



BOARD OF ZONING APPEALS PUBLIC HEARING MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 12/23/2024

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

New Business:

- **BZA 2024-003** – North Gateway Tire of 4900 Atlantic Drive has asked the committee to review changes to previously approved variance BZA2024-003. There was nobody present from North Gateway Tire. Mr. Frey presented a letter from James Carter from the Seville Guilford Fire and EMS. Lieutenant Stephen Kantorik from the fire department was present discussed the information according to the letter that was sent. According to the Ohio Fire Code they would need a variance through OFC and only approved at the state level by Fire Marshal Kevin S. Reardon. The Board of Zoning Appeals Committee agreed this is no longer an item of business for the committee.

- **BZA 2024-005** Elite Ceiling Systems on behalf of Jason Mathew 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.
 - 604.03 Area and Height Regulations E. Minimum Side Yard Depth – fifteen (15) feet; thirty-five (35) feet on corner lots from the street right-of-way or twenty-five (25) feet from the pavement edge on private streets.

Jason Matheny (correction of last name spelling from printed agenda) was present. He explained the house has not been built but the plans show the foundation of the home within zoning regulation but the overhangs would make it 14 feet from property lines.

It is not a 1 foot setback but a 1 foot variance.

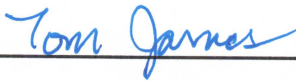
- **BZA 2024-006** Charles R Willis III of 161 Center Street, Seville is asking to put a shed in the side yard off of the driveway. Zoning Code 405.01A states in

residential districts, accessory buildings shall be located in back of the principal building.

- 405.01 Accessory Buildings A. In residential districts, detached garages or other accessory buildings shall be located at least five (5) feet from side and rear property lines and located in back of the principal building

Mr. Willis was present and showed picture of where he wants to be. He is asking because the back yard is severely sloped. He presented photos to the committee.

Mr. James made a motion to adjourn. The motion was seconded and carried. The meeting was adjourned at 6:41 pm.

A handwritten signature in blue ink that reads "Tom James". The signature is written in a cursive style and is positioned above a solid horizontal line.

Tom James, Committee Member