

AVON BOARD OF ZONING & BUILDING APPEALS
REGULAR MEETING AGENDA
JULY 3, 2024, 6:00 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 June 5, 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. Robert and Carrie Trager, 3213 Stone Wheel Run Street, 41-24

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

The following variance is requested:

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

Motion to approve.

2. Jon and Cindy Cromling, 3976 Williams Court, 42-24

Proposal consists of a covered roof structure to an existing building.

The following variance is requested:

1. 611.9 sq. ft. variance. Code allows 2948.14 sq. ft; applicant proposes a total of 3560 sq. ft. C.O. 1262.08(a)(2) Maximum Area and Number of Accessory Buildings.

Motion to approve.

2. 19.28 ft. side yard setback variance. Code requires 40 ft.; applicant proposes 20.72 ft. C.O. 1262.08(b)(2)(B) Accessory Building Setback Requirements.

Motion to approve.

3. **Nicolae and Ioana Neogoe, 32967 Heartwood Avenue, 43-24**

Proposal consists of construction of a pavilion.

The following variance is requested:

1. 66 sq. ft. variance. Code allows 300 sq. ft; existing 80 sq. ft.; applicant proposes 286 for total of 366 sq. ft. C.O. 1262.08(a)(2) Maximum Area and Number of Accessory Buildings.

Motion to approve.

4. **Schafelets, LLC, Steve Schafer, 2764 and 2760 Trinity Court, 44-24**

Proposal consists of new construction of a detached garage.

The following variance is requested:

1. 460 sq. ft. variance. Code allows 500 sq. ft.; applicant proposes 960 sq. ft. C.O. 1262.08(a)(1) Maximum Area and Number of Accessory Buildings.

Motion to approve.

5. **Steve and Michele Dobnikar, 2437 Chelsea Street, 45-24**

Proposal consists of installation of an inground pool encroached within front setback.

The following variance is requested:

1. 15 ft. front setback to allow in ground pool to encroach within the front setback. C.O. 1262.08(c)(4) Minimum Yard Requirements for Accessory Structures.

Motion to approve.

6. **James and Jane Voelker, 37210 N. Doovys Street, 46-24**

Proposal consists of a shed to be located within a sanitary easement.

The following variance is requested:

1. Allow 15ft. x 8ft. shed to be located 10 ft. in a sanitary easement. C.O. 1248.19 Structures and Improvements within utility easement or right of way

Motion to approve.

7. **Konstadinos Dagiasis, 2980 Clearbrook Drive, 47-24**

Proposal consists of construction of a pavilion.

The following variance is requested:

1. 112.6 sq. ft. variance. Code allows 2%-287.5; applicant proposes 400 sq. ft. C.O. 1262.08(a)(2) Maximum Area and Number of Accessory Structures.

Motion to approve.

8. Doug Reynolds, 31880 Mills Road, 48-24

Proposal consists of a 28 ft. x 60 ft. accessory structure.

The following variance is requested:

1. 55 ft. side yard setback; Code requires 60 ft.; applicant proposes 5 ft. C.O. 1262.08(c)(4) Minimum Yard Requirements for Accessory Structures.

Motion to approve.

9. James and Jill Swab, 38849 Bridle Court, 49-24

Proposal consists of an awning over a patio.

The following variance is requested:

1. 7 ft. 7 in. rear yard setback; Code requires 50 ft.; applicant proposes 42 ft.5 in. C.O. 1262.04(d)(4) Yard Requirements-Rear Yard.

Motion to approve.

10. The Vinnce Group, LLC, 37399 French Creek Road, 38-24

Proposal consists of a new commercial building.

Motion to un-table

The following variance is requested:

1. 31 parking space variance. Code requires 44; applicant proposes 13. Section C.O. 1292.04(d)(6) Required Off-Street Parking Spaces-Personal Services.

Motion to approve.

11. 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. C.O. 1290.07 (f) Maximum Height of Freestanding Signs-Directional Signs.

Motion to approve.

COMMENTS

ADJOURN