



Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF JULY 25, 2024
7:00 PM

REVISED

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of June 27, 2024

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2024-0286: David & Christina Fagan, 9302 Winfield Lane, PPN 07-00-036-000-452
Proposal consists of an outbuilding in front yard. Property is zoned R-1 Residence District. Requests:

1. A variance for an accessory structure (outbuilding) in the front yard, code does not permit, Section 1294.01(g)(10). Note: Outbuilding is encroaching into the required front yard by 8 feet.

PPZ2024-0287 George Delury, 32907 Chestnut Ridge Rd, PPN 07-00-004-109-005
Applicant: Daniel Margulies Comanpy, Inc, 1210 Chase Ave, Lakewood, OH 44107.
Proposal consists of building addition. Property is zoned R-1 Residence District.
Requests:

1. An 8-foot variance for depth of required front yard. Applicant shows 42 feet, code requires 50 feet, Section 1250.04(b)(1).

PPZ2024-0288 Feliciano Towing, Javier Feliciano, 5884 Rosebelle Ave, PPN 07-00-020-108-019

Proposal consists of an outbuilding for home occupation. Property is zoned RS-2 General Residence District. Requests:

1. An appeal to allow a second vehicle used primarily for the home occupation on the premises, Section 830.02(b)(15). Note: BZBA denied variance request for second vehicle in 2017.
2. A 1-foot variance for setback of a detached private garage. Applicant shows side setback (north) of 4 feet, code requires 5 feet, Section 1294.03.
3. A 356 square foot variance for area of detached private garage. Applicant shows 1,032 square feet, code allows 676 square feet, Section 1294.03(d)(1). Note: Garage also exceeds 26 feet in width.

ADJOURNMENT