



CITY OF AVON LAKE ZONING BOARD OF APPEALS

**AUGUST 27, 2025
COUNCIL CHAMBERS – 150 AVON BELDEN ROAD
7:00 PM**

VOTING ORDER:

Mr. Drew Renacci
Mrs. Nicole Slivinski
Mr. Jim Shook
Mr. David Updegraff
Mr. John Kilgore

AGENDA

A. ROLL CALL

Mr. Renacci, Mrs. Slivinski, Chairman Shook, Mr. Updegraff, Mr. Kilgore, Assistant Law Director Graves, and Planning & Zoning Manager Page.

B. APPROVAL OF THE JUNE 25, 2025, MEETING MINUTES

C. GENERAL CORRESPONDENCE/ANNOUNCEMENTS

D. COMMENTS FROM THE ASSISTANT LAW DIRECTOR

1. At the beginning of the meeting, the Assistant Law Director shall swear in anyone who has business before this board and will be giving testimony regarding any of the items on the agenda.
2. Please state your name and address before addressing the board.
3. All questions or comments shall be addressed to the Chairman.

E. ADMINISTRATION OF OATH

F. TABLED CASES

1. CAV 25-13

Gerald Brown requests an area variance to Planning & Zoning Code Section 1226.03 (d)(2) *General Development Standards – Fences and Walls in Residential Districts* at 254 Yoder Blvd (single-family residence).

AREA VARIANCE

WARD II

R-1A

The applicant requests 6' tall fencing in both side yards. This application was tabled at the July 23rd meeting.

2. CAV 25-14

Joelle Magyar requests an area variance to Planning & Zoning Code Section 1234.21 (a)(1) Parking, Access, and Mobility Standards - Maintenance at 767 Lear Rd (single-family residence).

AREA VARIANCE

WARD I

R-1A

The applicant requests to waive the requirement to install sidewalks along the property frontage on Lear Rd and Krebs Rd. This application was tabled at the July 23rd meeting.

G. NEW CASES

1. CAV 25-16

James Saylor requests an area variance to Planning & Zoning Code Section 1220.03 (a) *Planned Unit Developments (PUD) – Changes to Approved PUDs* at 31960 Hidden Cove (single-family residence).

AREA VARIANCE

WARD I

PUD

The applicant requests a covered porch to encroach 1.8' into the side yard setback.

2. CAV 25-17

Jeffrey and Laurie Kidwell request an area variance to Code Section 1226.01 (e)(11)(B) *General Development Standards – Lot and Principal Building Regulations* at 87 Gra Gull (vacant property).

AREA VARIANCE

WARD III

R-1C

The applicant requests to reduce the front and rear yard setbacks to 16.6' for a new single-family dwelling.

3. CAV 25-19

Karen Avellone requests an area variance to Planning & Zoning Code Section 1226.03 (b)(3) *General Development Standards – Fences and Walls in Residential Districts* at 115 Oakwood Drive (single-family residence).

AREA VARIANCE

WARD I

R-1D

The applicant requests to replace the existing fence, encroaching into the Gedeohn Ave right-of-way.

H. COMMENTS FROM THE AUDIENCE

I. COMMENTS FROM BOARD MEMBERS

J. DISCUSSION

K. ADJOURN

The next regular meeting of the Zoning Board of Appeals will be on September 24, 2025.