

MINUTES OF THE BOARD OF ZONING & BUILDING APPEALS, 10-7-2020

WEDNESDAY, OCTOBER 7, 2020 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.

Mr. Gasior swears in Bill Hricovec who is taking the unexpired term for Kurt Schatschneider.

MINUTES OF THE REGULAR MEETING – SEPTEMBER 2, 2020

A motion was made by Mr. Klingshirn, seconded by Mr. Ladegaard to dispense with the reading of the regular minutes of Wednesday, September 2, 2020 and to approve said minutes as amended. The vote was: “AYES” All. The Chairman declared the motion passed.

ADDITIONS/DELETIONS

POPIEL APPEAL

Ted Popiel is requesting a 12’ rear yard setback variance from C.O.1262.04(d)(4) Yard Requirements to allow the construction of a screen room over a portion of the deck to be located at 34016 Hickory Court.

Michael Armbruster, contractor, Roselle Orlando Popiel and Ted Popiel are all sworn in by Mr.

Gasior. Mr. Armbruster says they are looking at building a deck with a screen room on the back of the house. Mr. Armbruster says since it is attached to the house it will be encroaching the rear yard setback. Mr. Klingshirn says its in the back. Mr. Armbruster says it will not go past the house, just off the back. Mr. Ladegaard says the drawing shows the deck is still 45’ so he is wanting clarification from what is on the drawing he has. Mr. Schneider says those drawings are not always correct. Mr. Schneider says he took the topo and scaled the deck and that gave the 12’ rear yard setback and explains how he got to that number. Mr. Miller says they have a letter from the HOA. Mr. Hricovec and Mr. Klingshirn spoke to two different neighbors when they were there and neither of them had any issues with the project.

A motion was made by Mr. Ladegaard, seconded by Mr. Klingshirn to approve a 12’ rear yard setback variance from C.O.1262.04(d)(4) Yard Requirements to allow the construction of a screen room over a portion of the deck to be located at 34016 Hickory Court. The vote was: “AYES” All. The Chair declared the motion passed.

HOLLAND APPEAL

William Holland is requesting a 5’ side yard setback variance from C.O. 1262.08(c)(2) Minimum Yard Requirements for Accessory Structures to allow the construction of an above ground pool to be located at 39334 Thornfield Drive.

William Holland, 39334 Thornfield is sworn in by Mr. Gasior.

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Mr. Holland says when this was all submitted, he only talked to the one neighbor who it affects the most but after talking to Rick he did get all his neighbors to sign off on the project as well. Mr. Holland says the reason he wants it there as it lines up with the detached garage and makes a neater and cleaner installation. Mr. Holland says they could move it to 10' from the line but it doesn't look as nice as it could. The neighbors think it's a good location. Mr. Miller says the deck wont go any farther east of the pool and Mr. Holland says no. Mr. Bulger says the pictures show a staked out area and Mr. Holland says where ever they put the pool he had to relocate the drain basin in the back yard and brought some dirt in to regrade to that drain basin.

A motion was made by Mr. Bulger, seconded by Mr. Klingshirn to approve a 5' side yard setback variance from C.O. 1262.08(c)(2) Minimum Yard Requirements for Accessory Structures to allow the construction of an above ground pool to be located at 39334 Thornfield Drive. The vote was: "AYES" All. The Chair declared the motion passed.

SALADONIS APPEAL

Danny Biggs of Trio Concrete representing Ray Saladonis is requesting a 10' front yard setback from C.O. 1262.08(c)(2) Minimum Yard Requirements for Accessory Structures to allow the construction of a driveway extension to be located at 4231 Springvale Circle.

Ray Saladonis, Jr. 4231 Springvale is sworn in by Mr. Gasior.

Mr. Saladonis says he would like to put a driveway extension to add a parking space to the south side of the driveway. They will also add an extension 2' for the north side and 2' for the rest of the south side. The parking space will be less than 20' from the sidewalk with the angle to the parking space.

A motion was made by Mr. Klingshirn, seconded by Mr. Ladegaard to approve a 10' front yard setback from C.O. 1262.08(c)(2) Minimum Yard Requirements for Accessory Structures to allow the construction of a driveway extension to be located at 4231 Springvale Circle. The vote was: "AYES" All. The Chair declared the motion passed.

ALLRED APPEAL

Stephen Jouriles of SNJ Design Studio, LLC representing Sean and Kelly Allred is requesting a variance from C.O. 1282.02(b) Maintenance and Repair of Buildings, Structures and Site Conditions-Nonconforming to allow the construction of a new garage, entrance, ramp and canopy along with a fireplace to be located at 36903 Julian St.

Stephen Jouriles of SNJ Design Studio, Sean and Kelly Allred, 36903 Julian all are sworn in by Mr. Gasior.

Mr. Jouriles says they would like to replace their existing garage with one that is a little more usable for workspace as well as a garage so they can store equipment. The garage will be in the same location as the existing garage which is locate 2.62' off the property line right now. Mr. Jouriles says they would also like to add an accessible ramp on the front of the house to allow them to take care of their aging parents. Mr. Jouriles says they would like to cover that ramp and put a canopy to create an entrance way off the front. He says the fireplace has been removed

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form the set of the plans since the original submittal. Mr. Jouriles says they have received approval from all the neighboring property owners and that will be added to the file. Mr. Klingshirn says it will be nice to fix it up. Mr. Bulger says it will enhance the neighborhood. Mr. Ladegaard says its nice to invest and fix things up. Mr. Hricovec says its an older home and needs some work so its nice they will fix it up.

A motion was made by Mr. Bulger, seconded by Mr. Klingshirn to approve the variance from C.O. 1282.02(b) Maintenance and Repair of Buildings, Structures and Site Conditions- Nonconforming to allow the construction of a new garage, entrance, ramp and canopy along with a fireplace to be located at 36903 Julian St. The vote was: "AYES" All. The Chair declared the motion passed.

COMMENTS

A warm welcome was given to Mr. Hricovec.

ADJOURN

A motion was made by Mr. Klingshirn, seconded by Mr. Ladegaard to adjourn. The vote was: "AYES" All. The Chair declared the motion passed. The meeting was adjourned at 7:21PM

ATTEST

CHAIRMAN

DATE