



CITY OF AVON LAKE ZONING BOARD OF APPEALS

**SEPTEMBER 24, 2025
COUNCIL CHAMBERS – 150 AVON BELDEN ROAD
7:00 PM**

VOTING ORDER:

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

AGENDA

A. ROLL CALL

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

B. APPROVAL OF AUGUST 27, 2025, MEETING MINUTES

C. GENERAL CORRESPONDENCE/ANNOUNCEMENTS

1. CAV 25-14

Assistant Law Director Graves request clarification regarding the variance for Joelle Magyar, 767 Lear Road (single-family residence)

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 and August 27th meetings.

G. NEW CASES

1. CAV 25-20

Dinah Hahn requests an area variance to Planning & Zoning Code Section 1226.01 (e)(11)(B) General Development Standards – Lot and Principal Building Regulations at 550 Lear Road (vacant property).

AREA VARIANCE

WARD I

R-1A

The applicant requests to reduce the rear yard setback (35' to 19.68') for a new single-family dwelling.

2. CAV 25-21

John Chandlers requests an area variance to Code Section 1226.01 (e)(11)(B) General Development Standards – Lot and Principal Building Regulations at 64 Maple Cliff Drive (single-family residence).

AREA VARIANCE

WARD III

R-1C

The applicant requests to reduce the front yard setback (20' to 11.1') for an addition to the westernmost side of the home.

H. COMMENTS FROM THE AUDIENCE

I. COMMENTS FROM BOARD MEMBERS

J. DISCUSSION

1. ZBA Schedule November/December 2025

K. ADJOURN

The next regular meeting of the Zoning Board of Appeals will be on October 22, 2025.