



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

BOARD OF ZONING APPEALS Agenda

This meeting will be held in Village Hall

January 21, 2026, 7:00 pm

CALL TO ORDER

ROLL CALL

_____ Andy Hitchcock, Chairman
_____ Mike Mulloy
_____ John Buda
_____ Cindy Matejcik
_____ Martin O'Toole

_____ Bridey Matheney, Solicitor
_____ Dave Hocevar, CBO
_____ Ruth Griswold, Board Secretary

APPROVAL OF THE MINUTES FROM THE BZA MEETING ON NOVEMBER 6, 2025

- **SWEARING IN BY THE SOLICITOR**

Agenda Item 1: BZA Case #26-01: Mr. William C. Partain, owner and applicant for the property located at **83 Maple Hill Drive**, is seeking the following variances: 1) A side yard area variance of 10' and 8' for a new accessory structure. The site plan shows the northeast corner of the accessory structure to be 10' from the side lot line, and the northwest corner of the accessory structure to be 12' from the side lot line. Per Section 4.02 of the South Russell Zoning Code, accessory structures must be a minimum of 20' from all lot lines; and 2) Applicant shows accessory structure to be 960 square feet with an attached canopy of 260 square feet, for a total of 1,220 square feet on a one-acre parcel. Per Section 4.01(b)(1), the maximum square footage for an accessory structure is 500 square feet per acre, requiring an area variance of 720 square feet.

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

OLD BUSINESS:
NEW BUSINESS:
ADJOURN