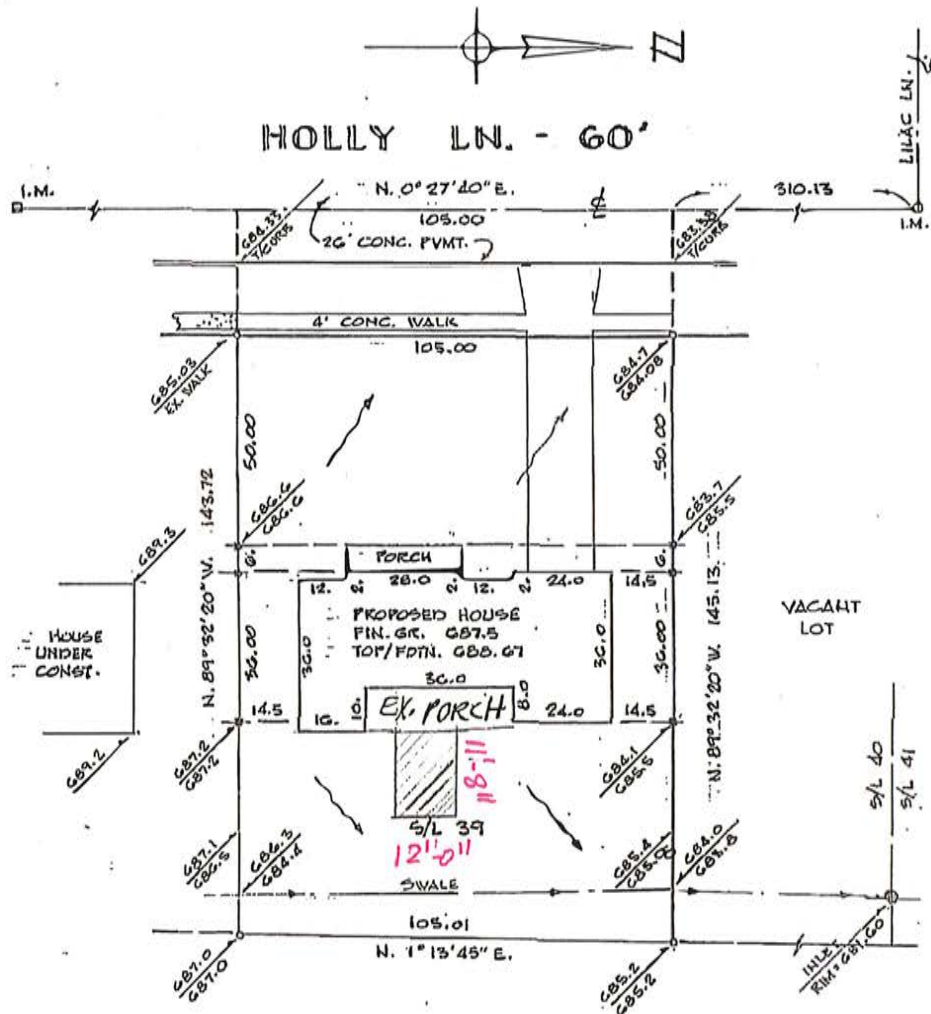


Exhibit 1
PROP.
GROUND ELEVATIONS
FROM SURFACE FLOW
IRON PIN FOUND OR SET
T.B.M. - HYDRANT @ S.W. CORNER OF
HOLLY & LILAC - TOP = 687.23

FOUNDATION CHECK: 12/13/89
TOP OF FDN. = 688.45
BSMT. FLOOR = 680.78

Robert D. Martini

Lot Split & Consolidation Map

made for
Avon Church of God
Part of Original Avon Township Section Number 11
City of Avon, County of Lorain, State of Ohio

Order No. 25-145 • F.B. See Folder/Photo Collector • Avon Church of God- 37445 Detroit Rd - Avon, Ohio
Released May 6, 2026

The intent of this map is to convey a title of land from
Parcel 04-00-011-103-027 to Parcel 04-00-011-103-028
and accompany new legal descriptions of Lots 1 and 2

I hereby state that this plat is a true and accurate representation of the premises shown
hereon, and was based on an actual survey performed on the ground, and is in
accordance with the Minimum Standards for boundary surveys as adopted by the State of
Ohio Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge,
information and personal beliefs. Distances are given in feet and decimal parts thereof.
Courses are given to the Ohio North State Plane Grid and are used to indicate angles only.

HOFMANN-METZGER, INC.

Registered Professional Surveyors

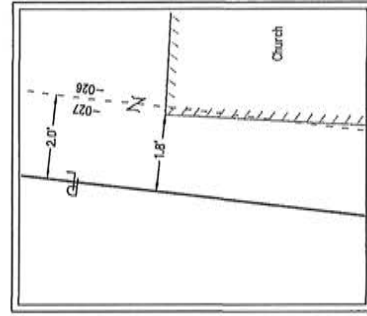
P.O. Box 198
1801 State Rd, Unit E-50
Van Wert, OH 44880
(440) 234-7353 (440) 234-5544
email: rich@h-m-surveying.com



Registered Surveyor No. 820480
Richard Metzger
Date: 06-03-26

Survey Legend

- d Denotes Dead Distance or Angle
- c or calc Denotes Calculated Distance or Angle
- obs Denotes Observed Distance or Angle
- u Denotes Used Point, Distance or Angle
- brn/bl Denotes Point Found
- sim/bl Denotes Distance or Angle per 2005 Brn/bl Survey
- boland Denotes Distance or Angle per 2017 Boland Survey
- R/W Denotes Right of Way
- C Denotes Centerline
- P Denotes Property Line
- IP.S. Denotes 5/8" Iron Pin Set and capped "Metzger 7477"
- Denotes Iron Pin Found
- Denotes Iron Pipe Found
- Denotes Mag Nail Found
- Distance and Direction point found is from corner
- X.X.X Denotes "point found"



Detail
1" = 2'

Acreage Summary

Lot 1	Lot 2
Area to Centerline 9,170.491 sq. ft. 0.2105 Ac.	Area to Centerline 14,560.7297 sq. ft. 0.3343 Ac.
Area within R/W 1,594.3822 sq. ft. 0.0364 Ac.	Area within R/W 2,704.6616 sq. ft. 0.0621 Ac.

Property Information

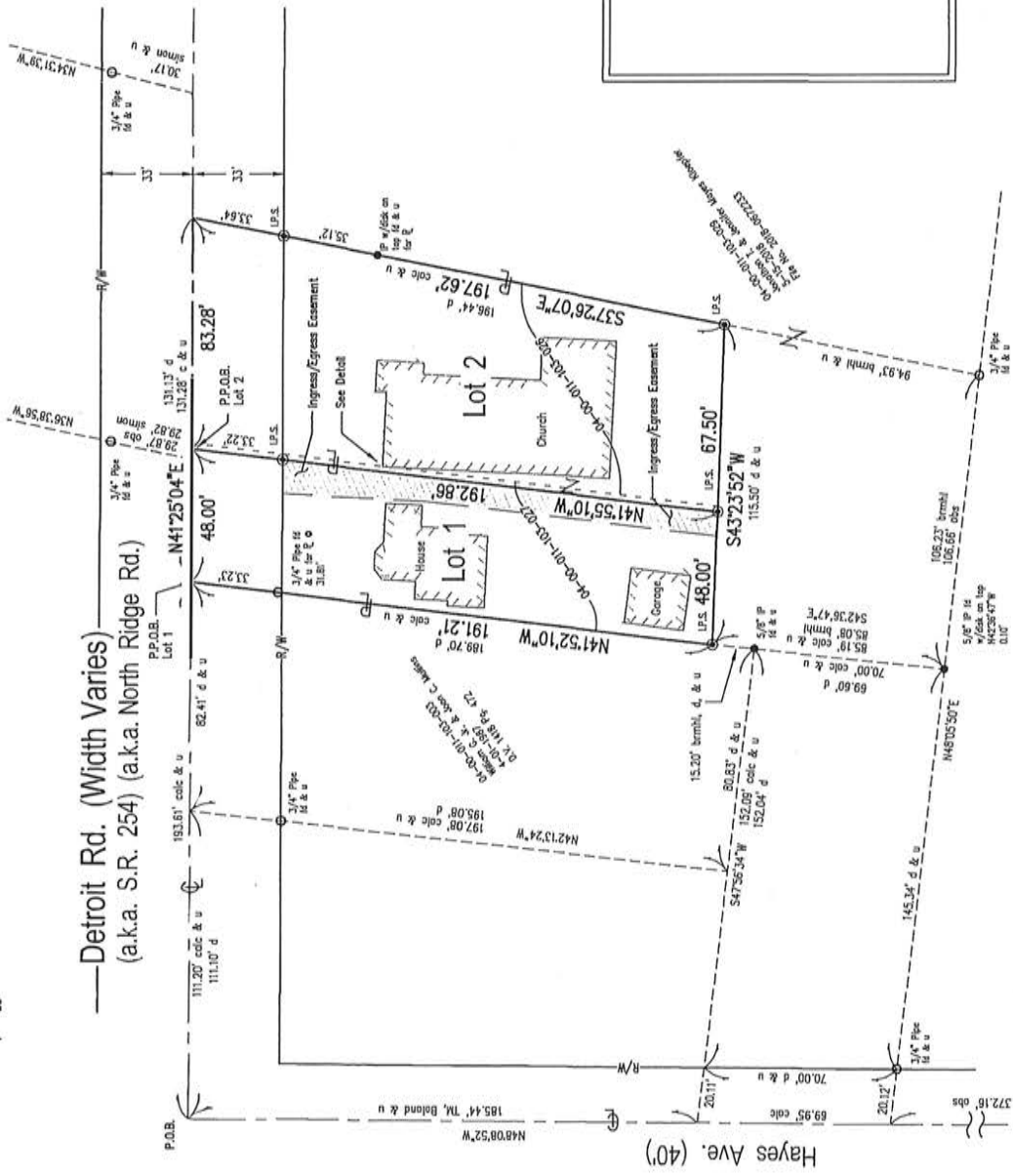
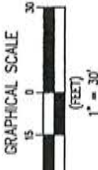
Parcel No.: 04-00-011-103-026
Owner: Avon Church of God Trustees
Deed: D.V. 595 Pg. 187
5-12-1986
37445 Detroit Rd.
Address: Avon, OH 44011
City/State: Avon, OH 44011
Parcel No.: 04-00-011-103-027
Owner: Avon Church of God Trustees
Deed: D.V. 595 Pg. 187
5-12-1986
37445 Detroit Rd.
Address: Avon, OH 44011
City/State: Avon, OH 44011

—Detroit Rd. (Width Varies)
(a.k.a. S.R. 254) (a.k.a. North Ridge Rd.)



Basis of Bearings

N41°25'04"E
Centerline Detroit Rd
Ohio North State Plane Grid
0001 VRS Network NAD 83 (2011) December 2005



References

- 2005 Survey for Cummings by Christopher M Hirz, Brn/bl
- 2020 Survey for Miller Home Title by Thomas A. Simon
- 2017 Survey for Noggle by Sean A. Boland
- Title and Adjutor Deeds

EXHIBIT 1 TRAUTNER 3120 WOODSTONE TRAIL

GRAPHIC SCALE

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

STAN R. LOCH P.E. #63332 DATE

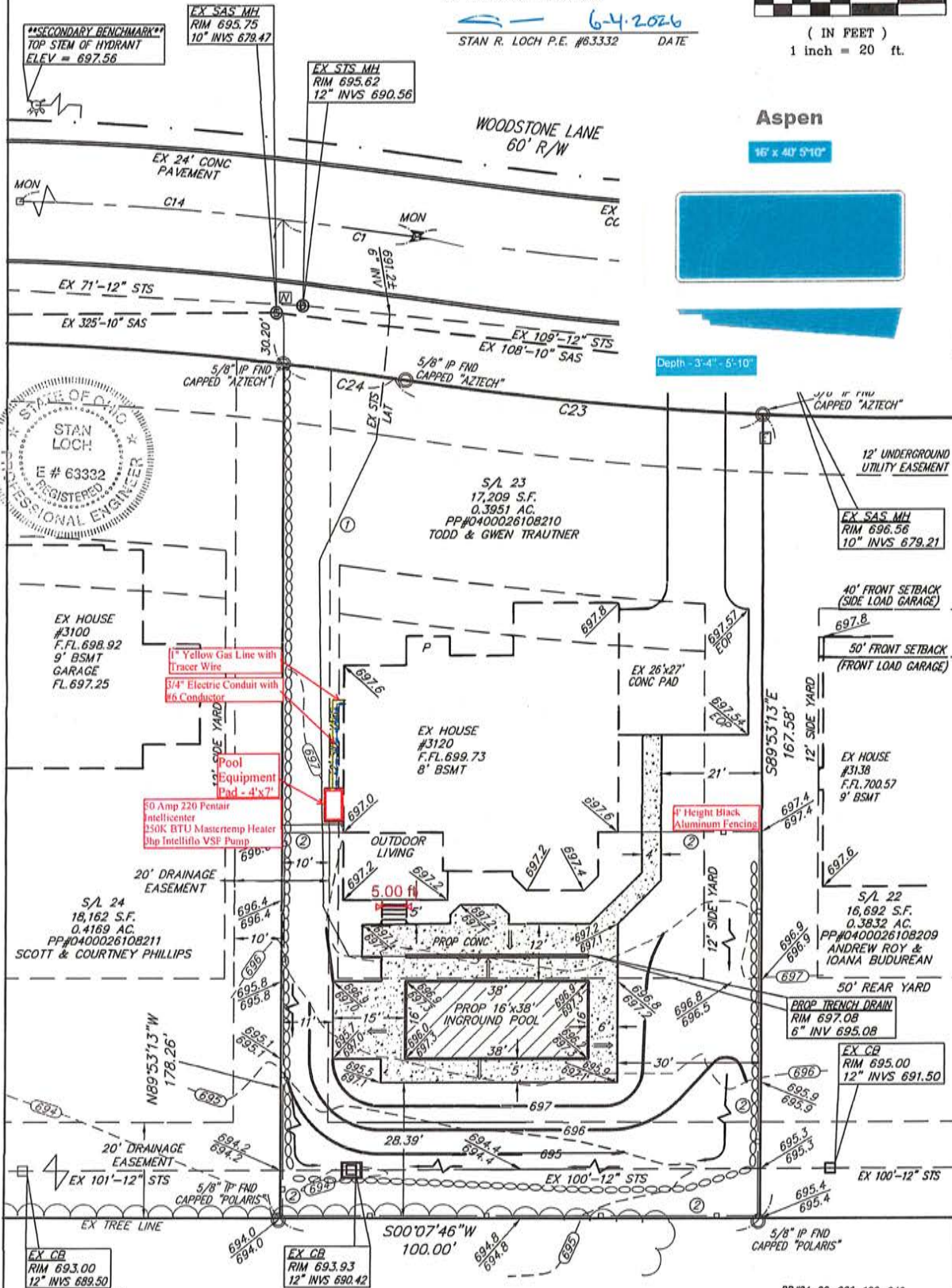


(IN FEET)
1 inch = 20 ft.

Aspen

16' x 41' 5"10"

Depth - 3'-4" - 5'-10"



HORIZ. SCALE: 1"=20'
VERT. SCALE:
DRAWN BY: LNE
CHECKED BY: SRL
JOB NO.: 20243986-2

DATE: 6-3-2026
DRAWING NO.: 20243986-2
SHEET: 1 OF 2

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071

AZTECH
ENGINEERING + SURVEYING
Civil Engineering + Land Surveying

FAX 216-369-0259

POOL SITE PLAN FOR
GREEN IMPRESSIONS
3120 WOODSTONE LANE
SUBLOT 23 OF THE
FIELDSTONE LANDINGS
SUBDIVISION NO.2
INST#2025-0044498
CITY OF AVON
LORAIN COUNTY
STATE OF OHIO

PP#04-00-026-108-040
CATHOLIC CEMETERIES ASSOCIATION

NO. DATE DESCRIPTION BY

EXHIBIT 1 GBT-SPROUTS 35130 CHESTER RD

PROPERTY DATA

PARCEL NUMBER: 758425
 PARCEL Q: 35130 CHESTER RD
 ADDRESS: AVON, OH 44011
 PROPERTY AREA: 1.81 ACRES
 ZONING: C-4(1) OVERLAY
 PROPOSED USE: GROCERY AND LIQUOR RETAIL



CESO
 COMMERCIAL ENGINEERING & SURVEYING, INC.
 10000 W. 12th Avenue, Suite 100
 Avon, OH 44011
 Tel: 440.934.4444

APPROVAL ON BEHALF OF THE CITY OF AVON

DATE	DATE
SUBMITTAL	CITY ENGINEER
CITY ENGINEER	CITY ENGINEER
CITY ENGINEER	CITY ENGINEER
CITY ENGINEER	CITY ENGINEER

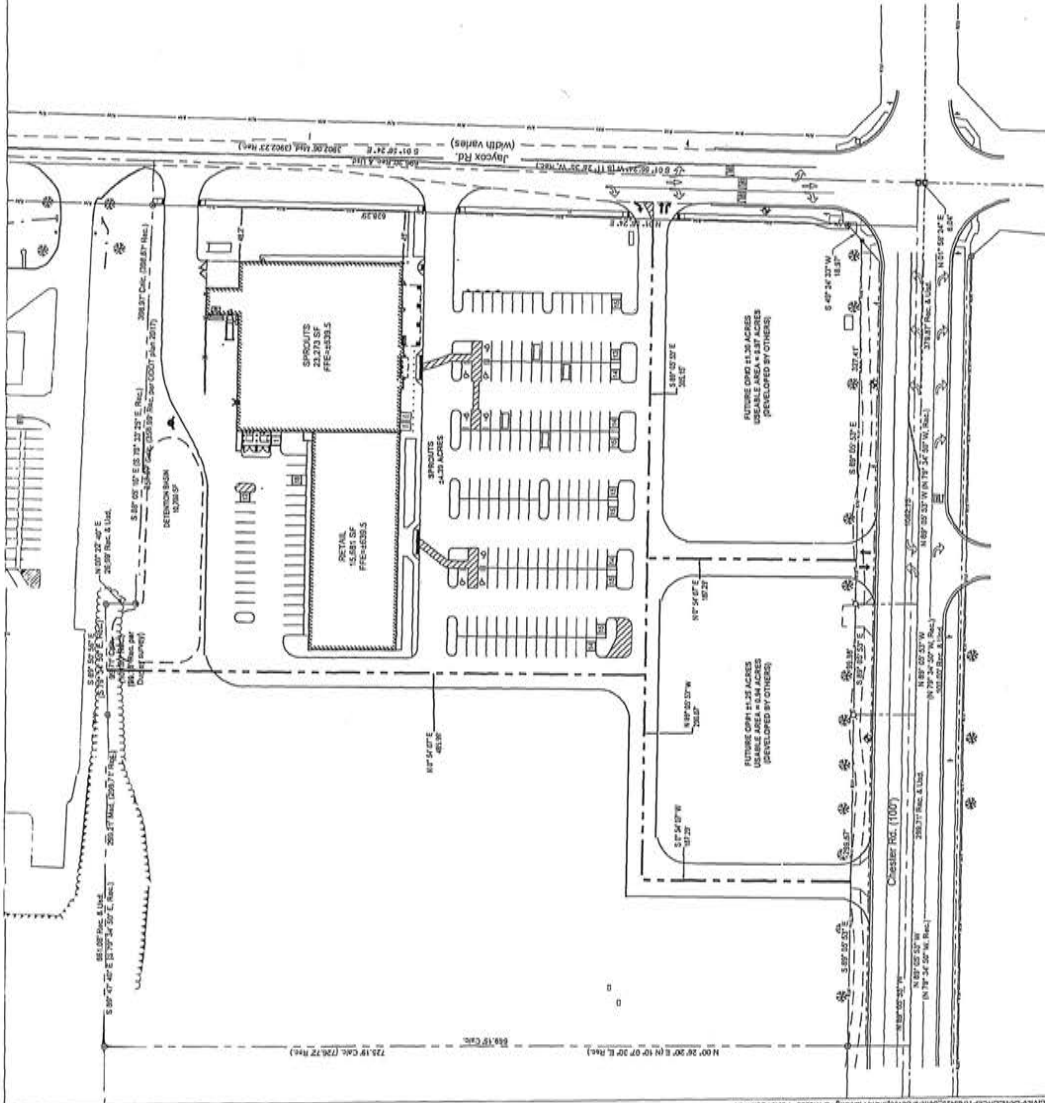
GBT REALTY
 35130 CHESTER RD.
 AVON, OH 44011

Revision / Submittal
 Date

Project Number: 758425
 Drawn By: CESO
 Checked By: CESO
 Date: 08/17/2025
 Name: GDP REVIEW

Drawing Title:
 GENERAL
 DEVELOPMENT PLAN

GDP-01



244.60

79

-091

-090

8.04

100.00



Install week of June 15th