



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

**BOARD OF ZONING APPEALS  
Agenda**

**This meeting will be held in Village Hall**

**April 15, 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 JANUARY 21, 2026**

• **SWEARING IN BY THE SOLICITOR**

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

**Agenda Item 1: BZA Case #26-02:** Bryan and Jillian Fetzner, owners and applicants for the property located at **46 Daisy Lane**, are seeking the following 1) A side yard area variance of 9'4" for a new front addition to the home. The site plan shows the front north corner of the addition to be 15'8" from the side lot line and 2) A side yard area variance of 2' 2" for an addition to the rear of the garage. The site plan shows the rear south corner of the garage addition to be 22'10" from the side lot line. Per Section 4.02 of the South Russell Zoning Code, additions must be a minimum of 25' from all side lot lines.

**Agenda Item 2: BZA Case #26-03:** Carmen Insana, owner and applicant for the property located at **5084 Chillicothe Road**, is seeking the following: 1) An area variance to allow this 1.58-acre property that is zoned R-1A to be known as Agricultural. Per Section 4.02 of the South Russell Zoning Code, agricultural properties must be a minimum of 5 acres, requiring an area variance of 3.42 acres. 2) A use variance that would allow wine making and tasting, and retail sales of wine and produce from this property. Section 4.02 of the South Russell Zoning Code prohibits retail sales from an agricultural property.

**OLD BUSINESS:  
NEW BUSINESS:  
ADJOURNMENT**