



CITY OF AVON

36080 Chester Road · Avon, OH 44011 · Phone (440) 937-7800 · Fax (440) 937-7824 · www.cityofavon.com

REGULAR MEETING MINUTES AVON BOARD OF ZONING AND BUILDING APPEALS MARCH 4, 2026, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

The meeting was called to order by Chair Ladegaard at 7:00 p.m. in Council Chambers.

ROLL CALL

Present: 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 Streator, Safety Director, Susan Pintz, Planning and BZA Secretary.

REVIEW & CORRECTION OF MINUTES

Mr. Miller moved, seconded by Mr. Hricovec, to approve the minutes of the regular meeting held on February 4, 2026, and to approve the minutes as published. The vote was: "AYES" all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

None

APPEALS & REQUESTS

1. David and Stephanie Heideman, 3429 Mass Drive, 4-26

Proposal consists of a driveway addition.

The following variance is requested:

1. 2 ft. side yard setback variance; code requires 5 ft.; applicant proposing 3 ft. C.O. 1262.08(c)(3)
Minimum Yard Requirements for Accessory Structures- Driveway Addition-Work in the Right of Way.

Dave Heideman, 3429 Mass Drive, Avon, Ohio 44011 was sworn in.

Mr. Heideman explained that he would like to widen the existing 12-foot driveway by adding 2 feet on each side, creating a 16-foot driveway. A variance is required for the driveway apron area, where the setback varies from 8 feet at the top to 5 feet at the bottom near the property line. The request would allow the new apron to be located between 3 and 6 feet from the property line, while the remainder of the driveway would maintain the required 6-foot setback. (Exhibit 1-Drawings).

Chair Ladegaard found the request reasonable. The Board members had no questions about the request.

Mr. Miller moved, seconded by Mr. Mr. Schatschneider, to approve a 2 ft. side yard setback variance; code requires 5 ft.; applicant proposing 3 ft. The vote was: "AYES" all. The Chair declared the motion passed.

2. John Coric, 4242 St. Anne Court, 6-26

Proposal consists of installation of a driveway within right of way.

The following variance is requested.

1. Variance to allow concrete driveway extension within the right of way to the street. C.O.1262.08(c)(2) Minimum Yard Requirement for Accessory Structure.

John Coric, 4242 St. Anne Court, Avon, Ohio 44011 was sworn in.

Mr. Coric explained that his current driveway is approximately two cars deep and two cars wide, which creates a problem because there is not enough space to exit vehicles when two cars are parked side by side. As a result, the grass on both sides of the driveway has been damaged. The proposed extension would be located on the right side of the driveway and would remain within the allowable distance from the property line for cluster developments. Mr. Coric is requesting a variance to allow the driveway extension to continue straight to the curb rather than curving back toward the existing driveway near the sidewalk, which had been previously approved. He explained that the originally approved plan was never completed due to contractor issues. Although the previous contractor was registered with the city, the contractor unexpectedly stopped communicating, which halted the project. Mr. Coric stated that his new contractor recommended extending the driveway straight to the street, as it would provide more functional space while not negatively impacting the adjacent properties (Exhibit 1-Drawings).

Ms. Clements, Zoning Enforcement Officer reported receiving a call from John Polito who resides at 4244 St. Anne Court, who would be most impacted by the extension, stating they had no objection to the request.

The Board members had no questions about the request.

Mr. Schatschneider moved, seconded by Mr. Hricovec, to approve a variance to allow concrete driveway extension within the right of way to the street. The vote was: "AYES" all. The Chair declared the motion passed.

3. Drees Homes, 3115 Woodstone Lane, 3-26

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

The following variance is requested.

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

Sara Watkins, Drees Homes, 6860 W. Snowville Road, Brecksville, Ohio 44141 was sworn in.

Ms. Watkins explained that the variance request involved their standard construction plan, which included a 12-foot driveway flanked by a 26-foot pad. This layout is intended to facilitate access to a 3-car side entry garage. Ms. Watkins emphasized that the proposed modifications would partially extend into a designated drainage easement (Exhibit 1-Drawing).

Chair Ladegaard discussed the established procedure, noting that if any future maintenance or repairs to the drainage system were required, it would necessitate the removal of the encroaching driveway sections, an endeavor that would be at the owner's expense.

Ms. Watkins confirmed that she understood.

Chair Ladegaard verified with Ms. Clemens and Mr. Stringer that a formal notification of this condition would be documented and recorded with the property's deed to ensure future compliance. Moreover, they

acknowledged that the property owner would need to provide a signed acknowledgment of this stipulation when completing closing procedures through Drees Homes. This procedural step is intended to keep future homeowners informed of their responsibilities related to the encroachment into the easement.

The Board members had no questions about the request.

Mr. Bulger moved, seconded by Mr. Schatschneider, to approve a portion of the driveway and driveway pad to be installed within a drainage easement. The vote was: "AYES" all. The Chair declared the motion passed.

4. Spartan Cat Investments LLC, 801 Moore Road, 5-26

Proposal consists of a new flex space building.

The following variance is requested:

1. 23.8 ft. variance; code requires 35 ft.; applicant proposing 12 ft. C.O. 1278.06(a)(1) Off Street Parking and Loading Regulations-Parking Setback, Street Right of Way.

Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011 was sworn in.

George Webb, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011 was sworn in.

Mr. Webb provided an overview of the project which consists of a 14,000 square foot flex space building divided into five units, each 35 feet by 80 feet, with small office space in front and warehouse space in back, designed for small businesses. The overall design of the building would match the existing Bramhall Engineering and Surveying Company building constructed in 2006, which predated the construction of Avon Commerce Parkway. The existing building maintained a 10-foot side parking setback instead of the current 35-foot right-of-way setback requirement. The intention was to match the existing parking line to create one cohesive development.

The Board members had no questions about the request.

Mr. Mr. Schatschneider moved, seconded by Mr. Mr. Hricovec, to approve a 23.8 ft. variance; code requires 35 ft.; applicant proposing 12 ft. The vote was: "AYES" all. The Chair declared the motion passed.

5. JG Avon LLC, 33040 Just Imagine Drive, 7-26

Proposal consists of a new hotel and expansion of the Emerald Event Center.

The following variance is requested:

1. 16 ft. parking variance; code requires 35 ft.; applicant proposing 19 ft. C.O.1270.06(a)(1) Minimum Parking Setback Requirement-Street Right of Way.

Steve Berry, Architectural Design Inc., 374 Boardman-Poland Road, Youngstown, Ohio 44512 was sworn in.

Mr. Barry explained that the city's consulting engineer, Chagrin Valley Engineering, identified areas of the site plan that do not strictly comply with code requirements related to setbacks. The first variance request concerns parking along Nagel Road, where the proposed parking area would be 19 feet from the right-of-way line. This setback would align with the neighboring property to the south, creating a consistent cruising lane that matches the setbacks of existing parking in the area (Exhibit 1-Drawing).

Ms. Clements, Zoning Enforcement Officer, noted that the city had previously acquired additional right-of-way for the Nagel Crossings project, which required a 4-foot variance from the Board two years ago. The expansion of the right-of-way effectively shifted setback requirements closer to the subject parcel. However, the proposed parking design remains consistent with the alignment of surrounding developments and would not introduce any functional or aesthetic inconsistencies with the existing streetscape.

The Board members had no questions about the request.

Mr. Bulger moved, seconded by Mr. Schatschneider, to approve a 16 ft. parking variance; code requires 35 ft.; applicant proposing 19 ft. The vote was: "AYES" all. The Chair declared the motion passed.

6. AP Res Hospitality LLC, 33040 Just Imagine Drive, 8-26

Proposal consists of a new hotel and expansion of the Emerald Event Center.

The following variance is requested:

1. 12.5 ft. side yard setback variance; code requires 15 ft.; applicant proposing 2.7 ft. C.O.1270.05(e)(2)(A) Building Setback, Spacing and Height Regulation.

Steve Berry, Architectural Design Inc., 374 Boardman-Poland Road, Youngstown, Ohio 44512 was sworn in.

Mr. Barry explained that the second variance request involved an internal property line adjacent to other properties within the same development, which was governed by an existing access easement that they were proposing to relocate. The plan involved curving the access easement left around the hotel and back out to Cleveland Clinic Boulevard. In terms of proximity, the property line comes within 2.7 feet of the proposed addition to the Emerald Event Center. However, they assured that the actual vehicle access would maintain a 10-foot distance from the building to the curb line, while the building's wall would be 22 feet away from the centerline of the access easement, providing a decent buffer. Mr. Barry also addressed potential concerns by referencing the building code, stating that when a building is close to a property line within 15 feet, a firewall is typically required. He noted that the code allows for taking the dimension from the building to the centerline of a public way instead. He further illustrated that the curb line of the access easement would remain 10 feet from the building, ensuring some separation (Exhibit 1-Drawing).

Chair Ladegaard expressed some concern about the tight setback.

Mr. Streator, Safety/Service Director, provided clarification regarding the existing easement, explaining that it effectively alters the functional lot line between the properties. He noted that this type of arrangement is not uncommon in commercial developments within the town, where similar situations have been previously approved. These easements between property owners often accommodate shared access or utility rights-of-way, facilitating development that might otherwise encroach upon standard setback requirements. This arrangement helps integrate the properties within a commercial setting, allowing for coherent and accessible layouts without hindering the property's potential.

Mr. Hricovec asked for clarification about the dotted lines to the west on the site plan representing the 26-foot-wide access easement.

Mr. Barry confirmed that the dotted lines on the site plan indeed corresponded to the 26-foot-wide two-lane vehicle driveway, matching the access easement. He addressed concerns by explaining the alignment and intention behind the easement's design, ensuring it provided adequate space for vehicle movement while maintaining necessary setback distances.

The Board members had no further comments on the request.

Mr. Miller moved, seconded by Mr. Bulger, to approve a 12.5 ft. side yard setback variance; code requires 15 ft.; applicant proposing 2.7 ft. The vote was:

Mr. Bulger, "yes", Mr. Hricovec, "no", Mr. Miller, "yes", Mr. Schatschneider, "yes", Mr. Ladegaard, "yes"

4-AYES

1-NAY

The Chair declared the motion passed.

COMMENTS

Mr. Bulger had no comment.

Mr. Hricovec had no comment.

Mr. Miller had no comment.

Mr. Schatschneider had no comment.

Ms. Fechter had no comment.

Mr. Streator had no comment.

Ms. Clements had no comment

Mr. Stringer had no comment.

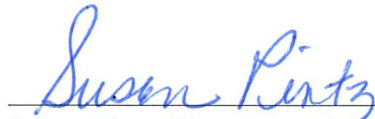
Chair Ladegaard thanked Susan Pintz for providing Avon City maps for the board members. He also acknowledged upcoming birthday of Tom Stringer on March 6th and Jill Clements on March 8th.

ADJOURN

Mr. Bulger moved, seconded by Mr. Miller, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:19 p.m.



Mark Ladegaard, Chair, Board of Zoning
and Building Appeals



Susan Pintz, Planning and BZA Secretary

4/1/2026

Date

3429 Mass Dr. Driveway Project

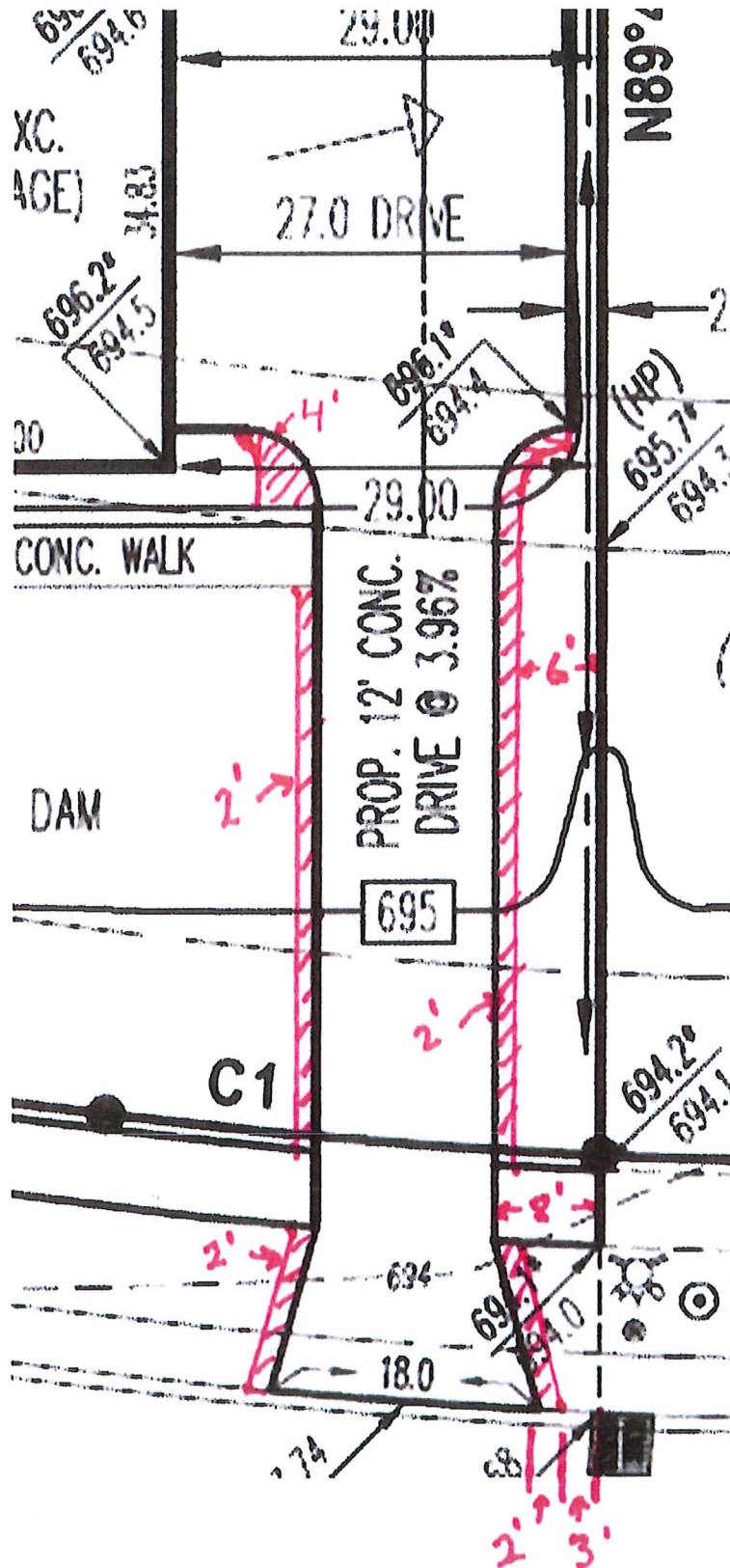


EXHIBIT 1 CORIC 4242 ST. ANNE COURT DRAWING

SITE AND GRADING PLAN for PETROS HOMES, INC.

Sublot 421 in the City of Avon, County of Lorain and State of Ohio and known as being Sublot No. 421 in the Red Tail Development No. 9 of part of Original Avon Township Section No. 25.

LEGEND

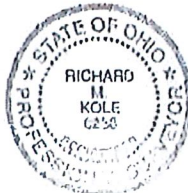
Monuments were found or set as indicated hereon. Dimensions are expressed in feet and decimal parts thereof, all of which I certify to be correct to the best of my professional knowledge and belief.

Richard M. Kole
Richard M. Kole, P.E. 6258

← INDICATES DIRECTION OF SURFACE WATER FLOW AFTER FINAL GRADING

700.5 PROPOSED GRADE
700.0 EXISTING ELEVATION

- IRON PIN TO BE SET
- IRON PIN MONUMENT FOUND & USED



SCALE: 1" = 20'
DATE: JANUARY 28, 2004
REVISED: JANUARY 30, 2004

BENCH MARK: TOP OF HYDRANT
@ S/L 421, ELEV. 704.19

704.27 FIRST FLOOR ELEV
702.93 GARAGE FLOOR ELEV
695.60 BASEMENT FLOOR ELEV
695.27 TOP OF FOOTER ELEV
694.60 601. FOOTER ELEV

*SUMP PUMP MAY BE REQUIRED FOR FOOTER DRAINS.

ESTIMATED INV. OF SAN COIN.
@ C.O. = 694.01

ESTIMATED INV. OF SAN COIN.
@ C.O. = 691.01

APPROX VOLUME OF BASEMENT EXCAVATION = 290 CUBIC YARDS (INCLUDING VOLUME OF FOOTER EXCAVATION)

CONTRACTOR TO VERIFY STORM AND SANITARY CONNECTION DEPTHS AND HOUSE DIMENSIONS BEFORE BASEMENT EXCAVATION

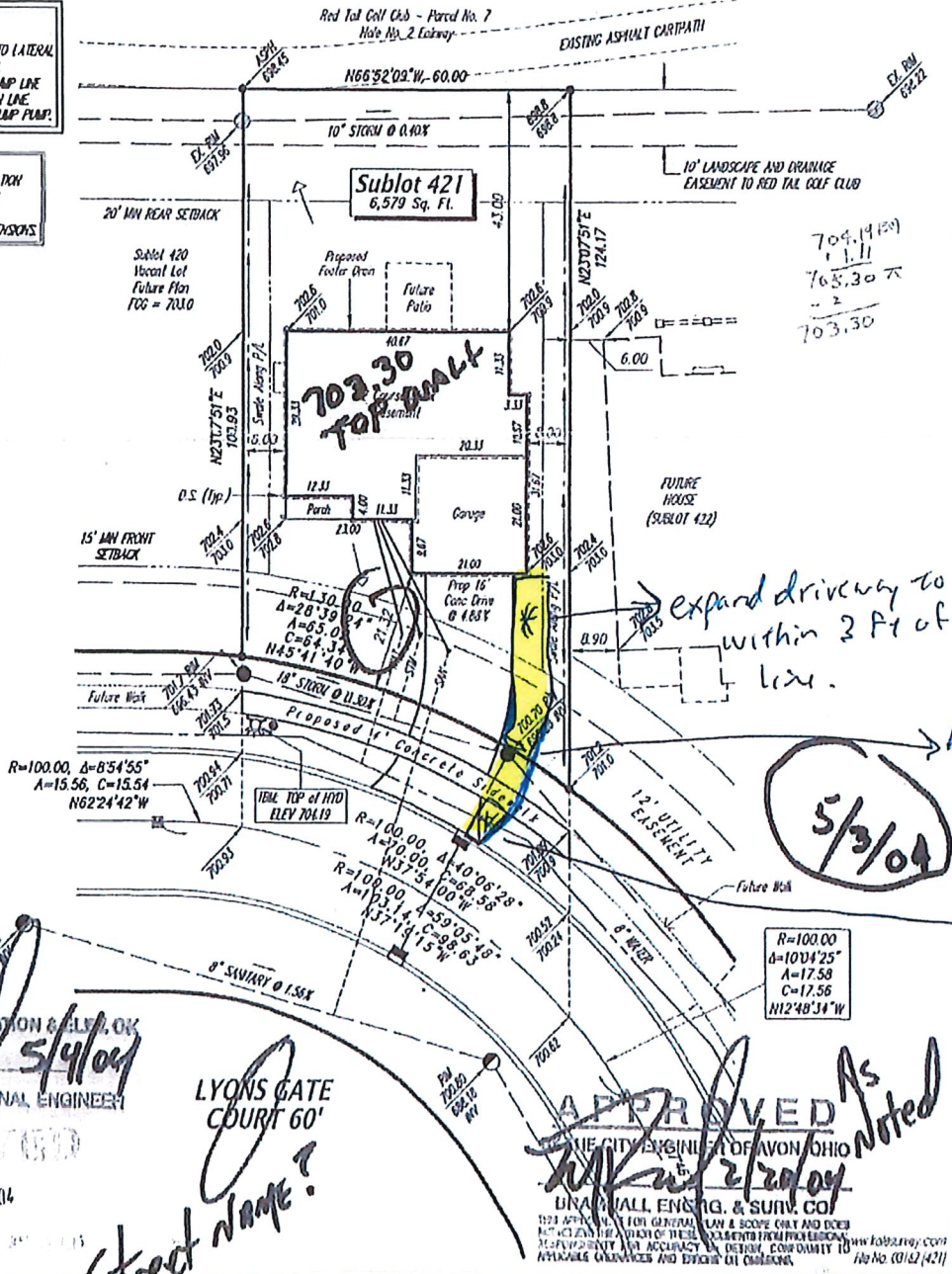
APPROX AREA OF CONCRETE (AS SHOWN) = 1,044 SQUARE FEET
- DRIVE = 587 SF
- APRON = 133 SF
- SERVICE WALK = 126 SF
- CITY WALK = 199 SF

CONTRACTOR MUST CHECK BENCH MARK WITH PAVEMENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

NOTES:

1. DOWNSPOUTS SHALL TIE INTO LATERAL WITHIN 5 FEET OF FOUNDATION.
2. DOWNSPOUTS AND SUMP PUMP LINE SHALL NOT SHARE YARD DRAIN LINE.
3. HOUSE SHALL REQUIRE A SUMP PUMP.

NOTE:
THIS PLAN INTENDED FOR LOCATION AND GRADING PURPOSES ONLY. REFER TO HOUSE PLANS FOR FOUNDATION DETAILS AND DIMENSIONS.



FOUNDATION LOCATION & ELEV. OK
2/28/04
OHIO PROFESSIONAL ENGINEER

FEB 17 2004

LYONS GATE COURT 60'

Street Name?

APPROVED

THE CITY ENGINEER OF AVON, OHIO

2/28/04

DRAWN BY: ENG. & SURV. CO.

1024 BROADVIEW ROAD, BROADVIEW HEIGHTS, OHIO 44147

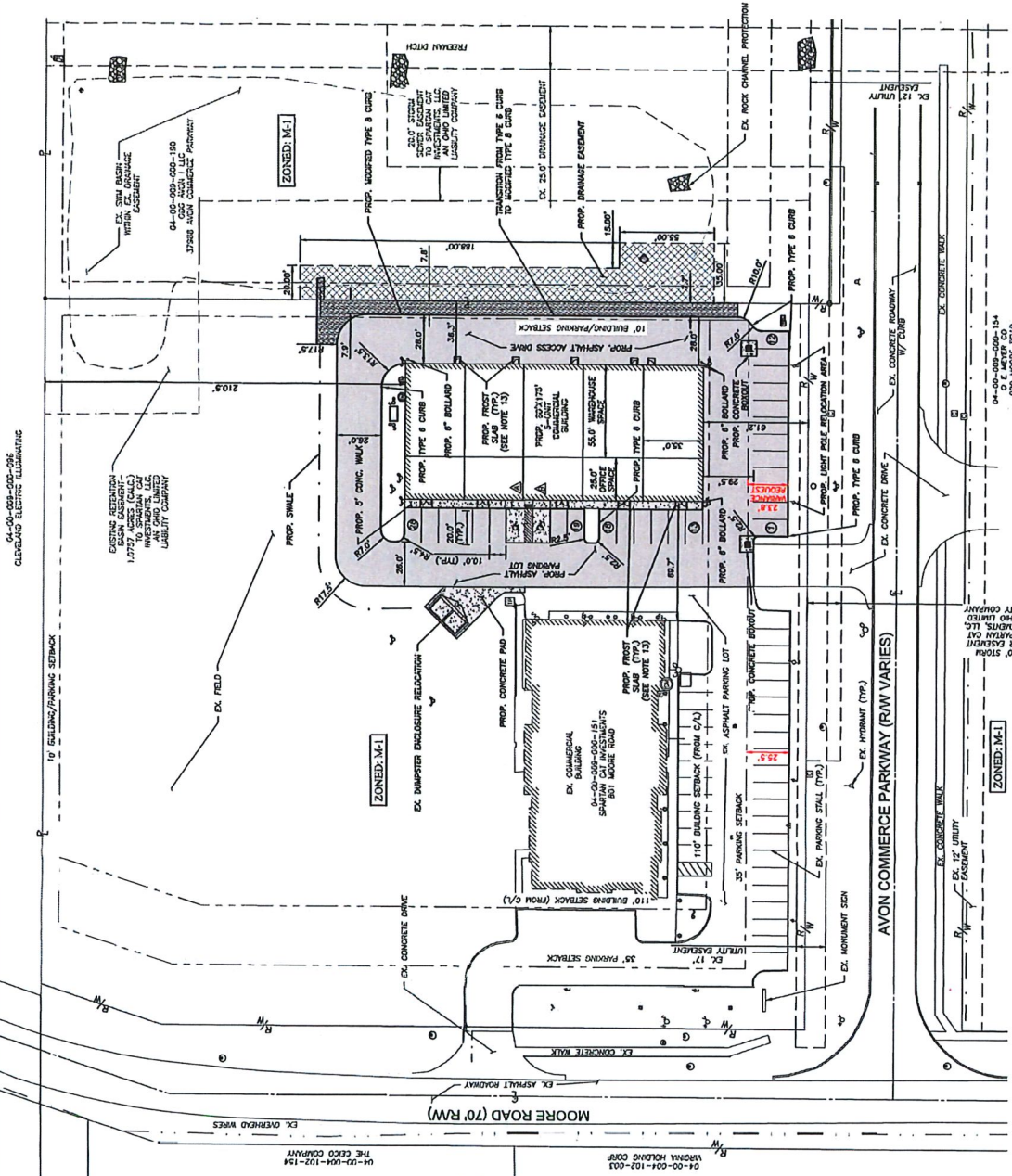
PHONE 440.545.7400 FAX 440.545.7401

ELM KOLE & ASSOC. CO.
PROFESSIONAL LAND SURVEYORS
5315 Ridge Road - Cleveland, Ohio 44129 - Phone 440.855.7137 - Fax 440.855.7139

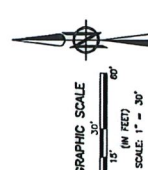
PETROS HOMES
1024 BROADVIEW ROAD, BROADVIEW HEIGHTS, OHIO 44147
PHONE 440.545.7400 FAX 440.545.7401



EXHIBIT 1 SPARTAN CAT INVESTMENT 801 MOORE RD DRAWING



- ZONING CLASSIFICATIONS**
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE M-1 (MUNICIPAL OFFICE) DISTRICT. THE FOLLOWING ZONING ORDINANCES APPLY TO THE PROPERTY:
- M-1 (MUNICIPAL OFFICE) DISTRICT**
1. MINIMUM LOT SIZE: 1 ACRE
2. MINIMUM LOT FRONTAGE AT RIGHT-OF-WAY: 150 FEET
3. MINIMUM UNDEVELOPED OPEN SPACE: 20% OF LOT AREA
- PROPOSED OVERSIGHT: SEE**
- BUILDING SETBACKS, SPACING & EASEMENTS**
- (a) MINIMUM SETBACK FROM STREET: 10 FEET
- (b) MINIMUM SETBACK FROM ADJACENT LOT: 10 FEET
- (c) MINIMUM SETBACK FROM SIDE OF HIGHWAY: 10 FEET
- (d) MINIMUM SETBACK FROM SIDE OF RAILROAD: 10 FEET
- (e) MINIMUM SETBACK FROM SIDE OF WATERWAY: 10 FEET
- (f) MINIMUM SETBACK FROM SIDE OF AIRPORT: 10 FEET
- (g) MINIMUM SETBACK FROM SIDE OF OTHER PUBLIC USE: 10 FEET
- (h) MINIMUM SETBACK FROM SIDE OF OTHER PRIVATE USE: 10 FEET
- (i) MINIMUM SETBACK FROM SIDE OF OTHER UNDESIRABLE USE: 10 FEET
- (j) MINIMUM SETBACK FROM SIDE OF OTHER UNDESIRABLE USE: 10 FEET
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- (v) MINIMUM SETBACK FROM SIDE OF OTHER UNDESIRABLE USE: 10 FEET
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- (y) MINIMUM SETBACK FROM SIDE OF OTHER UNDESIRABLE USE: 10 FEET
- (z) MINIMUM SETBACK FROM SIDE OF OTHER UNDESIRABLE USE: 10 FEET



HATCH LEGEND:

[Hatch Pattern]	PROPOSED ASPHALT PAVEMENT
[Hatch Pattern]	PROPOSED CONCRETE PAVEMENT
[Hatch Pattern]	PROPOSED LANDSCAPING STUDY
[Hatch Pattern]	PROPOSED DRAINAGE EASEMENT
[Hatch Pattern]	PROPOSED DRAINAGE EASEMENT

REVISIONS

NO.	DATE	BY	REVISION
1	04-00-000-000-154	SPARTAN CAT INVESTMENTS, LLC	PREPARED FOR: SPARTAN CAT INVESTMENTS, LLC

BRAMHALL

ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934-7878

SPARTAN CAT INVESTMENTS, LLC
VARIANCE EXHIBIT
CITY OF AVON, COUNTY OF LORAIN,
STATE OF OHIO

801 MOORE ROAD
AVON, OHIO 44011
440-934-7878

SHEET 1 OF 1

JOB NO. 04-00-000-000-154

26-433

