



5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700

BOARD OF ZONING APPEALS

Agenda

April 21, 2021

****THIS MEETING WILL BE CONDUCTED VIA ZOOM****

Join Zoom Meeting

<https://us02web.zoom.us/j/83853881673?pwd=TUthcDdzZyt4OFo2Ly85NUhERVFzUT09>

Meeting ID: 838 5388 1673

Passcode: 262363

1-929-205-6099 for phone

(If there are any issues logging in, please call Mayor Koons at (440) 227-1346)

Roll Call:

_____ David Maistros, Chairman

_____ Andy Hitchcock

_____ Laura LaChapelle

_____ Bill Stone

_____ Mike Mulloy

_____ Bridey Matheney, Solicitor

_____ Ruth Griswold, Board Secretary

_____ Dave Hocevar, CBO/Inspector

_____ William Koons, Mayor

APPROVAL OF MINUTES FROM BZA MEETING ON MARCH 17, 2021

AGENDA ITEM 1:

CASE #BZA 21-01: MR. KEN ASHBA OF BELL MARKET EXPRESS, OWNER OF GULF STATION AT 5196 CHILLICOTHE ROAD-LED READER BOARD SIGN.

Per section 5.06, A(5) of the Village of South Russell Zoning Code: The illumination of signs shall comply with the development and performance regulations of this Code. Signs which might be identified as traffic signals or other safety devices shall not be permitted. In no case shall blinking, flashing, neon or neon-type, moving or other such signs shall be permitted. (Ord.2001-19)

Mr. Ashba is requesting a variance from the South Russell Zoning Code for an LED sign located on the building.

AGENDA ITEM 2:

CASE # BZA 21-02: MR. BRAD CAMPOSO OF PREMIER CUSTOM BUILDERS, APPLICANT AND OWNER'S REPRESENTATIVE. TWO VARIANCE REQUESTS AFTER LOT SPLITS & CONSOLIDATIONS.

1576 and 1580 Bell Road: Per section 4.02 of the Village of South Russell Zoning Code, the minimum lot width must have a frontage of 150'. Applicant is requesting frontages of 50.2', requiring a variance of 99.8' per each lot.

AGENDA ITEM 3:

CASE # BZA 21-03: MR. ROBERT DARDEN, APPLICANT AND OWNER'S REPRESENTATIVE-REAR YARD SETBACK AT 120 FAIRVIEW ROAD.

Per Article III, Section 8 of the 1947 Zoning Code, the depth of a rear yard shall be at least 25% of total lot. Applicant is requesting to construct a 14' deep deck on a lot that is 155' deep, requiring a rear yard setback of 38.75'. Applicant's proposed deck leaves 33' at the rear yard setback, requiring a variance of 5.75' for deck in rear yard.

The hearing will be held as a ZOOM meeting. Please note, The Board of Zoning Appeals can only consider sworn testimony in making its decisions.

OLD BUSINESS:

NEW BUSINESS:

ADJOURN