



Agenda

Board of Zoning Appeals

Tuesday

September 26, 2023

7:30 PM

| Village Hall | 21 W. Washington Street |

This is a public meeting and all are welcome to attend.

In-person meetings are held in Council Chambers at Village Hall.

Board Members: Wade Fricke, Rachel Freshman-Johnson, Andrew Rockey,
Jim Holdren, Elizabeth Hajar

Agenda Items

1. Approval of Minutes: None
2. Swearing of Witnesses
3. Mr. and Mrs. Raftus, specifically at **106 Church St.**, Permanent Parcel No. 932-04-082 – request a variance to:
 1. Section 1125.03(f) Area, Yard, and Height Regulations: Main Buildings, Front Yard Setback, Minimum, requires a 30-foot required minimum setback. The proposed front porch addition has a front yard setback of 25 feet 2 inches. A variance of 4 feet 10 inches would be required.
 2. Section 1145.02(b) Nonconforming Buildings and Structures; Additions; states that a nonconforming dwelling may be altered, modernized, or enlarged provided the alterations and enlargements conform to all the yard regulations and setbacks. The existing house is nonconforming in that it does not meet the required 30-foot front yard setback. The proposed front porch addition is 4 feet 10 inches within the required 30-foot front yard setback. A variance would be needed to this requirement.
4. Mr. and Mrs. Arcadi, specifically at **483 Falls Road**, Permanent Parcel No. 931-03-060 – request a variance to:
 1. Section 1125.03(h) Area, Yard, and Height Regulations: Main Buildings, Minimum Rear Yard Setback, requires a minimum of a 50-foot rear yard setback. The proposed new house and covered rear patio have no rear setback to the municipal boundary line where the rear yard setback is measured as it is closer than the property lot line. The north corner of this property extends over the municipal boundary line into Chagrin Falls Township. A variance of 50 feet would be required.
5. Adjournment