



Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF JUNE 26, 2025
7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of May 22, 2025

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2025-0344: Javier Feliciano, 5884 Rosebelle Ave, PPN: 07-00-020-108-019

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

1. A 1-foot variance for side setback of a detached private garage (north). Applicant shows 4 feet, code requires 5 feet, Section 1294.03(a).
2. A 44-square-foot variance for area of detached private garage. Applicant shows 720 square feet, code allows 676 square feet, Section 1294.03(d)(1). Note: Garage also exceeds 26 feet in width.

PPZ2025-0358: Richard Paukner, 9095 Nash Ln, PPN: 07-00-036-000-558

Proposal consists of constructing a fence on a corner lot. Property is zoned R-1 Residence District (Chapter 1282). Request:

1. A 2-foot height and 100% opacity variance for a fence in the front yard on a corner lot. Applicant shows a 6-foot-high privacy fence, code allows a fence no greater than 4 feet high and 50% open in the front yard, Section 1294.01(h)(2)(A), see also Chapter 1282. Note: Fence extends approximately 20 feet beyond the front building line.

PPZ2025-0359: Luis & Rockell Llanos, 36588 Barkhurst Mill Dr, PPN: 07-00-031-000-185

Applicant: Rhys Tassone, Renovations by Rhys, 49812 Greystone Dr, Amherst, OH 44001. Proposal consists of a home addition. Property is zoned R-1 Residence District (Chapter 1282). Request:

1. An 8.35-foot variance for setback of a cluster dwelling unit from common open space. Applicant shows building set back 6.65 feet from property line adjacent to common open space, code requires 15 feet, Section 1282.11(b)(2).

ADJOURNMENT