



BOARD OF ZONING APPEALS MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 5/28/2024

The meeting began at 6:52 p.m.

PRESENT: Doug Metzger (Chair), Kathy Stugmyer (Member), Greg Kaus (Member), Tom James (Member), Barry Frey (Zoning Inspector), Amelia Bartosch (Member), David Randolph (Village Solicitor Representative)

ABSENT: NONE

Mr. James made a motion to approve the minutes as written from 04/22/24. The motion was seconded and minutes were approved as written.

PRIVILEGE OF THE FLOOR: Mayor Carter asked Emerson Marshall of Beacon Marshall Construction how many of the buildings in that Industrial parkway on Atlantic Drive have they constructed. He commented that they have built all of them back there except one and that was the ODOT building. Mayor Carter commented that they have been working here for years with Charles Marshall, Emerson's father, and she is sure Emerson will carry on the tradition of doing great work. His father had a great imagination to make these buildings and was very particular. When they say they are going to do something, they follow through.

NEW BUSINESS:

- **BZA 2024-003** - Beacon Marshall Construction on behalf of North Gateway Tire of 4900 Atlantic Drive is asking for a variance regarding front yard minimum set back of 50 feet 609.03D (industrial Zoning). They are asking for a 23 ft Variance from the road for a new fenced storage area.
609.03 Area and Lot Requirements D. Minimum Front Yard – 50 feet. A landscaped strip with a minimum width of 10 feet shall be maintained adjacent to the street right-of-way.

Mr. James asked if the fence requirement should be changed to 12 ft in height. The committee did feel that would be an appropriate change.

Motion:

Ms. Stugmyer made a motion to approve the variance BZA 2024-003 with the following conditions: the covered fence at 12 foot tall, a landscape mound with trees between the fence and road with trees similar to those adjacent, and to include the accepted access doors for safety forces in an emergency. The motion was seconded – Roll Call Vote: *Stugmyer – yay, Metzger – yay, Kaus – Yay, James – Yay, Bartosch - Yay.* Motion passes. The Variance is approved with conditions.

OLD BUSINESS: None

Mr. Metzger made a motion to adjourn. The motion was seconded. The meeting adjourned at 6:59 pm.

Minutes approved by: X


Doug Metzger, Chairman