



**AGENDA**  
**BOARD OF ZONING APPEALS**  
**NOTICE OF MEETING**  
**May 4, 2023 @ 7:30 P.M.**

**\*The Meeting will be held in person at City Hall**  
**350 Dover Center Rd in Council Chambers\***

1) Approval of Minutes	April 20, 2023
2) Jim Koenig with Slife Heating & Cooling representing Vincent and Heidi Bilardo 30909 Huntington Woods Parkway	Applicant is seeking a variance to section 1359.01 to place an AC condenser closer than 10 ft. from a property line. The variance is for 1.5 feet, the unit is rated at 80 decibels  <i>Tabled 4/20/23 to explore different locations that wouldn't require a variance</i>
3) John Dubecky representing Holly Stamper 514 Canterbury	Applicant is requesting a variance to section 1359.01 to place an AC condenser closer than 10 ft. from the property line. The variance is for 9 ft. the unit is rated at 72 decibels with sound blanket.  <i>Tabled 4/20/23 to explore different locations that wouldn't require a variance</i>
4) Lilli S. Foxx 23921 Bruce Rd.	Applicant is requesting a variance to section 1163.05(h)(3) to install more than 32' of 6' privacy screen in one direction. She would like to install 50' in total making her request 18' feet. 49.4 feet is 10% of the perimeter.
5) Kimberly Brisset 23937 Russell Rd.	Applicant is requesting a variance to section 1163.05(h)(3) to install a 6' privacy fence. She currently has 32' and would like an additional 24' in the same direction. The Variance is for 24'. 38.4 feet is 10% of the perimeter.
6) Deck Tech on behalf of Kelli Mancuso & John Russo 23920 Knickerbocker	Applicant is requesting a variance to section 1153.02, front yard setback, to install an 8' x16' porch onto the front of his house. The permitted setback on this street is 42' and the existing house is 43' feet from the ROW the request is for a 7' variance.
7) David Maddux for Flatiron Bait, LLC Lots across from Middle School on Cahoon Rd Parcels# 203-09-060 / 203-09-059 / 203-09-058 / 203-09-057 / 203-09-056	Applicant is requesting a variance to section 1153.02 front yard setback. The setback on Cahoon in this area is 50' they are requesting a setback of 30' a total variance of 20' for each parcel. This is in order to build 4 houses and contingent on the consolidation of lots 483 and 485 Cahoon.

<p>8) Jeffery Jackson &amp; Elizabeth Jones        372 Oak Cliff Drive</p>	<p>Applicants are requesting three variances in order to build an addition.</p> <ol style="list-style-type: none"> <li>1. 1153.02- Front yard setback. The setback on this street is 50', they are requesting a 23'11" variance. The new setback will be 26'1"</li> <li>2. 1153.03- minimum side yard. The minimum side yard for this lot is 9' they are requesting a 3'11" variance. The new side yard setback will be 5'1"</li> <li>3. 1153.04- rear yard setback. The required rear setback is 18', the proposed rear setback is 15' 9" to the balcony. The variance is for 2'3"</li> </ol>
<p>4. Adjournment</p>	

Variance requests are subject to change pending a review by the Building Director. You may call 24 hours in advance of the meeting to confirm the above information (899-3400). A majority of the Board shall constitute a quorum to do business, but any decision made by the Board on matters before it upon which it is required to pass under the provisions of the Zoning Code shall require a majority vote of all members appointed to and serving on the Board. All members voting shall be present at the meeting when such decision is made. If all members are not present, the applicant may request a delay so that all members may be present. An applicant may delay a decision up to two times. Subsequently, action may be taken by the Board, regardless of all members being present, as long as there is a quorum.