

MINUTES OF THE BOARD OF ZONING & BUILDING APPEALS, 8-4-21

WEDNESDAY, AUGUST 4, 2021 COUNCIL CHAMBERS, AVON CITY HALL

The meeting was called to order at 7:00 P.M. by Chairman Chauncey Miller.

Present: Michael Bulger; Bill Hricovec; Bruce Klingshirn; Mark Ladegaard; Chauncey Miller; Pam Fechter, Planning Coordinator; John Gasior, Law Director; Rick Schneider, Zoning Enforcement Officer and Jill Clements, Secretary.

MINUTES OF THE REGULAR MEETING – JULY 7, 2021

A motion was made by Mr. Ladegaard, seconded by Mr. Klingshirn to dispense with the reading of the regular minutes of Wednesday, July 7, 2021 and to approve said minutes as amended. The vote was: “AYES” All. The Chairman declared the motion passed.

ADDITIONS/DELETIONS

NWANKWO APPEAL

Alex and Paula Nwankwo are requesting approval of a 3’ side yard setback variance from C.O. 1262.08(c)(2) Maximum Yard Requirements for Accessory Structures to allow the construction of a parking pad to be located at 35920 Hanamar Drive.

Paula Nwanko is sworn in by Mr. Gasior. Mrs. Nwanko says they had some trees and during the last snow storm it was too heavy and they tore them down and would like to extend the driveway back. Mr. Klingshirn says he doesn’t have an issue and asks if any of the neighbors have an issue and Mrs. Nwanko says no, she spoke with the neighbor right next to it and they are ok.

A motion was made by Mr. Bulger, seconded by Mr. Hricovec to approve a 3’ side yard setback variance from C.O. 1262.08(c)(2) Maximum Yard Requirements for Accessory Structures to allow the construction of a parking pad to be located at 35920 Hanamar Drive. The vote was: “AYES” All. The Chairman declared the motion passed.

AHMED APPEAL

Christopher Ahmed is requesting approval of a 3’ side yard setback variance from C.O. 1262.08(c)(2) Maximum Yard Requirements for Accessory Structures to allow the construction of a Driveway extension to be located at 35930 Hanamar Drive.

Christopher Ahmed is sworn in by Mr. Gasior. Mr. Ahmed says he is looking to extend his current driveway matching the footprint and design back about 18’ to allow better access to pull cars in and out without emptying driveway all the time. Mr. Ahmed says the drive is about 2’ off the line and to follow the existing footprint its within the 5’ so he hopes to go back.

A motion was made by Mr Klingshirn, seconded by Mr. Hricovec to approve a 3’ side yard setback variance from C.O. 1262.08(c)(2) Maximum Yard Requirements for Accessory Structures to allow the construction of a Driveway extension to be located at 35930 Hanamar Drive. The vote was: “AYES” All. The Chairman declared the motion passed.

GRANA APPEAL

Sean Vitou of Karvit Enterprises representing Damian and Gina Grana is requesting approval of a 270 sq. ft. variance from C.O. 1262.08(a)(2) Maximum Area and Number of Accessory Buildings to allow the construction of a covered patio to be located at 32616 St. James Trail.

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Jeff Carr of Karvit Enterprises and John Nelson of Shoulders Landscaping are sworn in by Mr. Gasior. Mr. Carr explains that the structure would be a 20'x30' pavilion that will have a fireplace attached to it with patio underneath. Mr. Gasior says for the record they are here at the request of the homeowner and they both confirm yes. Mr. Bulger asks about the application as it says 22'x32' and Mr. Schneider says you go by the footer and its 20'x30' and the one foot overhang gives it the 22'x32' which gives them a 600 sq. ft. structure and they are allowed a 330 sq. ft which gives them the 270 sq. ft. variance.

A motion was made by Mr. Klingshirn, seconded by Mr. Hricovec to approve a 270 sq. ft. variance from C.O. 1262.08(a)(2) Maximum Area and Number of Accessory Buildings to allow the construction of a covered patio to be located at 32616 St. James Trail. . The vote was: "AYES" All. The Chairman declared the motion passed.

SWAIN APPEAL

Mark Swain is requesting approval of an 8' rear yard setback from C.O. 1262.04(d)(4) Lot and Yard Requirements to allow the construction of a covered patio to be located at 36293 Ravinia Lane.

Mark Swain is sworn in by Mr. Gasior. Mr. Swain says he would like to go 16' off the house by 30' covered patio which will be attached to the house. Mr. Hricovec asks what type of construction since its just a shaded box, is it open? Mr. Swain says yes its open, with shingle roof, same gable pitch to the roof above with pine tongue and groove construction underneath with stone on the pillars. Mr. Bulger says there was a yellow stake in the back and asks if that is where its going to end? Mr. Swain says no that will actually be a pool and that is not part of the variance.

A motion was made by Mr. Ladegaard, seconded by Mr. Klingshirn to approve an 8' rear yard setback from C.O. 1262.04(d)(4) Lot and Yard Requirements to allow the construction of a covered patio to be located at 36293 Ravinia Lane. The vote was: "AYES" All. The Chairman declared the motion passed.

WARD APPEAL

Kevin Ward is requesting approval of a 3,154.66 sq. ft. variance from C.O. 1270.04(a)(2) Lot Requirements to allow the proposed lot to be 21,845 sq. ft. for to accommodate property owners desire for proposed lot configuration to be located 36422 Detroit Road.

Kevin Ward is sworn in by Mr. Gasior. Mr. Ward says the current lot they are trying to extend the office building on, they did purchase additional property on the north side and is still under the required 25,000 sq. ft. so he is requesting the variance to allow the building addition. Mr. Klingshirn says no problem since your adding onto the existing building.

A motion was made by Mr. Bulger, seconded by Mr. Klingshirn to approve a 3,154.66 sq. ft. variance from C.O. 1270.04(a)(2) Lot Requirements to allow the proposed lot to be 21,845 sq. ft. for to accommodate property owners desire for proposed lot configuration to be located 36422 Detroit Road. The vote was: "AYES" All. The Chairman declared the motion passed.

COMMENTS

ADJOURN

A motion was made by Mr. Bulger, seconded by Mr. Ladegaard to adjourn. The vote was: "AYES" All. The Chair declared the motion passed. Meeting was adjourned at 7:15P.M