



CITY OF AVON LAKE ZONING BOARD OF APPEALS

**OCTOBER 22, 2025
COUNCIL CHAMBERS – 150 AVON BELDEN ROAD
7:00 PM**

VOTING ORDER:

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

AGENDA

A. ROLL CALL

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

B. APPROVAL OF JULY 23, 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

Tabled Jul/Aug/Sep 2025 Meetings. The applicant requests 6' tall fencing in both side yards.

G. NEW CASES

1. CAV 25-22

Thomas Liggett (on behalf of Mary Jayne Reedy) requests area variances to Code Section 1226.01 (e)(11)(B) *General Development Standards – Lot and Principal Building Regulations* at 32376 Lake Road (single-family residence).

AREA VARIANCE

WARD II

R-1A

The applicant requests to reduce the minimum lot width, lot size, front yard setback and westernmost side yard setback, for a new single-family dwelling.

2. CAV 25-23

Michael Busta requests an area variance to Planning & Zoning Code Section 1226.01 (e)(11)(B) *General Development Standards – Lot and Principal Building Regulations* at 32403 Lake Road (vacant property).

AREA VARIANCE

WARD II

R-1C

The applicant requests to reduce the minimum lot width and lot size requirements for a new single-family dwelling.

3. CAV 25-24

Daniel Wise requests an area variance to Planning & Zoning Code Section 1224.01 (e) *Accessory and Temporary Use Regulations – Accessory Uses and Structures* at 32404 Stoney Brook Drive (single-family residence).

AREA VARIANCE

WARD II

R-1A

The applicant requests an accessory structure (shed) in the easternmost side yard.

4. CAV 25-25

Alan Thornton requests an area variance to Planning & Zoning Code Section 1224.01 (e) *Accessory and Temporary Use Regulations – Accessory Uses and Structures* at 747 Sawmill Drive (single-family residence).

AREA VARIANCE

WARD II

R-1A

The applicant requests an addition to the existing rear yard detached garage.

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 December 11, 2025.