



BOARD OF ZONING APPEALS MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 12/23/2024

The meeting began at 6:41 p.m.

PRESENT: Tom James (Member – Alternate Chair) Kathy Stugmyer (Member), Greg Kaus (Member), Amelia Bartosch (Member), Barry Frey (Zoning Inspector), Kris Immel (Village Solicitor Representative)
ABSENT: Doug Metzger (Chair)

Ms. Stugmyer made a motion to approve the minutes as written from 09/23/24 & 10/28/24. The motion was seconded and minutes were approved as written.

PRIVILEGE OF THE FLOOR: None

NEW BUSINESS:

- **BZA 2024-005:** Elite Ceiling Systems on behalf of Jason Matheny of 131 W Main Street, Seville is asking for 1 foot setback (14 ft) on each side of the house. The required minimum side yard dept is 15 ft according to zoning code 604.03E.

Motion:

Ms. Stugmyer made a motion to approve the variance BZA 2024-005 clarifying it is a 1 foot variance to a 14 foot setback. The motion was seconded. Upon Roll Call Vote: *Stugmyer – yay, Kaus – yay, James – Yay, Bartosch – Yay.* Motion passes. The Variance is approved.

- **BZA 2024-006:** BZA 2024-006 Charles R Willis III of 161 Center Street, Seville is asking to put a shed in the side yard off of the driveway. Zoning Code 405.01A states in residential districts, accessory buildings shall be located in back of the principal building.

Motion:

Ms. Bartosch made a motion to approve the variance BZA 2024-006. The motion was seconded. Upon Roll Call Vote: *Stugmyer – yay, Kaus – yay, James – Yay, Bartosch – Yay.* Motion passes. The Variance is approved.

OLD BUSINESS: None

Mrs. Stugmyer made a motion to table discussion regarding North Gateway Tire until we hear back from Mr. Hill as to whether they need that to remain on the agenda and specifics as to what his request is at this time if there is any. The motion was seconded carried.

Ms. Stugmyer made a motion to adjourn. The motion was seconded. The meeting adjourned at 6:44 pm.

Minutes approved by: X

Tom James – Committee Member