



BOARD OF ZONING APPEALS MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 9/14/2026

The meeting began at 6:49 p.m.

PRESENT: Doug Metzger (Chair), Dave Korb (Member), Greg Kaus (Member), Mike Misiak (Member), Ted Lesiak (Village Solicitor), Jessica Harper-Bigley (Recorder)

ABSENT: Dave Welday (Member), Barry Frey (Zoning Inspector)

PRIVILEGE OF THE FLOOR: None

APPROVAL OF THE MINUTES: Mr. Korb made a motion to approve the minutes from the meeting as written from 8/24/26. The motion was seconded. Upon Roll Call, **YAYS:** *Misiak, Kaus, Korb, Metzger* **NAYS:** *None* The minutes were approved as written.

PRIVILEGE OF THE FLOOR: None

NEW BUSINESS:

- **BZA 2026-011** A variance request from John S Weller of 511 Swan Dr, Seville, OH, parcel number 012-21A-01-128. The Applicant is requesting a 4.5-foot variance - per subdivision agreement for a proposed concrete patio.

Mr. Weller spoke explaining it is just a simple concrete patio, flat from the back of the house out. It is 13 and ½ feet which encroaches into the 15-foot setback by 4.5 feet.

- The board had previously postponed the decision to gather more information on the allotment layout for new members.
- Concerns were raised by meeting participants regarding safety, water runoff, and setting a precedent for future variances.
- A council member noted that emergency vehicles might be obstructed by items placed on the patio, like tables or a fire pit.
- The applicant questioned the difference between a flat patio and neighbors' 6-foot PVC fences, which he felt were more of a hindrance.
- The applicant also pointed out that at least eight other concrete patios exist in the neighborhood.
- A board member who visited the site stated that vehicles would have no problem accessing the area and the extra 4.5 feet of concrete would not significantly impact drainage.
- A member expressed concern about allowing numerous variances, which could lead to excessive concrete surfaces and water runoff issues.

MOTION: Mr. Kaus made a motion to approve variance BZA 2026-011. Mr. Misiak seconded the motion. Upon Roll Call: YEAS: *Misiak* NAYS: *Metzger, Kaus, Korb*
Motion Fails. BZA 2026-011 is not approved.

OLD BUSINESS: None

Mr. Korb made a motion to Adjourn. The Motion was seconded and carried. The meeting Adjourned at 7:02 pm.

Minutes approved by: X 
Doug Metzger (Chair)