

**CITY OF AVON LAKE**  
**ZONING BOARD OF APPEALS**  
**August 26, 2020**  
**COUNCIL CHAMBERS – 150 AVON BELDEN ROAD**  
**7:00 P.M.**

VOTING ORDER:

Mr. Updegraff  
Mr. Heine  
Mr. Motz  
Mr. Hamister  
Mr. Shook

**AGENDA**

ROLL CALL

Mr. Hamister, Mr. Heine, Mr. Motz, Mr. Shook, Mr. Updegraff, Assistant Director of Law Graves and Zoning Administrator Booher

APPROVAL OF MINUTES

READING OF GENERAL CORRESPONDENCE

COMMENTS FROM THE ASSISTANT LAW DIRECTOR

ADMINISTRATION OF OATH

To the applicants and audience members who will be speaking during the meeting.

**CASE 20-032**

Mr. & Mrs. Reggie Figueroa request a variance from Code Section 1240.06 (b)(1) ACCESSORY USE REGULATIONS – *Areas and Location Requirements for Accessory Buildings; Maximum Permitted* at 184 Curtis Drive.

AREA VARIANCE

WARD IV

*The applicant proposes to construct a 36' x 60' accessory building (2160 sq. ft.) – detached garage – on this property, and the existing detached garage will be demolished. For dwellings without an attached garage, Code permits two accessory buildings, one can be up to 1250 sq. ft. and the total of both cannot exceed 1400 sq. ft.*

**CASE 20-033**

Ms. Heather Groboske requests a variance from Code Section 1264.03 (A)(1) OFF STREET PARKING SPACES REQUIRED – *One and Two Family Dwellings* at 106 Lakewood Drive.

AREA VARIANCE

WARD I

*The applicant proposes to convert the existing one car garage into living space and construct an addition to the dwelling that is a one car attached garage. Code requires that one family dwellings provide two enclosed parking spaces. These spaces can be attached or detached.*

**CASE 20-034**

Mr. Sam Naumann, on behalf of Ms. Anne Naumann, requests a variance from Code Section 1240.04 (C) MINIMUM REQUIRED BUILDING SETBACK FOR PRINCIPAL USES – *Rear Building Setback* at 81 Maple Cliff Drive.

AREA VARIANCE

WARD III

*The applicant proposes to construct an addition to the rear of the house. This addition will have a rear building setback of 18’ 10”. Code requires a rear building setback of 20 feet.*

**CASE 20-035**

Ms. Lisa Tomshack requests a variance from Code Section 1240.06 (d) ACCESSORY USE REGULATIONS – *Fence Regulations in Single Family Subdivisions* at 211 Moore Road.

AREA VARIANCE

WARD IV

*The applicant proposes to construct a 4 feet high open fence in the second front yard of this corner lot. This will include a portion of fence along the western side of the property with a step down from 6 feet to 4 feet, also in the second front yard. Code permits a maximum height of 3 feet for a front yard fence.*

COMMENTS FROM THE AUDIENCE

COMMENTS FROM BOARD MEMBERS

DISCUSSION

ADJOURN

The next regular meeting of the Zoning Board of Appeals will be September 23, 2020.

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**NOTICE: PROCEDURES TO ADDRESS THE BOARD**

The Assistant Law Director at the beginning of the meeting must swear in anyone who has business before this board and will be giving testimony with regard to any of the items on the agenda.

Please state your name and address before addressing the board.  
All questions or comments must be addressed to the chairman.

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