



Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF JUNE 27, 2024
7:00 PM

REVISED

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of May 23, 2024.

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2024-0276 Kevin & Jaclyn Rozman, 33987 Gloria Ave, PPN 07-00-009-114-008, -007, -047

Proposal consists of constructing a shed. Property is zoned RS-2 General Residence District. Requests:

1. A 2-foot variance for setback of an outbuilding to rear property line. Applicant shows 3 feet, code requires 5 feet, Section 1294.03(a). See also 1294.03(e)(1).

PPZ2024-0277 Hampton Place, Phase 7, PPN: 07-00-029-000-556, -557

Owner: Valore Properties, Inc., 23550 Center Ridge Rd, Avon, OH 44011. Requests:

1. A 7.5-foot variance for side yard setback of dwelling from a common space area. Applicant shows 7.5 feet for sublots 340 and 341, code requires 15 feet, Section 1282.11(b)(2).

PPZ2024-0278 Hampton Place, Phase 8, PPN: 07-00-029-000-515

Owner: Valore Properties, Inc., 23550 Center Ridge Rd, Avon, OH 44011. Requests:

1. A 319.83 square foot variance for minimum lot area of a single-family lot. Applicant shows 12,480.17 square feet for subplot 388, code requires 12,800 square feet, Section 1282.11(c)(1).

2. A 1,671.53 square foot variance for minimum lot area of a single-family lot. Applicant shows 11,128.47 square feet for subplot 389, code requires 12,800 square feet, Section 1282.11(c)(1).
3. A 8.4-foot variance for rear yard setback of a single-family dwelling. Applicant shows 21.6 feet for subplot 388, code requires 30 feet, Section 1282.11(c)(5).

ADJOURNMENT