



CITY OF AVON

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REGULAR MEETING AGENDA AVON BOARD OF ZONING AND BUILDING APPEALS MAY 6, 2026, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

ROLL CALL

Michael Bulger
Bill Hricovec
Mark Ladegaard
Chauncey Miller
Kurt Schatschneider

Jill Clements, Zoning Enforcement Officer
Pam Fechter, Econ. Dev./Planning Coordinator
Thomas Stringer, Acting Law Director
Duane Streater, Safety Director
Susan Pintz, Planning and BZA Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on April 1, 2026, and to approve the minutes as published.

REPORTS & CORRESPONDENCE

ADDITIONS & DELETIONS

Motion to add or delete items from the agenda.
Motion to approve the amended agenda.

APPEALS & REQUESTS

1. **Max and Lauren Seipel, 2326 Chelsea Street,, 24-26**

Proposal consists of installation of a pavilion.

The following variance is requested.

1. 13 sq. ft. variance; code allows 130 sq. ft.; applicant proposing 143 sq. ft. C.O.1262.08(a) Maximum Area and Number of Accessory Buildings.

Motion to approve.

2. **Jennifer Gerborg Trustee, 33259 St. James Trail, 19-26**

Proposal consists of installation of a fence within a drainage easement.

The following variance is requested.

1. Allow a portion of a fence to be installed within drainage easement. C.O.1248.19 Improvements-Structures and Improvement within Utility Easement or Right-of-Way.

Motion to approve.

3. Todd and Kristin Kestranek, 3173 Woodstone Lane, 20-26

Proposal consists of installation of concrete within a drainage easement.

The following variance is requested.

1. Allow a portion of concrete to be installed within drainage easement. C.O.1248.19 Improvements-Structures and Improvement within Utility Easement or Right-of-Way.

Motion to approve.

4. Govind Sandhu, 2513 Ithaca Drive, 23-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Allow concrete for driveway extension through the right of way to the street. C.O.1262.08(c) Minimum Yard Requirements for Accessory Structures- Driveway Extension.

Motion to approve.

5. Anthony and Kelly Shaker, 32979 St. Anthony Way, 18-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Allow a driveway extension to extend to the street. C.O. 1262.08(c)(2) Minimum Yard Requirements for Accessory Structures-Front Setback.

Motion to approve.

6. Jason and Kristyn Fitchko, 38757 Melgrove Lane, 14-26

Proposal consists of a driveway extension.

The following variance is requested:

1. 3 ft. side yard setback variance; code requires 5 ft.; applicant proposing 2 ft. C.O. 1262.08(c)(2) Accessory Use Regulations-Minimum Yard Requirements for Accessory Structures

Motion to approve.

7. Jeffery and Dora Fisher, 3095 Stoney Ridge Road, 16-26

Proposal consists of a garage addition.

The following variance is requested.

1. 1 ft. 6 in. side yard setback variance; code requires 12 ft; applicant proposing 10 ft 6 in. ft. C.O. 1262.04 (d)(3) Lot and Yard Requirements-Side Yard.

Motion to approve.

8. Joshua and Celeste Lesco, 4293 St. Raymond Way, 17-26

Proposal consists of installation of a walkway from the driveway to the patio.

The following variance is requested.

1. 2 ft. side yard setback variance; code requires 3 ft; applicant proposing 1 ft. C.O 1266.05 Minimum Setback Requirements.

Motion to approve.

9. Patrick and Tammy Mills, 37505 Chester Road, 22-26

Proposal consists of installation of a driveway parking pad.

The following variance is requested.

1. 5 ft. side yard setback variance; code requires 5 ft; applicant proposing 0 ft. C.O.1262.08(c) Minimum Yard Requirements for Accessory Structures- Driveway Extension.

Motion to approve.

10. John and Devi Stockard, 4195 Stoney Ridge Road, 15-26

Proposal consists of demolition to a portion of an existing barn for a barn addition.

The following variance is requested.

1. 1550.73 sq. ft. variance; code allows 3101.47 sq. ft.; applicant proposing 4652.20 sq. ft. C.O.1262.08(a)(2) Accessory Regulations-Maximum Area and Number of Accessory Buildings.

Motion to approve.

2. 3 ft. height variance; code allows 24 ft.; applicant proposing 27 ft. C.O. 1262.06(b) Height Regulations.

Motion to approve.

11. Avon 83 LLC, 35516 Detroit Road, Unit 101, 21-26

Proposal consists of additional wall signage.

The following variance is requested.

1. 48 sq. ft. variance; code allows 50 sq. ft. total for building; applicant approved 48 sq. ft. of wall signage for front wall; applicant proposing 50 sq. ft. for back wall. C.O.1290.05(e)(1) Schedule of Maximum Sign Area-Business Identifications Signs.

Motion to approve.

COMMENTS

ADJOURN