

**MINUTES OF A MEETING OF THE
AVON LAKE ZONING BOARD OF APPEALS
HELD MAY 28, 2025**

A regular meeting of the Avon Lake Zoning Board of Appeals was called to order on May 28, 2025, at 7:00 P.M. in Council Chambers with Chairperson Shook presiding.

ROLL CALL

Present for the roll call were Mr. Updegraff, Mr. Kilgore, Mr. Renacci, Mrs. Slivinski, Mr. Shook, Assistant Law Director Graves, and Planning & Zoning Manager Page.

APPROVAL OF MINUTES

The minutes of March 26, 2025, were approved. Planning & Zoning Manager Page stated that the April 23rd minutes will be on the next meeting agenda.

READING OF GENERAL CORRESPONDENCE

None

COMMENTS FROM THE DIRECTOR OF LAW

Assistant Law Director Graves would typically describe the procedures to be followed in the conduct of the meeting. Mr. Graves stated that the applicant or representative for our sole case has failed to appear tonight.

Mr. Graves stated that Article 5, Section 5, of the Rules and Regulations of the Zoning Board of Appeals states that the Board can proceed to hear the case based on the written material provided, table to the next meeting or remove the application from the agenda, forfeiting application fees.

Mr. Renacci moved to hear the case. Seconded by Mr. Updegraff.

AYES: Updegraff, Kilgore, Renacci, Slivinski, Shook

NAYES: None

Motion to hear the case was granted.

OATH ADMINISTERED

No oath was administered as there were no attendees present in the audience.

CASE CAV 25-11

REQUEST FOR A VARIANCE AT 32621 BELLE ROAD - GRANTED

Nicholas Brownson requests an area variance to Planning & Zoning Code Section 1226.03 (d)(2) General Development Standards – Fences and Walls in Residential Districts at 32621 Belle Road (single-family residence).

Mr. Page outlined the case. The subject property is a corner lot with two front yards. The property's address is on Belle Road, but the house fronts Lewis Avenue. The applicant proposes installing a 4' tall wooden split rail fence to enclose the rear yard, side yard, and a ±30' x 54' portion of the front yard along Lewis Avenue. The maximum height allowed for fences in front yards is 3', 4' in the side yard and 6' in the rear. The proposed fence exceeds the maximum front yard height by one foot. The rear and side yard fencing are compliant. The proposed fence would be installed directly along the front property line, which also serves

as the city right-of-way. Normally, fences in front yards must be set back 2' from the property line to allow for a sidewalk and to ensure pedestrian safety. Fences installed too close to the sidewalk could create interference and impede proper use. However, there are no sidewalks along either frontage or plans (at this time) to install sidewalks.

Mr. Kilgore stated that the fence proposal fits with the environment but there are concerns with the proposed placement and lack of setback from the property line.

Mr. Kilgore asked staff if there was a 2' setback requirement in the Planning & Zoning Code.

Mr. Page stated that there is no requirement, but the recommended setback is merely a recommendation. It does not come up all that often but when it does, that setback is recommended. A proposed setback has been added to our list of potential Planning & Zoning Code updates that are usually performed at the end of the year.

Mr. Kilgore expressed his concerns that if anything is ever done or expanded on Lewis Avenue, the fence being on the property line may result in issues. A condition of approval may be appropriate to address this issue.

Mrs. Renacci moved to grant case CAV 25-11 with one condition of approval, requiring the front yard fencing to be setback a minimum of 3' from the front property line. Seconded by Mrs. Slivinski.

Mr. Renacci stated that this was a minimum variance, and the corner lot creates issues. Because of the uncertainty about any potential trail connections or sidewalks, the condition was a necessity.

AYES: Updegraff, Kilgore, Renacci, Slivinski, Shook

NAYES: None

The area variance was granted.

COMMENTS FROM THE AUDIENCE

None.

COMMENTS FROM BOARD MEMBERS AND STAFF

Mrs. Slivinski stated that she will not be able to attend the June meeting.

DISCUSSION

Chairman Shook stated that the next meeting will be held June 25, 2025.

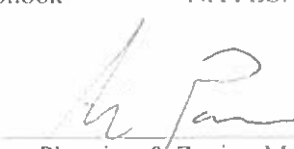
ADJOURN

Mrs. Slivinski moved to adjourn at 7:18 P.M., and Mr. Updegraff seconded the motion.

AYES: Updegraff, Kilgore, Renacci, Slivinski, Shook

NAYES: None


Zoning Board of Appeals
Chairperson Shook


Planning & Zoning Manager
Austin Page