

**CITY OF AVON BOARD OF ZONING & BUILDING APPEALS
REGULAR MEETING AGENDA
DECEMBER 6, 2023, 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 November 1, 2023, 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. **Great Lakes Property Development Holdings LLC; 37902 Chester Road;46-23**
Proposal consists of a single-story adult daytime educational facility.

The following variance is requested:

1. 12 ft. side yard parking setback variance. Code requires 30 ft.; applicant proposes 18 ft. Section C.O. 1270.06 (a)(2)(B) Minimum Parking Setback Requirements, Adjacent to Residential District.

Motion to approve.

2. **Dan and Megan Kousman; 4527 Bridle Court;42-23**
Proposal consists of construction of a covered front porch.

The following variance is requested:

1. 2 ft. front yard setback variance. Code requires 50 ft.; applicant proposes 48 ft. Section C.O. 1262.04 (d)(1) Lot and Yard Requirements, Front Yard.

Motion to approve.

3. **Krista Kotecki, 32550 St. James Trail; 43-23**

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

The following variance is requested:

1. Allow fence to be installed within a drainage easement. Section C.O. 1248.19 Structure and Improvements within Utility Easement or Right of Way.

Motion to approve.

4. **Kevin Ballish, NAI Pleasant Valley, 1813 Nagel Road;44-23**

Proposal consists of multi-tenant monument sign.

The following variance is requested:

1. 3 ft. height variance. Code allows 10 ft.; applicant proposes 13 ft. Section C.O. 1290.07(d) Maximum Height of Freestanding Signs for Business Identification Signs.

Motion to approve.

5. **Caribou Coffee, 35091 Chester Road; 45-23**

Proposal consists of signage for a new coffee shop with no indoor seating.

The following variance is requested:

1. 97 sq. ft variance. Code allows 30 sq. ft.; applicant proposes 127 sq. ft. Section C.O. 12905.05 Schedule of Maximum Sign Area for Business Identification Signs.

Motion to approve.

COMMENTS

ADJOURN