



Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF OCTOBER 24, 2024
7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular Meeting Minutes of August 22, 2024.

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2024-0298 St. Peter Catholic Church, 35777 Center Ridge Rd, PPN 07-00-021-117-078, -076

Applicant: Patrick Hyland, Perspectus, 1300 East 9th St, #910, Cleveland, OH 44114. Proposal consists of the addition of a new parish hall and site improvements. Property is zoned R-1 Residence District. Requests:

1. A variance for depth of front yard, applicant shows 24 feet 6 inches, code requires 50 feet, but existing building front setback is 30 feet 7 inches, 1250.04(b)(1).
2. A variance for an addition to a nonconforming structure that increases the degree of existing nonconformity. Addition further encroaches into nonconforming front setback by 6 feet 1 inch, code does not permit. Section 1292.03(a).

PPZ2024-0303 Paul & Colleen Nelson, 5449 Trevi Ct, PPN 07-00-030-000-220

Applicant: Complete Design & Construction, LLC, 3402 Church Dr, Lorain, OH 44053. Proposal consists of constructing an 18-foot deck. Property is zoned R-1 Residence District. Requests:

1. A 3.64 foot variance for setback to open space of a deck attached to a cluster dwelling; applicant shows setback of 1.36 feet, code requires 5 feet, Section 1294.01(g)(5). Note: See also 1282.11(b)(2).

ADJOURNMENT