



**AGENDA**  
**BOARD OF ZONING APPEALS**  
**NOVEMBER 28, 2023**  
**7:30 PM**

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

This is a public meeting, and all are welcome to attend. In-person meetings are held in council chambers at Village Hall located at 21 W. Washington Street, Chagrin Falls Ohio, 44022.

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1. Approval of Minutes
2. Swearing of Witnesses
3. Riverbend Equities, specifically at **45 Walnut Street**, Permanent Parcel No. 932-03-025 – request a variance to:
  - a. Section 1145.02(b) Nonconforming Buildings and Structures: Additions, states that a nonconforming building or other structure shall not be altered, added to or enlarged unless the additions and original building or other structure are made to conform to the yard, coverage and height regulations of the district in which it is located, except 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 as it extends 8.3 feet into the required 30-foot front yard setback boundary. The proposed new front porch extends another 8.7 feet into the front yard setback. A variance to this section would be required.
  - b. Section 1125.03(f) Area, Yard, and Height Regulations: Main Buildings, Front yard setback, minimum (ft.), requires a 30-foot minimum setback. The proposed new front porch addition has a front yard setback of 13 feet. A variance of 17 feet would be required.
  - c. Section 1125.03(h) Area, Yard, and Height Regulations: Main Buildings, Rear yard setback, minimum (ft.). requires a 30-foot minimum setback. The proposed new attached rear garage has a rear yard setback of 5 foot 8 inches. A variance of 24 feet 4 inches would be required.
  - d. Section 1125.03(e) Area, Yard, and Height Regulations: Main Buildings, Coverage by main building, maximum, minimum (ft.), sets the maximum lot coverage of the main building at 24% of the overall lot size. With the addition of the new attached garage and new front porch to the house, it becomes part of the main building. The lot coverage of the main building with the additions is 32%. A variance of 8% or 420 square feet would be required.
4. Adjournment