



BOARD OF ZONING APPEALS PUBLIC HEARING MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 9/7/2023

The meeting began at 6:30 with the Pledge of allegiance.

I. **New Business:**

Variance application BZA 23-09 has been received from American Patio Rooms – Robert Round on behalf of 518 Bates Avenue, parcel number 012-21A-01-125.

The Applicant is requesting a rear lot setback variance of 8'6". The proposed structure will be 6'6" off the lot line. The variance is for the subdivision agreement dated 01/20/2021 which requires a 15' setback

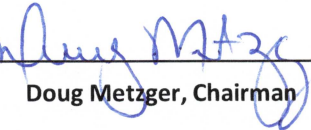
II. **Comments:**

Delores and Vincent Sera property owners on 518 Bates Avenue and their daughter Kimberly who is a resident of Wadsworth were present. They requested consideration because of Mrs. Sera's health would like a 3 season room, the addition would add value and they also mentioned that they were told when they bought through Ryan Homes that getting an addition wouldn't be a problem. The Board of Zoning Appeals and the Zoning Inspector explained that their home is only (one foot 6 inches) 1' 6" from the required 15" setback. The homeowners expressed concern with the barricade on the slider for the back of the home which restricts access. The Committee explained that is a building code requirement that they provide an additional exit but to put something there over 1' 6" requires a variance. The applicants questioned why other people in the neighborhood can have decks, sheds and pools and they can't have a 3 season room. Mr. Frey explained that it all depends on the lot size that is purchased and the size of the home as to what else can fit on the lot. Mayor Carter expressed that is upset by what is happening here and what is being sold to consumers. She is happy that there is a new development but when Ryan Homes came to Seville they manipulated the zoning codes. Ryan Homes pushed to have the maximum number of homes on substandard lots, the Village and Fire Department expressed concern at the time that they were selling oversized homes on undersized lots. Marilyn Dlesk of 510 Bates Avenue added that Ryan Homes has left a mess and asked for something to be done because with the barricade on the back of the home it is a fire hazard. Bob Gamber of 526 Bates Ave questioned if the variance is accepted would that alter the ordinance. Mr. Frey said that it against the setbacks. Mr. Vierheller, Village

Council member, proposed that the homeowner ask Ryan Homes if they are able to purchase land from the available lot behind the property owner so they can build with more land and not need a variance. The Sera's did not feel that Ryan Homes would be receptive to that idea. The applicant asked why then the by-laws allow pools, sheds etc. and the Committee explained that the by-laws can allow them but they are still required to be compliant with permits and the Village, the subdivision etc. Robert Round of American Patio Rooms was also present and expressed interest in a resolution. Even steps over 1'6" would need a variance.

III. Adjourn

The meeting adjourned at 7:09 p.m.

Minutes approved by: X  _____
Doug Metzger, Chairman