

**BUILDING & ZONING BOARD OF APPEALS
CITY OF NORTH OLMSTED
AGENDA FOR DECEMBER 6, 2021
7:00 PM**

ROLL CALL

REVIEW AND CORRECTION OF MINUTES

The Building & Zoning Board of Appeals minutes of [November 1, 2021](#) are submitted for approval.

RESIDENTIAL APPEALS AND REQUESTS (Click links to view submissions)

[21-20682; Margaret Ryan; 26734 Sudbury Drive](#)

Proposal consists of a new patio cover. Property is zoned A-One Family Residence.

The following variance is requested:

1. A 5 ft. variance for rear yard setback of a roofed patio; code requires 50 ft., applicant shows approximately 45 ft., Section 1135.02(C)(4)(a). See also 1135.06(D).

[21-20783; Riham Labbad; 25834 Tallwood Drive](#)

Proposal consists of a second driveway curb cut. Property is zoned A-One Family Residence.

The following variance is requested:

1. A variance for a second curb cut, code permits 1 driveway curb per residential lot, applicant shows 2, Section 1135.02(B)(2)(a).

[21-20928; Lisa Kochan; 24837 Deerfield Drive](#)

Proposal consists of a new patio cover. Property is zoned C-One Family Residence.

The following variance is requested:

1. A 30 ft. variance for rear yard setback of a roofed patio; code requires 50 ft., applicant shows approximately 20 ft., Section 1135.02(C)(4)(a). See also 1135.06(D)

[21-20948; Cory Kovach; 31067 Lorain Road](#)

Proposal consists of a shed in the side yard. Property is zoned B-2 Office/Service.

The following variance is requested:

1. A variance for an accessory storage building in the side yard, code does not allow, Section 1135.02(C)(1).

Note: Existing shed is 8 ft. x 10 ft. and is set back approximately 3.2 ft. from the property line.

[21-20957; Tom Danzey; 5873 Burns Road](#)

Proposal consists of a new patio cover. Property is zoned B-One Family Residence.

The following variances are requested:

1. A 2.5 ft. variance for the minimum combined width of side yards; code requires a minimum sum of 20 ft., applicant shows approximately 17.5 ft., Section 1135.06(B).
2. A 4 ft. 11 in. variance for the width of a side yard; code requires 15 ft. of side yard when a drive is placed within it, applicant shows 10 ft. 1 in., Section 1135.06(B).

Note: Existing patio is non-conforming in that it is located in a side yard; accessory structures are only permitted in rear yards per 1135.02(C)(1).

ADJOURNMENT