



City of Avon

36600 Detroit Rd · Avon, OH 44011 · Phone (440) 937-7800 · Fax (440) 937-7824 · www.cityofavon.com

**REGULAR MEETING AGENDA
AVON BOARD OF ZONING AND BUILDING APPEALS
JULY 1, 2026, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
36080 CHESTER ROAD, AVON, OHIO 44011**

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 June 3, 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. Nathan and Trisha Murray, 4166 St. Gregory Way, 26-26

Proposal consists of a driveway extension.

Motion to un-table.

The following variance is requested.

1. Driveway extension to allow concrete to go to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Motion to approve.

2. Andrew and Meghan Ljubi, 4154 St. Gregory Way, 33-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension through the right of way-concrete to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Motion to approve.

3. Michael and Tiphanee Stemmer, 4124 St. Gregory Way, 34-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension through the right of way-concrete to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Motion to approve.

4. Dickpaul Singh, 39184 Woodland Trail, 35-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension through the right of way-concrete to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Motion to approve.

5. Miriam Rizk, 2432 Roxboro Street, 38-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension through the right of way-concrete to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Motion to approve.

6. Gregory and Lindsay Sherwood, 3975 Jaycox Road, 41-26

Proposal consists of a driveway extension.

The following variance is requested.

1. Driveway extension through the right of way-concrete to the street. C.O.1262.08(c)(3) Minimum Yard Requirement for Accessory Structures.

Motion to approve.

7. James and Nancy Schollenberger, 2241 Holly Lane, 42-46

Proposal consists of construction of a roof over a deck.

The following variance is requested.

1. 17 ft. rear yard setback variance; code requires 50 ft.; applicant proposing 33 ft.
C.O.1262.04(d)(4) Lot and Yard Requirements- Rear Yard

Motion to approve.

8. Church of God Avon, 37445 and 37447 Detroit Road, 37-26

Proposal consists of a Lot Split-nonconforming.

1. Lot Split to coincide with existing two parcel numbers of two nonconforming lots. C.O.1282.03(d) Nonconforming Use of Lot.

Motion to approve.

9. Todd and Gwen Trautner, 3120 Woodstone Lane, 40-26

Proposal consists of installation of a new inground pool with equipment and fence.

1. Allow 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.

2. Allow 3 ft. of concrete for pool pad to be installed within drainage easement. C.O.1248.19 Improvements-Structures and Improvement within Utility Easement or Right-of-Way

Motion to approve.

10. Carter Avon II LLC, 35130 Chester Road, 39-26

Proposal consists of construction of Sprouts Farmers Market.

1. 15 ft. setback variance; code requires 60 ft. from street right of way; applicant proposing 45 ft. C.O.1270.05(e)(1) Building Setback, Spacing and Height Regulations.

Motion to approve.

2. Variance from 20 ft. to allow relief from the articulation spacing to allow 22 ft-24 ft. instead of no more than 20 ft. C.O. 1270.09(a)(2)(B) Design Elements.

Motion to approve.

11. Kyle and Lenette Mercer, 35386 Autumn Ct, 36-26

Proposal consists of installation of a fence in the front yard.

1. 2 ft. height variance; code allows 4 ft. height; applicant proposing 6 ft. for front yard. C.O.1294.08(a) Fence Location, Height and Opacity-Front Yard.

Motion to approve.

2. 70% opacity variance; code requires 70% opacity; applicant proposing 0. C.O.1294.08(a) Fence Location, Height and Opacity-Front Yard.

Motion to approve.

12. Stephen and Madison Moore, 4307 S. Fall Lake Drive, 31-26

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

Motion to un-table.

The following variance is requested.

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

Motion to approve.

COMMENTS

ADJOURN