



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 APRIL 1, 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, 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.

Absent: Kurt Schatschneider

REVIEW & CORRECTION OF MINUTES

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

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

None

APPEALS & REQUESTS

1. Deborah Radcliffe, 2968 Woodstone Lane, 9-26

Proposal consists of a driveway extension.

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)(2) Minimum Yard Requirements for Accessory Structures- Supplemental Paved Area for Parking or Outdoor Storage of Vehicles.

Deborah and James Radcliffe, 32665 Fieldcrest Circle, Avon, Ohio 44011 were sworn in.

Mr. and Mrs. Radcliffe are seeking a 2-foot side yard setback variance for a driveway extension. Mr. Radcliffe explained they are building a house and looking for an additional parking space off to the side, similar to what other houses in the development had done. The proposal involved creating a supplemental paved area for parking (Exhibit 1 Drawing).

The Board members had no questions about the straightforward request.

Mr. Hricovec moved, seconded by Mr. Bulger, 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.

Ryan Angers, 705 Merrimak Drive, Berea, Ohio 44017 was sworn in.

After the vote occurred, Mr. Angers introduced himself as the future neighbor and expressed support for the variance. He explained that he, too, had a similar parking space next to his property and understood the importance of the project's potential benefits. However, Mr. Angers raised concerns about drainage, as he noted that the proposed parking space would be larger than typical spaces in the area (10 feet compared to the standard 8 feet). He asked for assurance that adequate drainage plans were in place to prevent water runoff onto his property during heavy rainfall. Despite his support, he emphasized the need for a plan to handle excess rainwater, as his builder had indicated that the current plans seemed inadequate. Mr. Angers apologized for speaking out of sequence, mentioning that he was unsure of the process at this public meeting and expressed a desire to ensure no impact on his property.

Ms. Clements, Zoning Enforcement Officer, since the variance has been approved, she reassured Mr. Angers that the builder would submit detailed plans with a topographical survey to be reviewed by the City Engineer. The engineer would ensure proper grading and drainage to contain water runoff to the applicant's property only. She noted that the 3-foot setback provided more space than the typical 2-foot setback allowed for side-load garages, which would help with water management.

Mr. Angers expressed relief upon hearing this explanation and appreciated being informed.

There were no other comments or questions.

2. Michael Malloy, 2519 Fairfield Drive, 10-26

Proposal consists of installation of a roof cover over a patio.

The following variance is requested.

1. 14 ft. rear yard setback; code requires 50 ft.; applicant proposing 36 ft. C.O.1262.04(d)(2) Lot and Yard Requirements-Yard Requirements-Rear yard.

Michael Malloy, 2519 Fairfield Drive, Avon, Ohio 44011 was sworn in.

Mr. Malloy requested a 14-foot rear yard setback variance to install a roof cover over an existing patio. Mr. Malloy explained that he had an existing patio on his corner lot at the rear of the house and wanted to build a roof and TV wall over one side of the existing patio. He emphasized that the structure would not extend beyond the current patio footprint but would simply cover the existing paved area with a roof structure (Exhibit 1-Drawing).

Chair Ladegaard noted that a neighbor had submitted a letter in support of the project.

The Board members indicated they had no concerns with the proposal since it involved covering an existing structure rather than expanding into the setback area.

There were no other comments or questions.

Mr. Miller moved, seconded by Mr. Bulger, to approve a 14 ft. rear yard setback; code requires 50 ft.; applicant proposing 36 ft. The vote was: "AYES" all. The Chair declared the motion passed.

3. Michael and Christine Bilardo, 4646 Bellerive Court, 11-26

Proposal consists of installation of a roof cover over a patio.

The following variance is requested.

1. 18 ft. rear yard setbacks; code requires 50 ft; applicant proposing 32 ft. C.O.1262.04(d)(2) Lot and Yard Requirements-Yard Requirements-Rear yard.

Joe Hallisy, Lakeshore Company, 265 E. 191 Street, Euclid, Ohio 44119 was sworn in.

Mr. Hallisy is representing the homeowners as their contractor and appeared before the board seeking an 18-foot rear yard setback variance. Mr. Hallisy explained that they were removing and replacing an existing patio with the same footprint and installing a pergola/roof over it, along with some built-in additions to the patio. The project would not extend further into the setback area beyond what currently existed (Exhibit 1-Drawing).

The Board members had no questions about the proposal.

Mr. Hricovec moved, seconded by Mr. Bulger, to approve an 18 ft. rear yard setbacks; code requires 50 ft; applicant proposing 32 ft. The vote was: "AYES" all. The Chair declared the motion passed.

Miriam Rabbani, 4672 Bellerive Court, Avon, Ohio 44011 was sworn in.

After the vote occurred, Miriam Rabbani stated she lives at 4672 Bellerive Court and initially expressed confusion about who the applicant was as it related to the project, not realizing that Mr. Hallisy was a contractor representing her neighbors at 4646 Bellerive Court. Once clarified, she confirmed that her main concern was ensuring the project would not encroach on her property.

Chair Ladegaard explained the project involved only covering an existing patio with the same footprint.

Ms. Rabbani indicated satisfaction with the explanation and the proposal.

There were no other comments or questions.

COMMENTS

Mr. Bulger had no comment.
Mr. Hricovec had no comment.
Mr. Miller had no comment.
Ms. Fechter said Happy Easter to everyone
Mr. Streater had no comment.
Ms. Clements had no comment
Mr. Stringer had no comment.
Chair Ladegaard had no comment.

ADJOURN

Mr. Hricovec moved, seconded by Mr. Miller, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:12 p.m.



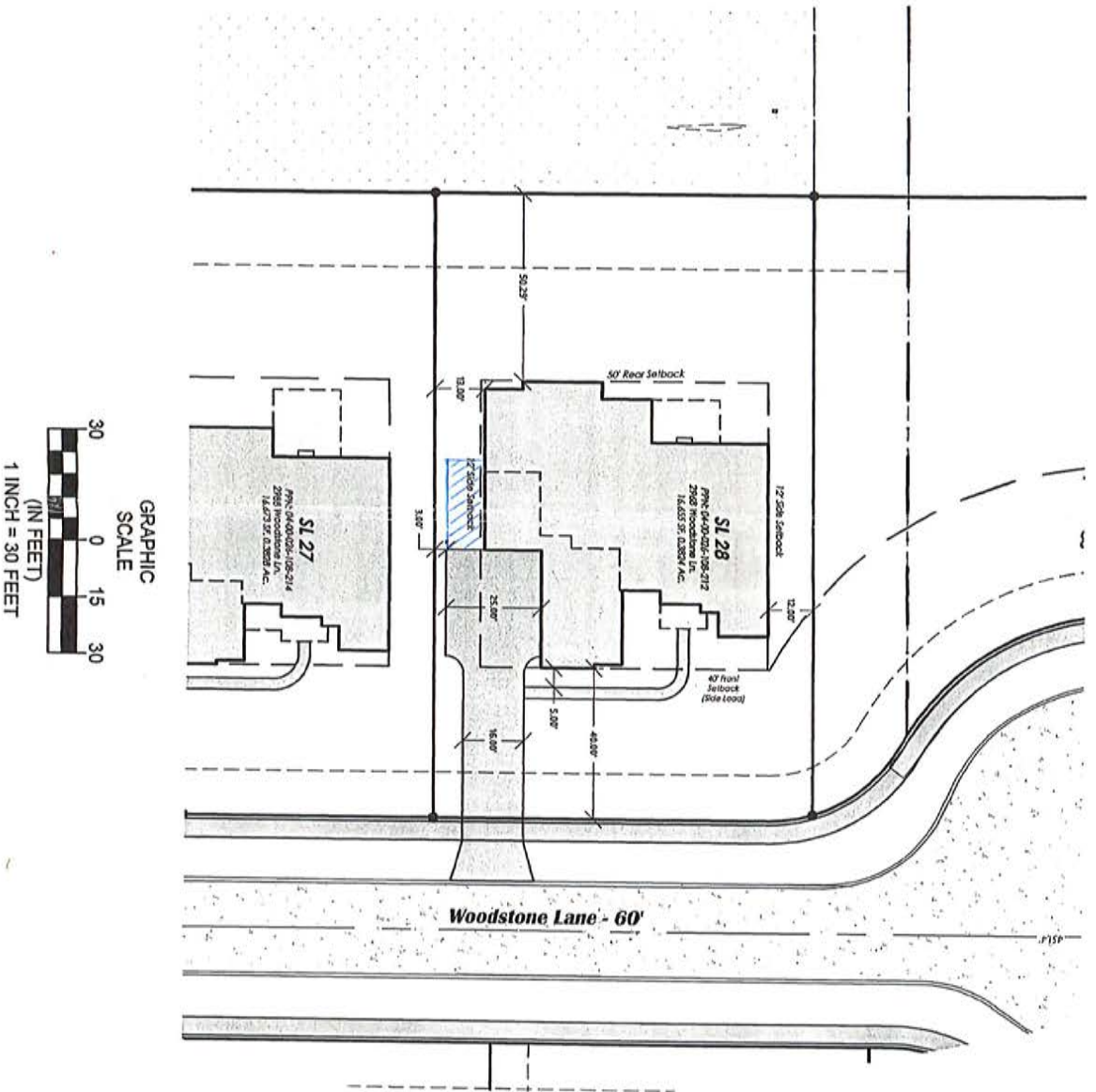
Mark Ladegaard, Chair, Board of Zoning
and Building Appeals

5/6/2026

Date



Susan Pintz, Planning and BZA Secretary

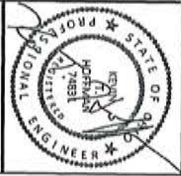


POLARIS ENGINEERING & SURVEYING, INC.
3480 CHADRON ROAD
SUITE D
MILLERSBURG, OHIO 44634
www.polarisinc.com

DATE: _____
SCALE: 1" = 30'
PLOTTER: PLOTTER/CS
FILENAME: SL 28
TAB: SL 28
DRAWN: ESE

SITE PLAN FOR:
2968 WOODSTONE LANE
SUBLOT No. 28
FIELDSTONE LANDINGS SUBDIVISION NO. 2
CITY OF AVON - LORAIN COUNTY - OHIO

PREPARED FOR:
Parkview Homes
22700 Boynton Rd.
Springfield, OH 45506
CONTACT: Roger Penick
PHONE: (440) 278-6877



CONTRACT NO.	22193
SHEET	OF
01	01

LEGEND

— SURFACE D
EX. M.H.
EX. HYD.

EXHIBIT 1 DRAWING-BILARDO-4646 BELLERIVE COURT

PLOT PLAN
FOR

FILE COPY

SCALE 1" = 30 ft

LEIDEN HOMES

RESIDENTIAL ELEVATIONS

FIN GR: 696.30
FIN FL: 697.97
BSM'T: 689.30
TOP FTR: 688.97
GAR FL: 696.63

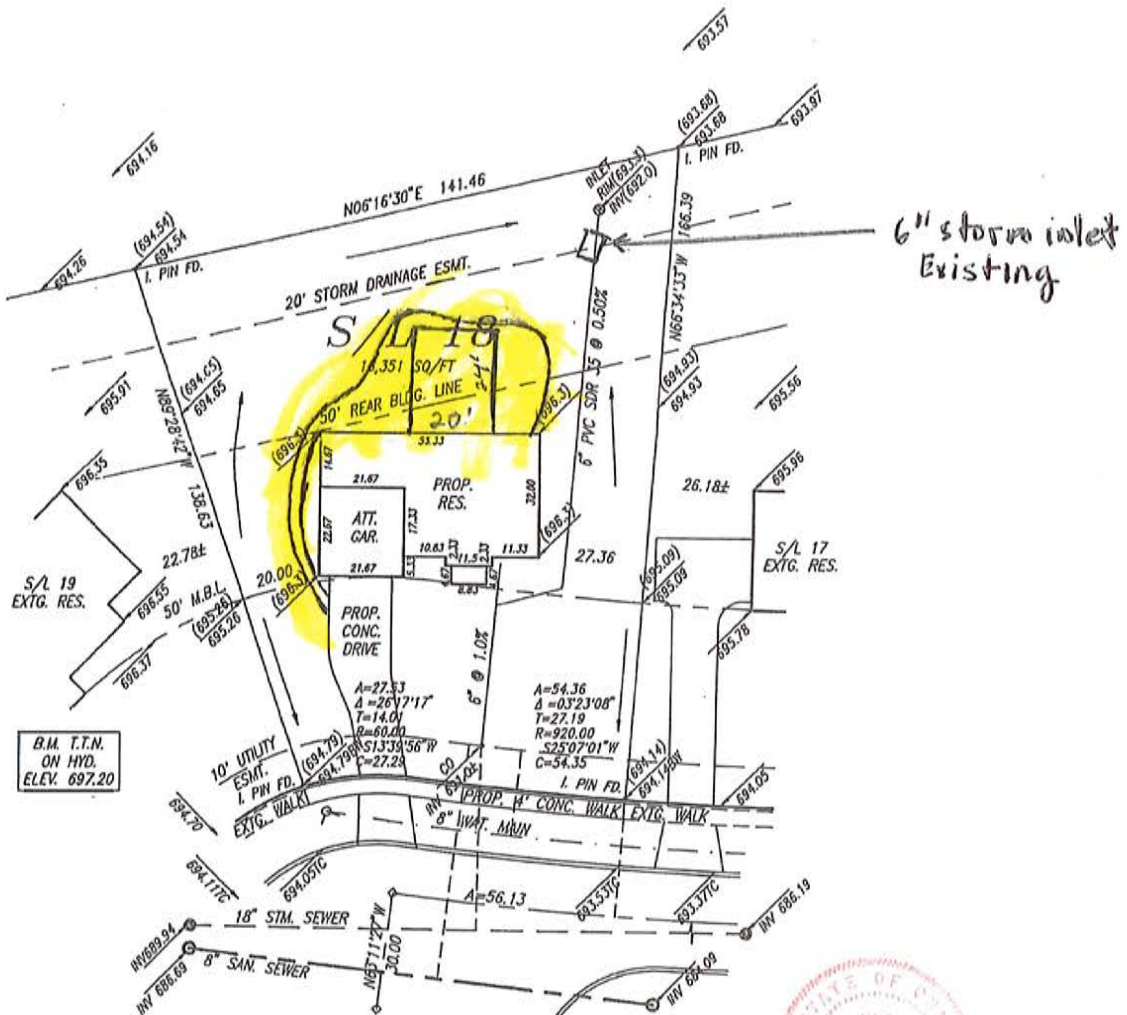
SITUATED IN THE CITY OF AVON,
COUNTY OF LORAIN, & STATE OF OHIO & KNOWN
AS BEING S/L 18 IN CHESTNUT CREEK
SUBDIVISION NO. 2.

NOTES PER CITY:

- PROVIDE INDEPENDANT 6" LINE FOR YARD DRAIN
- NO DOWNSPOUTS OR SUMP PUMPS TO TEE INTO DRAIN LINE
- DOWNSPOUTS ARE TO TEE INTO LATERAL WITHIN 5' OF FOUNDATION

NOTE: PRIOR TO CONSTRUCTION, BSMT. & FOOTER ELEV. ARE TO BE VERIFIED BY THE BLDG/CONTRACTOR & IF A DISCREPANCY EXISTS BETWEEN THE HSE PLANS & THIS PLOT PLAN, THE CITY ENG. DEPT. & J.A.R. ENG. SHALL BE NOTIFIED.

NOTE: HOUSE SHALL REQUIRE
A SUMP PUMP.



BELLERIVE CRT. 60'

APPROVED

BY THE CITY ENGINEER OF AVON, BRON

ATB

BRANHALL ENGINEERING, A DIVISION OF

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LEGEND

PROG. GRADE
EXT'G. ELEV.

✓ SURFACE WATER
FLOW

J.A.R. Engineering
& Surveying, Inc.

24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone:(440)-871-8345