



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

BOARD OF ZONING APPEALS Agenda

This meeting will be held in Village Hall

January 15, 2025 7:00pm

Roll Call:

_____ Andy Hitchcock, Chairman	_____ Bridey Matheney , Solicitor
_____ Mike Mulloy	_____ Dave Hocevar, CBO
_____ John Buda	_____ Ruth Griswold, Board Secretary
_____ Martin O'Toole	
_____ Cindy Matejcik	

APPROVAL OF MINUTES FROM BZA MEETING ON DECEMBER 18, 2024

Agenda Item 1: BZA Case #25-01: Rob Myers of Myers Homes, applicant for the property located at **120 Ashleigh Drive**, owned by Scott and Kelly Noble, is seeking approval for an area variance of 8' for the height of an accessory structure. The height of the proposed pool house is 23' to the top of the cupola. Section 4.02 of the South Russell Zoning Code allows a maximum height of accessory structures to be 15'.

Agenda Item 2: BZA Case #25-02: Rebecca Pantuso of Pantuso Architecture, applicant for the property located at **137 Fairview Road**, owned by William and Kathryn Stone, is seeking approval for the following: 1) an area variance of 8' for the height of the proposed detached garage, shown to be 23'. Section 4.02 of the South Russell Zoning Code allows a maximum height of accessory structures to be 15'. 2) a side yard setback area variance of 10' as garage is shown to be 10' off the side yard. Section 4.02 of the South Russell Zoning Code requires accessory structures to be a minimum of 20' off all property lines. 3) an area variance of 638 square feet, as proposed structure is shown to be 908 square feet, and Section 4.01(b)(1) of the South Russell Zoning Code allows 500 square feet per acre for accessory structures. Property is .54 acres, allowing 270 square feet for an accessory structure.

Agenda Item 3: BZA Case #25-03: Heather Davies of Davies Architecture, applicant for the property located at **402 Reserve Trail**, owned by Bina Mehta and Dave Leone, is seeking approval for a left side yard area variance of 8', to allow an addition to be 17' from the side yard. Section 4.02 of the South Russell Zoning Code requires a minimum side yard setback of 25'.

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

OLD BUSINESS:

NEW BUSINESS:

ADJOURN