

**AVON BOARD OF ZONING & BUILDING APPEALS
REGULAR MEETING AGENDA
MAY 1, 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 Streater, 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 April 3, 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. Jason and Jennifer Robke, 36411 Wendell Street, 17-24

Proposal consists of a driveway extension.

The following variance is requested:

1. 2 ft. yard setback variance. Code requires 2 ft.; applicant proposes 0 ft. C.O. 1262.08(c)(2) Minimum Yard Requirements for Accessory Structures.

Motion to approve.

2. Steve Gripp and Nancy Mazzeo, 3425 Kensington Drive, 18-24

Proposal consists of a garage addition.

The following variance is requested:

1. 4 ft. 2 in. side yard setback variance. Code requires 12 ft.; applicant proposes 7 ft. 10 in. C.O. 1262.04 (d)(1) Lot and Yard Requirements, Side Yard.

Motion to approve.

3. **Mark Szewczykowski, 39151 Woodland Trail, 19-24**

Proposal consists of addition of front porch.

The following variance is requested:

1. 1 ft. 10 in. front yard setback variance. Code requires 25 ft.; applicant proposes 23 ft. 2 in. C.O. 1262.04 (d)(1) Lot and Yard Requirements, Front Yard.

Motion to approve.

4. **John and Alicia Reese, 3677 Nagel Road, 20-24**

Proposal consists of an accessory structure.

The following variance is requested:

1. 276 sq. ft. variance. Code requires 549 sq. ft; applicant proposes 825 sq. ft. C.O. 1262.08 (a)(2) Maximum Area and Number of Accessory Buildings.

Motion to approve.

5. **Chuck and Jill Mengal, 36313 Montrose Way, 21-24**

Proposal consists of a roof over an existing patio.

The following variance is requested:

1. 12 ft. rear yard setback variance. Code requires 50 ft.; applicant proposes 38 ft. C.O. 1262.04(d)(2) Lot and Yard Requirements-Rear Yard.

Motion to approve.

6. **Megan Sims, 37995 Lorie Blvd., 22-24**

Proposal consists of installation of a fence.

The following variance is requested:

1. 1 ft. height variance. Code allows 4 ft., applicant requesting 5 ft. C.O. 1294.08(a) Fence Location, Height and Opacity.

Motion to approve.

2. 70% opacity variance. Code requires 70% opacity, applicant requesting 0%. C.O. 1294.08(a) Fence Location, Height and Opacity.

Motion to approve.

7. **Jersey Mike's, Sean Getty, 36320 Detroit Road, Suite 200, 23-24**

Proposal consists of a wall sign.

The following variance is requested:

1. 18 sq. ft. variance. Code allows 30 sq. ft.; applicant proposes 48 ft. C.O. 1290.04(a)(1)(2) Maximum Sign Area Permitted, Signs Attached to Buildings

Motion to approve.

8. **Tyler Gullett, 4416 Center Road, 24-24**

Proposal consists of relocation of barn on property.

The following variance is requested:

1. 35 ft. variance. Code requires 50 ft.; applicant proposes 15 ft. C.O. 1262.08(b)(2)(B) Maximum Area and Number of Accessory Buildings-Side Setback

Motion to approve.

9. **Millenium Holdings, 34654 Mills Road, 12-24**

Proposal consists of (2) 5 ft. x 3 ft. Double face non-illuminated directional sign.

Motion to un-table.

The following variance is requested:

1. 9 sq. ft. variance. Code allows 4 sq. ft.; applicant proposes 15 sq. ft. Section C.O. 1290.05(f) Schedule of Maximum Sign Area-Directional signs.

Motion to approve.

2. 2 ft. height variance. Code allows 3 ft.; applicant proposes 5 ft. Section C.O. 1290.07(f) Maximum Height of Freestanding Signs-Directional signs.

Motion to approve.

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

Proposal consists of an in-ground pool, landscaping and patio.

Motion to un-table.

The following variance is requested:

1. 3 ft. 10 in. rear yard setback variance. Code requires 10 ft.; applicant proposes 6 ft. 2 in. Section C.O. 1478.03 Swimming Pool Location.

Motion to approve.

2. 2 ft. 10 in. setback from house. Code requires 15 ft.; applicant proposes 12 ft. 2 in. Section C.O. 1478.03 Swimming Pool Location.

Motion to approve.

COMMENTS

ADJOURN