



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

## BOARD OF ZONING APPEALS Agenda

This meeting will be held in Village Hall

August 16, 2023 7:00pm

### Roll Call:

_____ Andy Hitchcock, Chairman	_____ Bridey Matheney, Solicitor
_____ Mike Mulloy	_____ Ruth Griswold, Board Secretary
_____ John Buda	_____ Dave Hocevar, CBO/Inspector
_____ Lindsey Self, Alternate	_____ William Koons, Mayor
_____ Martin O'Toole	
_____ Cindy Matejcik	

### APPROVAL OF MINUTES FROM BZA MEETING ON JUNE 21, 2023

**AGENDA ITEM 1: BZA CASE #23-04-A:** This item was tabled at the meeting on June 21, 2023. Ms. Jennifer Winter, applicant, tenant, and agent for the property located at **1560 Bell Road**, South Russell Ohio 44022, owned by Mr. James D. Crawford, is seeking an area variance for a fence, as applicant shows a 4' high fence to be in the front yard, but not split rail. Section 4.01(b)(4)(A) and (B) of the South Russell Zoning Code provides that fencing in the front yard must be split rail.

**AGENDA ITEM 2: BZA CASE #23-05:** Doug and Mollie Richard, owners of and applicants for the property located at **76 Maple Hill Drive** are seeking the following: (a) an area variance to allow an accessory structure to be 576 square feet and Section 4.02 of the South Russell Zoning Code limits the size of accessory structures to 500 square feet per acre; property acreage would allow 504 square feet, requiring a variance of 72 square feet and (b) an area variance for the accessory structure's height as the proposed shed is shown at 19' high and Section 4.02 of the South Russell Zoning Code limits the height of accessory structures to 15', requiring a height variance of 4'.

**AGENDA ITEM 3: BZA CASE #23-06:** Allyson Dean and Brad Davis, owners of and applicants for the property located at **920 Bell Road** are seeking an area variance for a proposed shed, as applicant shows the structure's side yard setback to be 3' and Section 4.02(f) of the South Russell Zoning Code provides that the minimum side yard setback of accessory structures on a corner lot is 30', requiring a total side yard area variance of 27'.

**Please note, The Board of Zoning Appeals can only consider sworn testimony in making its decisions.**

OLD BUSINESS:  
NEW BUSINESS:  
ADJOURN