



BOARD OF ZONING APPEALS MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 6/22/2026

The meeting began at 7:09 p.m.

PRESENT: Greg Kaus (Alternate Chair), Dave Welday (Member), Mike Misiak (Member), Barry Frey (Zoning Inspector), Kris Immel (Village Solicitor Representative), Jennifer Gray (Recorder)

ABSENT: Doug Metzger (Chair), Dave Korb (Member)

PRIVILEGE OF THE FLOOR: None

APPROVAL OF THE MINUTES: Mr. Welday made a motion to approve the minutes from the Public Hearing and regular meeting as written from 5/26/26. The motion was seconded and minutes were approved as written.

NEW BUSINESS: The Village of Seville has received the following variance applications:

For parcel number 012-21A-17-080 located at 24 E Main St., Seville, Ohio. The applicant is requesting approval for the following variance for three individual lots:

BZA 2026-03 SVL 1704

- Side yard setback reduced from 35 feet to 12 feet.
- Side yard setback reduced from 15 feet to 0 feet.
- Rear yard setback reduced from 35 feet to 0 feet.
- Building height increased from 2 stories to 3 stories.

MOTION: Mr. Welday made a motion to approve variance BZA 2026-03. Mr. Kause seconded the motion. Upon Roll Call: YEAS: Kaus, Welday, Misiak NAYS: None. Motion passes. BZA 2026-03 is approved.

BZA 2026-04 SVL 1705

- Front yard setback reduced from 35 feet to 2 feet.
- Side yard setback reduced from 15 feet to 0 feet.
- Rear yard setback reduced from 35 feet to 30 feet.
- Building height increased from 2 stories to 3 stories.

MOTION: Mr. Welday made a motion to approve variance BZA 2026-04. Mr. Kaus seconded the motion. Upon Roll Call: YEAS: Kaus, Welday, Misiak NAYS: None. Motion passes. BZA 2026-04 is approved.

BZA 2026-05 SVL 1706

- Front yard setback reduced from 35 feet to 25 feet.
- Rear yard setback reduced from 35 feet to 0 feet.
- Side yard setback reduced from 15 feet to 12 feet

MOTION: Mr. Kaus made a motion to approve variance BZA 2026-05. Mr. Welday seconded the motion. Upon Roll Call: YEAS: Kaus, Welday, Misiak NAYS: None. Motion passes. BZA 2026-05 is approved.

For Parcel number 012-21A-37-036 located at 249 Kona Ct, Seville, Ohio.
The applicant is requesting approval of the following variances from the subdivision agreement requirements:

- **BZA 2026-06** A concrete patio that encroaches into the required setbacks by: 4.5 feet along the side lot line; and 8 feet along the rear lot line.

MOTION: Mr. Welday made a motion to approve variance BZA 2026-06. Mr. Kause seconded the motion. Upon Roll Call: YEAS: Kaus, Welday, Misiak NAYS: None. Motion passes. BZA 2026-06 is approved.

- **BZA 2026-07** A concrete sidewalk that encroaches 4.5 feet into the required 7.5-foot side-yard

MOTION: Mr. Welday made a motion to approve variance BZA 2026-07. Mr. Kaus seconded the motion. Upon Roll Call: YEAS: Kaus, Welday, Misiak NAYS: None. Motion passes. BZA 2026-07 is approved.

For Parcel number 012-21A-01-125 located at 218 Bates Ave., Seville, Ohio.

- **BZA 2026-08** The applicant is requesting approval for a 4 ft by 6 ft deck off of the back door for egress that needs a 2.5 ft variance per subdivision agreement.

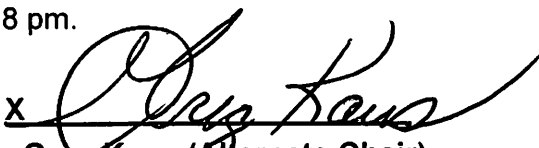
MOTION: Mr. Kaus made a motion to approve variance BZA 2026-08. Mr. Welday seconded the motion. Upon Roll Call: YEAS: Kaus, Welday, Misiak NAYS: None. Motion passes. BZA 2026-08 is approved.

For Parcel number 012-21A-14-124 located at 123 Clevidence Ct., Seville Ohio.

- **BZA 2026-09**. The applicant is requesting to add a 21 ft pool with a 3 ft deck around it to connect to existing deck. This would require a 26 ft variance from pool deck to back lot line per zoning code 604.003 which states 35 ft rear depth in R3 Zone.

MOTION: Mr. Welday made a motion to approve variance BZA 2026-09. Mr. Kaus seconded the motion. Upon Roll Call: YEAS: Kaus, Misiak NAYS: Welday. Motion passes. BZA 2026-09 is approved.

Mr. Kaus made a motion to Adjourn. The Motion was seconded and carried. The meeting Adjourned at 7:18 pm.

Minutes approved by: X 
Greg Kaus (Alternate Chair)