

**AVON BOARD OF ZONING & BUILDING APPEALS
REGULAR MEETING AGENDA
MARCH 6, 2024, 7:00 P.M.**

ROLL CALL

Michael Bulger
Bill Hricovec
Mark Ladegaard
Chauncey Miller
Kurt Schatschneider

Jill Clements, Zoning Enforcement Officer
Pam Fechter, Econ. Dev./Planning Coordinator
John Gasior, Law Director
Duane Streator, Safety Director
Susan Pintz, Planning and Zoning Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on February 7, 2024, 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. McDonalds USA LLC, 2295 Nagel Road; 2-24

Proposal consists of a new McDonalds Restaurant with drive-thru.

The following variance is requested:

1. 23 parking space variance. Code requires 79; applicant proposes 23. Section C.O. 1292.04(11) Required Off-Street Parking Space.

Motion to approve.

2. Adam and Miranda Jatich, 3869 Swinton Circle; 3-24

Proposal consists of a roof cover over the existing patio.

The following variance is requested:

1. 4.33 ft. rear yard setback variance. Code requires 40 ft.; applicant proposes 35.67 ft. Section C.O. 1262.04(d)(4) Lot and Yard Requirements, Rear Yard.

Motion to approve.

3. **Michael Stark, 2453 Muirwood Road; 4-24**

Proposal consists of a roof cover over patio with fireplace.

The following variance is requested:

1. 5 ft. rear yard setback variance. Code requires 30 ft.; applicant proposes 25 ft. Section C.O. 1262.04(d)(1) Lot and yard Requirements, Rear Yard.

Motion to approve.

4. **Jarret Ryan, 4265 St. Francis Ct; 6-24**

Proposal consists of a covered patio with gas fireplace.

The following variance is requested:

1. 14 ft. rear yard setback variance. Code requires 30 ft.; applicant proposes 16 ft. Section C.O. 1262.04(d)(1) Lot and Yard Requirements, Rear Yard.

Motion to approve.

5. **Jesse Hanchosky, 3814 Williams Court; 5-24**

Proposal consists of no sidewalks for a new single-family home.

The following variance is requested:

1. Code requires sidewalks to be installed; applicant proposes not to install at this time but when future road work is completed, and sidewalks are required on Williams Court. Section C.O. 1246.05(3) Sidewalks, Walking Paths, Trails, and Bicycle Paths.

Motion to approve.

6. **Scott Lasker, 2466 Stonefield Drive; 7-24**

Proposal consists of accessory structure with overhang.

The following variance is requested:

1. 67 sq. ft. variance. Code allows 401 sq. ft.; applicant proposes 468 sq. ft. Section C.O. 1262.08(a)(2) Maximum Area and Number of Accessory Buildings.

Motion to approve.

7. **Monnie Brawley, 2584 Deerfield Drive; 8-24**

Proposal consists of installation of a fence within an easement.

The following variance is requested:

1. Variance to allow a fence to be constructed within a drainage easement. Section C.O. 1248.19 Structures and Improvements within Utility Easement or Right of Way.

Motion to approve.

8. Jonida Alicka, 36243 Wendell Drive; 9-24

Proposal consists of a covered deck with roof structure.

The following variance is requested:

1. 16 ft. rear yard setback variance. Code requires 50 ft.; applicant proposes 34 ft. Section C.O. 1262.04(d)(1) Lot and Yard Requirements, Rear Yard.

Motion to approve.

9. Michael and Megan McChrystal, 4326 St. Theresa Blvd.; 10-24

Proposal consists of an in-ground pool and landscaping.

The following variance is requested:

1. 8 ft. 4 in. setback variance. Code requires 10 ft.; applicant proposes 1 ft. 8 in. Section C.O. 1478.03 Swimming Pool Location.

Motion to approve.

2. 4 ft. 6 in. setback variance. Code requires 5 ft.; applicant proposes 6 in. Section C.O. 1262.08(c)(1) Minimum Yard Requirements for Accessory Structures.

Motion to approve.

10. The HBAS Charitable and Education Foundation; Loren and Lynn Olson, 33678 Via San Angelo; 11-24

Proposal consists of a covered patio.

The following variance is requested:

1. 10 ft. 8 in. rear yard setback variance. Code requires 20 ft.; applicant proposes 9 ft. 4 in. Section C.O. 1262.04(d)(1) Lot and Yard Requirements, Front Yard.

Motion to approve.

COMMENTS

ADJOURN