



CITY OF AVON LAKE ZONING BOARD OF APPEALS

**DECEMBER 10, 2025
COUNCIL CHAMBERS – 150 AVON BELDEN ROAD
7:00 PM**

VOTING ORDER:

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

AGENDA

A. ROLL CALL

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

B. APPROVAL OF OCTOBER 22, 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. NEW CASES

1. CAV 25-26

Scott and Melanie Hillenbrand request an area variance to Code Section 1226.01 (e)(11)(B) *General Development Standards – Lot and Principal Building Regulations* at 33312 Electric Blvd (vacant property).

AREA VARIANCE

WARD III

R-1A

The applicant requests to reduce the minimum front yard setback requirement for a new single-family dwelling.

G. COMMENTS FROM THE AUDIENCE

H. COMMENTS FROM BOARD MEMBERS

I. DISCUSSION

J. ADJOURN

The next regular meeting of the Zoning Board of Appeals will be on January 28, 2026.