

**AVON BOARD OF ZONING & BUILDING APPEALS
REGULAR MEETING AGENDA
SEPTEMBER 4, 2024, 7:00 P.M.-COUNCIL CHAMBERS**

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 August 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. Duncan Todd, Jr, 35442 Keller Drive, 56-24

Proposal consists of a 20 ft. x 14 ft. addition to the north side of the house.
Tabled on August 7, 2024.

Motion to un-table.

The following variance is requested:

1. 5 ft. side yard setback; code requires 12 ft., existing nonconforming is at 7 ft. C.O.
1282.03(c) Nonconforming Use of Lot.

Motion to approve.

2. Zachary and Kayla Heigelmann, 35927 Hanamar Drive, 60-24

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

The following variance is requested:

1. Allow installation of a fence in a storm sewer, retention basin and access easement.
C.O. 1248.19 Structures and Improvements within Utility Easement or Right of Way.

Motion to approve.

3. **Travis and Casey Nickels, 36668 Wendell Street, 61-24**

Proposal consists of construction of a covered patio off the rear of the home.

The following variance is requested:

1. 8 ft. 2 in. rear yard setback; code requires 50 ft.; applicant proposing 41 ft. 10 in. C.O. 1262.04(d)(4) Lot and Yard Requirements-Rear Yard.

Motion to approve.

4. **Christopher and Deborah Kovacs, 4160 St. Theresa Blvd., 62-24**

Proposal consists of construction of a covered patio.

The following variance is requested:

1. 9 ft. rear yard setback; code requires 20 ft.; applicant proposing 11 ft. C.O. 1262.04(d)(4) Lot and Yard Requirements-Rear Yard.

Motion to approve.

5. **Scott Patterson, 39240 Winesap, 63-24**

Proposal consists of construction of a 10 ft. x 10 ft. accessory structure.

The following variance is requested:

1. 56 sq. ft. variance; code allows 344 sq. ft.; applicant proposes 400 sq. ft. Section C.O. 1262.08(a)(2) Maximum Area and Number of Accessory Structures.

Motion to approve.

6. **Isomer Group Inc, Nagel Road, 50-24**

Proposal consists of a Commercial Development.

The following variance is requested:

1. 10 ft. front parking setback variance; code requires 35 ft.; applicant proposes 25 ft. Section C.O. 1270.06(a)(1) Off Street Parking, Loading and Access Drives.

Motion to approve.

COMMENTS

ADJOURN