



**Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700
BOARD OF ZONING APPEALS
MEETING MINUTES**

May 21, 2025 - 7:00 p.m.

Members Present: Andy Hitchcock, Chairman, Mike Mulloy, Lindsey Self, Martin O'Toole, Cindy Matejcik

Member Absent: John Buda

Other Officials: Bridey Matheney, Solicitor; Dave Hocesvar, Building Official; Mayor Bill Koons; Ruth Griswold, Board Secretary

Visitors: Kyle Dingfelder, 49 Cascades Drive; David Murray, 71 Morningside Dr.

Mr. Hitchcock called the meeting to order at 7:00pm. Ms. Griswold conducted roll call.

Mr. Hitchcock asked if the board had any questions or comments after reviewing the minutes of the meeting held on April 16, 2025. Hearing none, he made a motion to approve the minutes from April 16, 2025 as is. Ms. Self seconded. On roll call vote, the motion passed unanimously.

Ms. Matheney swore in the applicant, guest and Mr. Hocesvar.

Agenda Item 1: BZA Case #25-08: Mr. Kyle Dingfelder, owner of the property located at **49 Cascades Dr.**, is seeking a variance of 63 square feet for an accessory structure measuring 768 square feet. The Village of South Russell Zoning Code Section 4.01(b)(1) allows 500 square feet per acre. 49 Cascades Dr. is 1.41 acres which would allow 705 square feet.

Mr. Hitchcock said the board has seen this property before, but there is a very different application before them tonight. He asked the members if everyone had the chance to review the documents submitted. All board members had.

Mr. Hitchcock asked Mr. Dingfelder if there was anything else he would like the board to know. Mr. Dingfelder said all he has are copies of everything the board has reviewed, so if there are any questions regarding his variance request, he would be more than happy to answer them.


Mr. Hitchcock said his only question would be is if the structure would be used for the same general purposes as his previous submission, just on a smaller scale. Mr. Dingfelder said that is correct, but it is minus a lot of what was in the previous proposal. He said basically it would be a storage building, hobby shop and perhaps have a treadmill.

Mr. Hitchcock asked board members if they had any questions. There were none. Mr. Hitchcock said he sees this as a relatively small variance request; according to his math it's a bit less than 9% of the overall allowable size by code, and the rest of the Duncan factors are not swaying him. The request is pretty straightforward, and as far as the neighbors are concerned, a letter of approval from the Homeowners Association has been received, which was a difficult requirement to get the previous time.

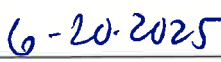
After no further questions or comments, Mr. Hitchcock said for the property located at 49 Cascades Drive, he makes a motion to approve an area variance of 63 square feet to allow an accessory structure measuring no more than 768 square feet. Mr. Mulloy seconded. Mr. Hitchcock asked for any discussion on the motion. Hearing none, he asked for roll call. On roll call vote, the motion passed unanimously.

Mr. Hitchcock asked if there was any **Old Business**. There was none. He asked for any **New Business**. Hearing none, he adjourned the meeting at 7:04 pm.



Andy Hitchcock, Chairman

Date

Ruth Griswold, Board Secretary

Date