

**NOTICE OF PUBLIC HEARING
REVISED AGENDA
BOARD OF ZONING AND BUILDING APPEALS
JULY 8, 2021
THURSDAY, 7:00 p.m. - City Council Chambers - on first floor of City Hall**

**THOSE PERSONS ENTERING CITY HALL WHO ARE NOT FULLY
VACCINATED ARE REQUIRED TO WEAR A MASK**

1. **GINA & JESS WIEDEMER**
20742 Beachcliff Blvd.

PUBLIC HEARING

Variance: To locate 2 air conditioner condensers in the front yard vs. outdoor condensers are not permitted in the front yard
Sections: 1153.15(k)(1)

2. **SHANNON PERKINS**
21372 Stratford Ave.

PUBLIC HEARING

Variance: To locate an air conditioner condenser in the side yard with a 3.5' side yard setback vs. 10' side yard setback required
Section: 1153.15(k)

3. **MIKE & SHARON SPOONER**
20354 Westhaven Ln.

PUBLIC HEARING

Variance: To construct a 396 sq. ft. pavilion vs. 250 sq. ft. maximum permitted
Section: 1153.15(g)(3)

Variance: To construct a pavilion with a height of 12' – 6" vs. 12' maximum height permitted
Section: 1153.15(g)(1)

Variance: To construct an outdoor fireplace with a chimney height of 14' – 6" vs. 12' maximum height permitted
Section: 1153.15(g)(1)

4. **LAWRENCE MOSCA**
19775 Battersea Blvd.

PUBLIC HEARING

Variance: To construct a new detached (tandem style) garage with an 18" side yard setback vs. any increase in the building area must be located in the interior of the lot and away from the lot lines
Section: 1153.15(e)

5. **BRETT & JULIE ANDRESS**
21140 Beachwood Dr.

PUBLIC HEARING

Variance: To construct a new detached garage with a height of 19' vs 15' maximum height permitted for detached garages
Section 1153.09(b)

Variance: To construct a detached garage with a 2' rear yard setback vs. 5' rear yard setback required
Section: 1153.15(b)(1)

Variance: To construct a detached garage with 30% lot coverage vs. 28% maximum lot coverage by building permitted
Section 1153.05(c)(3)

6. **CHRIS AND MEG SCHMUCKER**
19100 Story Rd.

PUBLIC HEARING

Variance: To modify an existing 6' privacy fence to a 6' board-on-board fence in the side yard (between the front wall and back wall of the house – west side) vs. In the side yard, the maximum fence height shall be 5'.
Section 1153.15(j)(2)

Variance: To retain or modify an existing fence to be 6' board-on-board fence in the rear yard (behind the back wall of the house – perimeter and small portion on east side) vs. any portion of a fence in the rear yard over 5' in height shall be constructed of materials that are 50% transparent when viewed perpendicular to the fence
Section; 1153.15(j)(3)

Variance: To retain a 6' privacy fence in the rear yard (adjacent to an existing pool – west side) vs. privacy fences are not permitted in the setback established for the principal building (8' setback required).
Section: 1153.15(j)(7)A.