



**BOARD OF ZONING APPEALS**  
**PUBLIC HEARING MEETING MINUTES**  
**Location:** 120 Royal Crest Drive, Seville, OH 44273  
**Date:** 6/22/2026

The meeting began at 6:30 pm.

**New Business:**

**Public Hearing for the following:**

- 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.**
  - **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.**
  - **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**
- 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:  
4.5feet along the side lot line; and 8 feet along the rear lot line.
  - **BZA 2026-07** A concrete sidewalk that encroaches 4.5 feet into the required 7.5-foot side-yard

Mrs. Mikut, the applicant, explained the need for the patio for a hot tub, furniture, and a fire pit; the sidewalk is for wheelchair access for family members.

- Neighbors asked about drainage, French drain location, easement, and contractor liability; clarification was given that contractors are responsible for damages.
  - A village representative noted the vote pertains to the sidewalk variance; liability issues are not village matters.
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- 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.

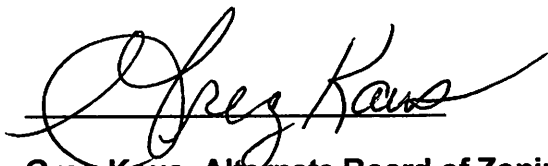
Mr. Serra explained he does not have an egress option at the back of his house without a large drop from the door. He needs this small deck with stairs to get out of the back door. His neighbor in attendance shared a similar porch she has on the back of her house.

- 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.

Mr. and Mrs. Pelka explained how they would like to add a pool to their back yard off of their existing deck.

- Neighbor concerns: One adjacent neighbor strongly opposed due to the magnitude (74% of the setback), yard size impacts, and closeness; another neighbor supported concerns about small yards. Someone spoke on behalf of mother-in-law's property being close and the location of the pool.
- Side setbacks are adequate; the request concerns the rear setback only; the applicants stated the addition would not be near a concerned mother-in-law's side yard.

Mr. Welday made a motion to adjourn. The motion was seconded and carried. The meeting was adjourned at 7:09 pm.

A handwritten signature in black ink, appearing to read "Greg Kaus", written over a horizontal line.

**Greg Kaus, Alternate Board of Zoning Appeals Chairman**