



Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF MARCH 26, 2026
7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of February 26, 2026

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

1. GovWell Online Services - Planning & Zoning Module

PUBLIC HEARINGS

PPZ2026-0411 Henry & Jann Bonness, 8344 Chesapeake Dr, PPN: 07-00-011-102-050

Proposal consists of a shed. Property is zoned R-1 Residential District (Chapter 1282). Request:

1. An approximate 4 ft. 4 in. variance for setback of an outbuilding to other buildings on the same lot. Code requires 10 ft., applicant shows 5 ft. 8 in., Section 1294.03(e)(1).

PPZ2026-0412 Brad Snyder, 36863 Mills Rd, PPN: 07-00-031-000-351

Proposal consists of constructing a new dwelling. Property is zoned R-1 Residence District. Requests:

1. A 13.59-foot variance for front yard depth. Code requires 50 feet, applicant shows 36.41 feet, Section 1250.04(b)(1).
2. A 4.91-foot variance for rear yard depth. Code requires 50 feet, applicant shows 31.36 feet, Section 1250.04(b)(2).

PPZ2026-0417 Mimoza Hajdari, Chestnut Ridge Rd, PPN: 07-00-004-108-018

Applicant: H. David Laurila/Vasil Hajdari, 15333 Shorle Rd, Sterling, OH 44276.

Proposal consists of a lot split. Property is zoned R-1 Residence District. Request:

1. A 35.59 foot variance for minimum lot depth of the western proposed lot. Code requires 150 feet, applicant shows 114.41 feet, Section 1250.04(a)(2).

VAR-26-001 John Rutherford, 34120 Woodlawn Dr, PPN: 07-00-016-105-001

Proposal consists of a detached garage. Property is zoned R-1 Residence District.

Request:

1. A 2.65% (578 square foot) variance for lot coverage. Code allows 10% for lots over one-half acre, applicant shows 12.65%, Section 1294.03(d)(2).

ADJOURNMENT