

Agenda

TUESDAY, OCTOBER 13, 2020
7:00 PM

VIA VIDEO/TELE-CONFERENCE & LIVE-STREAM
DUE TO STATE OF EMERGENCY

MEETING PROCEDURES

As permitted by House Bill 197, this meeting is being held via videoconference and/or teleconference only and will be live-streamed via a link on the city's calendar at www.tallmadge-ohio.org.

Comments for all public hearing items will be heard during the Board of Zoning Appeals consideration of each case. Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less. Participants must register with the Zoning Department by 2 pm on the day of the meeting. Staff will monitor those attending digitally to determine if there is a speaker waiting.

Any written comments and/or evidence participants (including applicants) want to be considered may be submitted to the Board and must be received by 2 pm on the day of the meeting. All comments and/or evidence will be read into the record.

Written comments and participation registration may be submitted via:

1. Email (zoning@tallmadge-ohio.org)
2. Mail (46 North Avenue, Tallmadge, OH 44278)

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – *September 8, 2020*

AGENDA ADDITIONS

CORRESPONDENCE & COMMUNICATIONS

Item #1 Case No. 1045

7:01 PM

Dave Knutty, applicant
DB Development LLC, owner
1170 Cobblestone Dr

- Variance requested from Subsection TCO 1154.08 (a) minimum rear yard setback is [15' as platted].
- **Request variance of 8' to allow a 7' rear setback**
- For review and determination

ADJOURNMENT



APPLICATION FOR VARIANCE FROM THE REQUIREMENTS OF THE ZONING CODE

PUBLIC HEARING

Board of Zoning Appeals

OCT 13 2020

FEE: **\$250**

TIME: 7:01 pm
CASE # 1045

(\$25 per additional variance request)

Rec't # 20200902 Total Fee \$ 250

Completed application must be received by 3 pm, 26 days prior to the regular scheduled Board of Zoning Appeals meeting

Property Affected	1170 Cobblestone Dr	Zoning District	R-2
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APPLICANT INFORMATION

Applicant	Dave Knutty		Applicant Phone	330-607-2233
Address	623 Kiowa Tr.		Email	dknutty@msholder.com
City	Tallmadge	State	Ohio	Zip Code 44278

OWNER INFORMATION (IF DIFFERENT THAN APPLICANT)

Owner	DB Development LLC		Owner Phone	330-819-7894
Address	10 Northwest Ave. Ste #100		Email	bmosholder@msholder.com
City	Tallmadge	State	Ohio	Zip Code 44278

Application is hereby made for a VARIANCE from the requirements of the Zoning Code of the City of Tallmadge, Ohio under the discretionary power vested in the Board of Zoning Appeals by Chapter 1137.01 Variances.

VARIANCE IS REQUESTED FROM THE FOLLOWING REQUIREMENTS:

1154.08(a) Minimum rear yard setback is 15' as platted. Requesting to allow 7' setback.

APPLICANT SHALL FURNISH 10 ASSEMBLED, STAPLED SETS OF THE FOLLOWING:

- 1) Typewritten application
- 2) Written narrative specifying the practical difficulty
- 3) Plot map (with addresses) plus list of names and addresses of properties within five hundred (500) feet of any part of the property affected
- 4) Plot plan of the property with existing and proposed lot dimensions: location, use, size and height of all existing and proposed structures; and, all contiguous properties with existing structures located thereon
- 5) Building elevation drawings and floor plan (where applicable)

I hereby certify that all of the above statements and the statements contained in any supporting data are true to the best of my knowledge. I hereby give consent to City of Tallmadge Officials while this application is pending, to come on the subject property for purpose of reviewing the potential effect of this request.

Date: 9-2-2020
Applicant: [Signature]
(Signature)
Dave Knutty
(Printed Name)

Date: 9-2-2020
Owner: [Signature]
(Signature)
Bill Mosholder
(Printed Name)

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PLANNING & ZONING/CEMETERY DEPT
CITY OF TALLMADGE

City of Tallmadge
Re: Variance Lot #11 1170 Cobblestone Dr.

This is the very last lot in Stonegate Reserve. This lot is still available because of the multiple hardships designing a home to fit on the lot; location on a cul de sac, challenging lot shape and lot topo (drops off front to rear).

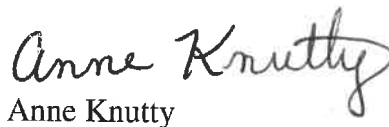
Fortunately, we were able to design a very nice home that will blend in beautifully in the area. Due to the hardships this lot presents, we are requesting a variance to place a deck at the back of the home, with steps from the deck to the ground level. Due to the lot fall off (topo) a deck with steps to the ground level is the only way to get from the living area level to the ground level from the back of the home. The deck will still be on the lot but it will protrude 8' past the building envelope line.

Our home plans, color scheme and plot plan with variance request were submitted to the Stonegate Reserve HOA board members and the board is in support of our home and the variance request. (Copy of letter from the HOA Board is attached)

Sincerely,



David Knutty



Anne Knutty

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PLANNING & ZONING/CEMETERY DEPT
CITY OF TALLMADGE

Stonegate Reserve HOA
PO Box 296
Mogadore, OH 44260

Bill Mosholder
10 Northwest Ave.
Suite 100
Tallmadge, Ohio 44278

8/20/2020

Bill,

The Stonegate Reserve Homeowners Association Board met on 8/19/2020 to review the plans you submitted for a new home construction at 1170 Cobblestone. The Board approved the plans with two exceptions.

1. The design guidelines state that shingles will be dimensional and the print shows metal roofing on the eyebrow across the front of the garage. The metal roofing should be removed.
2. The rear deck is beyond the rear setback. The Board will approve the deck provided the proper City of Tallmadge Zoning Variance is obtained prior to construction of the deck. The Board will support the request of the variance.

Dave Gauer
President
Stonegate Reserve Homeowners Association

SUBJECT: DB DEVELOPMENT (1170 COBBLESTONE)

10 NORTHWEST AVE STE 100

TALLMADGE, OH, 44278

OWNER

MYERS BRETT R
 WISE KAREN A
 WOOD CAROL J
 COOK CODY JAMES
 PARAIZO PAULO BARRETO
 ROBERTS HENRY O
 BLATT MIKE JR
 DB DEVELOPMENT LLC (1152 COBBLESTONE)
 STONEGATE RESERVE LOT#5 1171 COBBLESTONE
 KEITH MARJORIE A
 ROBERTS GRACE E
 JACOBS JAMES E
 MITROFF DARLENE R
 SUSONG TRACEY
 MOSHOLDER/COOK (1109 COBBLESTONE)
 GAUER DAVID I
 WATSON RENEE S TRUSTEE (OWNER ON SOUTHEAST AVE)
 VOLLMER ROBERT H
 STEWART KENNETH
 MUELLER JOANN
 NOVAK DEBORAH A
 KOZAK GEORGE R
 DIDADO RHONDA A TRUSTEE (1147 COBBLESTONE)
 HENDERSON KATHY S SOMODY
 WAGNER PAUL J
 PALMER MARY ANN
 RINELLA NANCY J TRUSTEE
 SHACKELFORD MARTHA A
 DB DEVELOPMENT LLC (LOT #11 1170 COBBLESTONE)
 SLAYERS DONALD E
 EXLINE TYLER G
 JOHNSON ASHLEY D
 SHANNON BILLIE F (OWNER ON JUNE DR)
 STONEGATE RESERVE ASSOCIATION - OPEN SPACE
 GLEISINGER LISA A
 DENNISON JOSHUA TRUSTEE
 DRAPER JASON R
 STONEGATE RESERVE ASSOCIATION - OPEN SPACE
 WILMOTH JAMES A
 MENEGAY JUDITH A
 PECK MICHAEL W
 BEANE TIMOTHY D
 HARRIS JIMMIE
 ZUPKE DIANE TRUSTEE

MAIL ADDRESS

1071 STONEGATE TRL TALLMADGE, OH, 44278
 1094 STONEGATE TRL TALLMADGE, OH, 44278
 1496 SOUTHEAST AVE TALLMADGE, OH, 44278
 1146 COBBLESTONE DR TALLMADGE, OH, 44278
 1077 STONEGATE TRL TALLMADGE, OH, 44278
 1529 SOUTHEAST AVE TALLMADGE, OH, 44278
 1558 SOUTHEAST AVE TALLMADGE, OH, 44278
 10 NORTHWEST AVE STE 100 TALLMADGE, OH, 44278
 PO BOX 296 MOGADORE, OH, 44260
 1141 COBBLESTONE DR TALLMADGE, OH, 44278
 1539 SOUTHEAST AVE TALLMADGE, OH, 44278
 1484 SOUTHWEST AVE TALLMADGE, OH, 44278
 1166 COBBLESTONE DR TALLMADGE, OH, 44278
 1120 COBBLESTONE DR TALLMADGE, OH, 44278
 10 NORTHWEST AVE STE 100 TALLMADGE, OH, 44278
 1076 STONEGATE TRL TALLMADGE, OH, 44278
 3831 BAY PATH DR AKRON, OH, 44319
 1140 COBBLESTONE DR TALLMADGE, OH, 44278
 1178 COBBLESTONE DR TALLMADGE, OH, 44278
 1175 COBBLESTONE DR TALLMADGE, OH, 44278
 1070 STONEGATE TRL TALLMADGE, OH, 44278
 1128 COBBLESTONE DR TALLMADGE, OH, 44278
 3367 ASHTON DR UNIONTOWN, OH, 44685
 1129 COBBLESTONE DR TALLMADGE, OH, 44278
 1174 COBBLESTONE DR TALLMADGE, OH, 44278
 1179 COBBLESTONE DR TALLMADGE, OH, 44278
 1112 COBBLESTONE DR TALLMADGE, OH, 44278
 1088 STONEGATE TRL TALLMADGE, OH, 44278
 10 NORTHWEST AVE STE 100 TALLMADGE, OH, 44278
 1083 STONEGATE TRL TALLMADGE, OH, 44278
 80 JUNE DR TALLMADGE, OH, 44278
 1082 STONEGATE TRL TALLMADGE, OH, 44278
 550 NEWTON ST TALLMADGE, OH, 44278
 PO BOX 296 MOGADORE, OH, 44260
 1089 STONEGATE TRL TALLMADGE, OH, 44278
 1134 COBBLESTONE DR TALLMADGE, OH, 44278
 1517 SOUTHEAST AVE TALLMADGE, OH, 44278
 PO BOX 296 MOGADORE, OH, 44260
 1153 COBBLESTONE DR TALLMADGE, OH, 44278
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CITY OF TALLMADGE

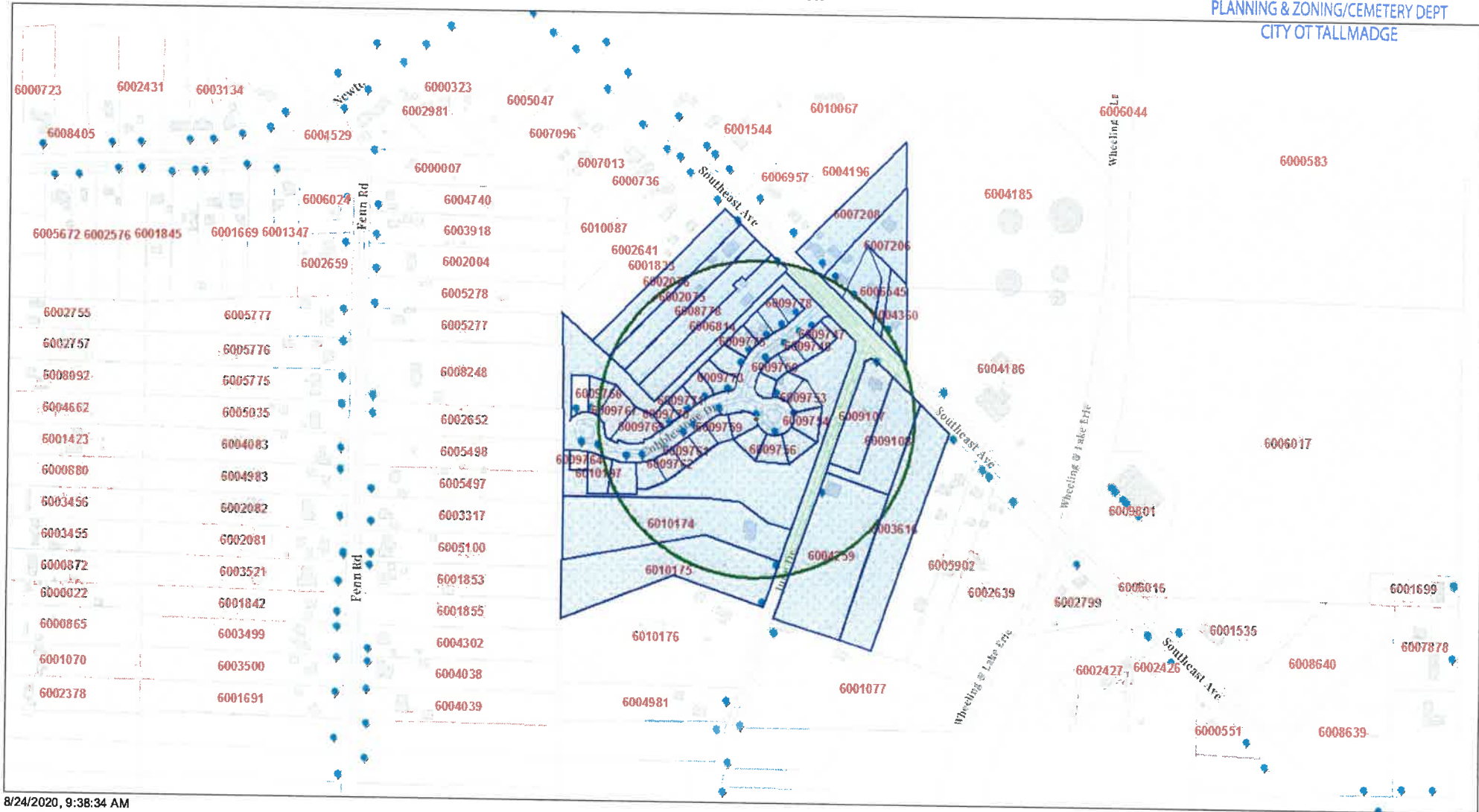
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County of Summit GIS

Public Notification

PLANNING & ZONING/CEMETERY DEPT
CITY OF TALLMADGE



8/24/2020, 9:38:34 AM

Parcels

Current Owner

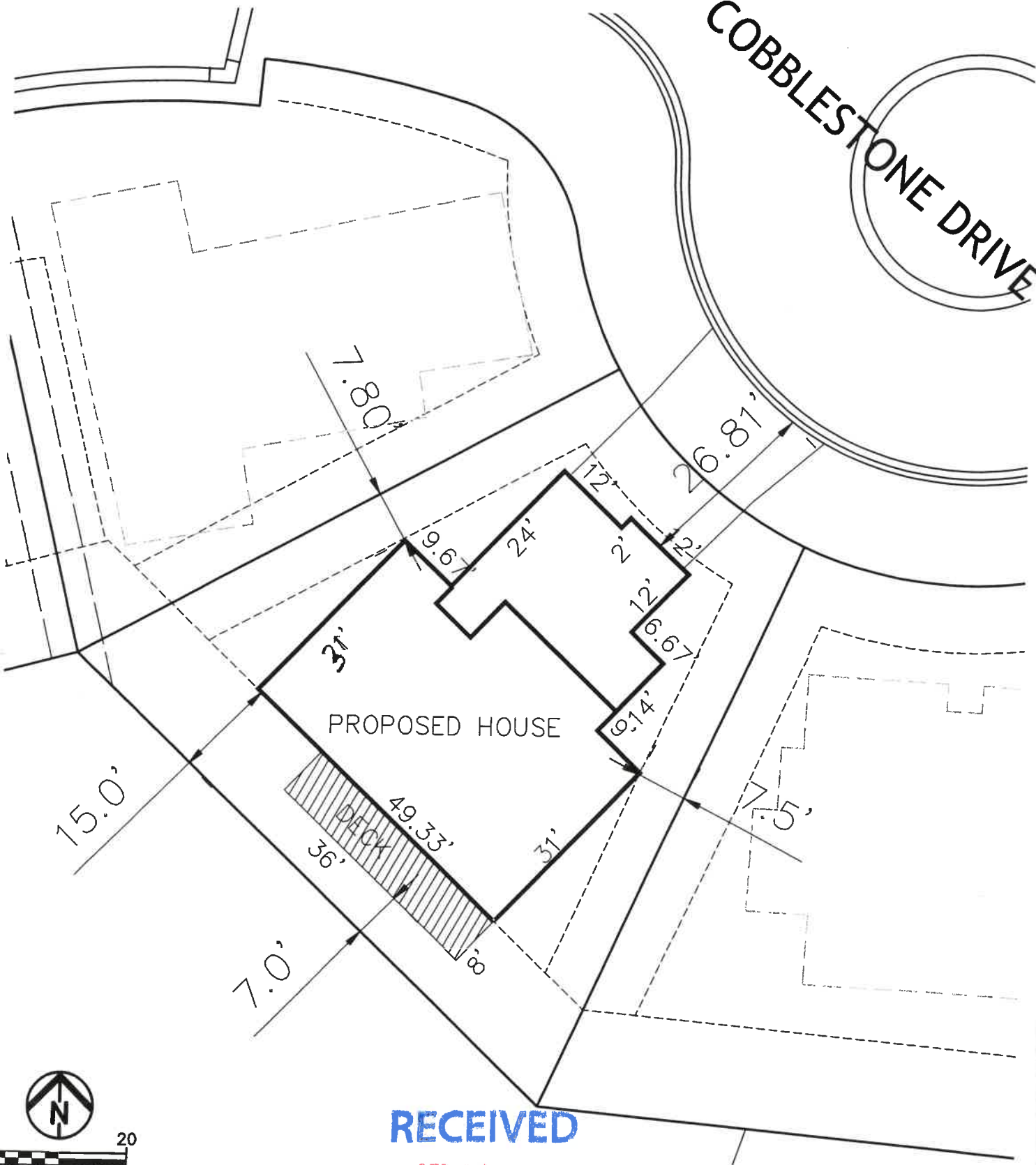
Override 1

● Current Resident

1:4,514
0 0.025 0.05 0.1 mi

Disclaimer:
The data displayed in this map was provided as a public service for informational purposes only. The County of Summit does not warrant or assume any liability for the accuracy or completeness of the data, nor for any errors or omissions in the data. The County of Summit is not responsible for any use of the data, nor for any loss of or damage to property or other consequences of any use of the data. The County of Summit is not responsible for any use of the data, nor for any loss of or damage to property or other consequences of any use of the data. The County of Summit is not responsible for any use of the data, nor for any loss of or damage to property or other consequences of any use of the data.

COBBLESTONE DRIVE



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PLANNING & ZONING/CEMETERY DEPT
CITY OF TALLMADGE

SITE PLAN
LOT 11

STONEGATE RESERVE
TALLMADGE, OHIO



GRAPHIC SCALE



**Environmental
Design Group**

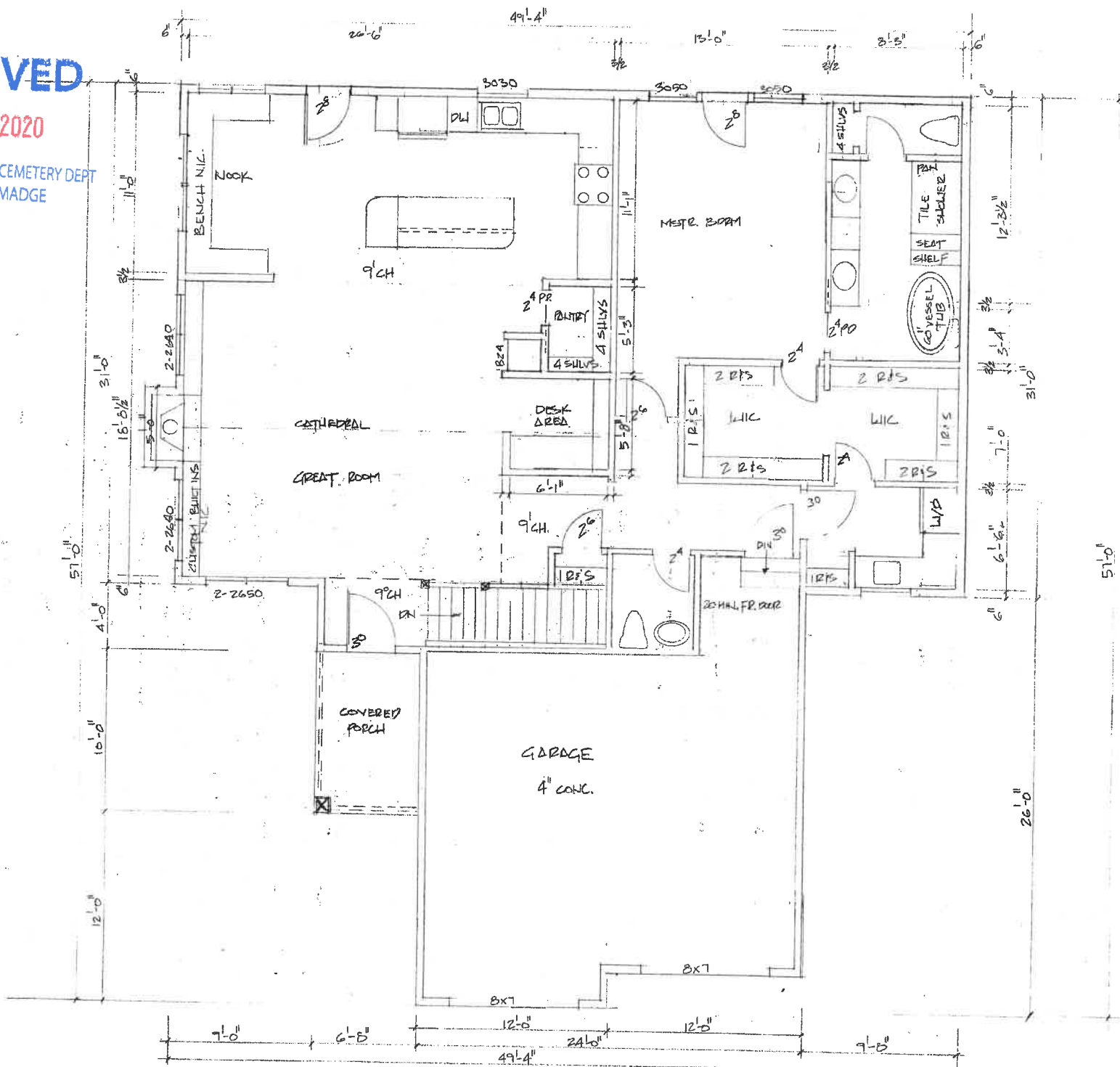
AKRON / CLEVELAND / COLUMBUS
HQ 450 GRANT ST., AKRON, OH 44311
P 330.375.1390 / TF 800.835.1390
W ENVDESIGNGROUP.COM

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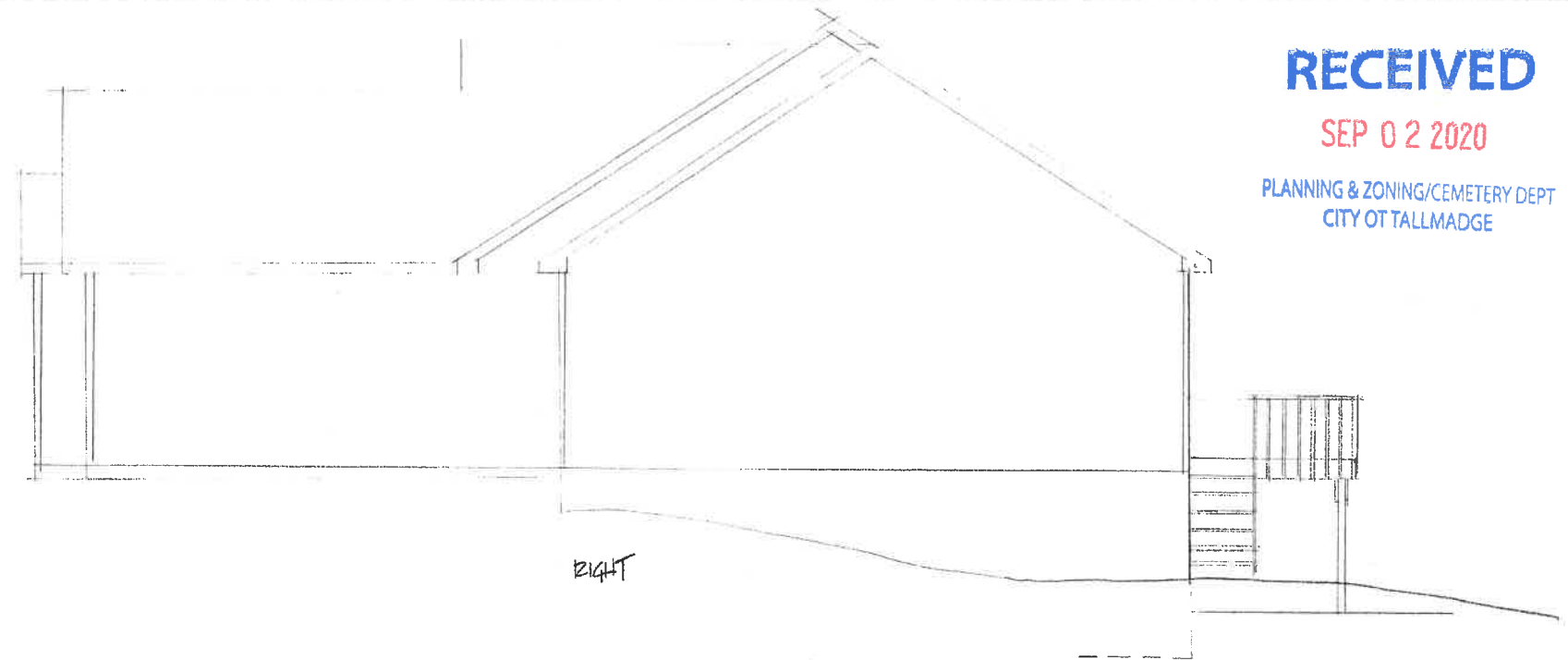
PLANNING & ZONING/CEMETERY DEPT
CITY OF TALLMADGE



REVISIONS	BY
11-19-19	AV
2-24-20	AV

Date 10-27-19
Scale AS SHOWN
Drawn G. VISCOHI
Job KHTY-1607

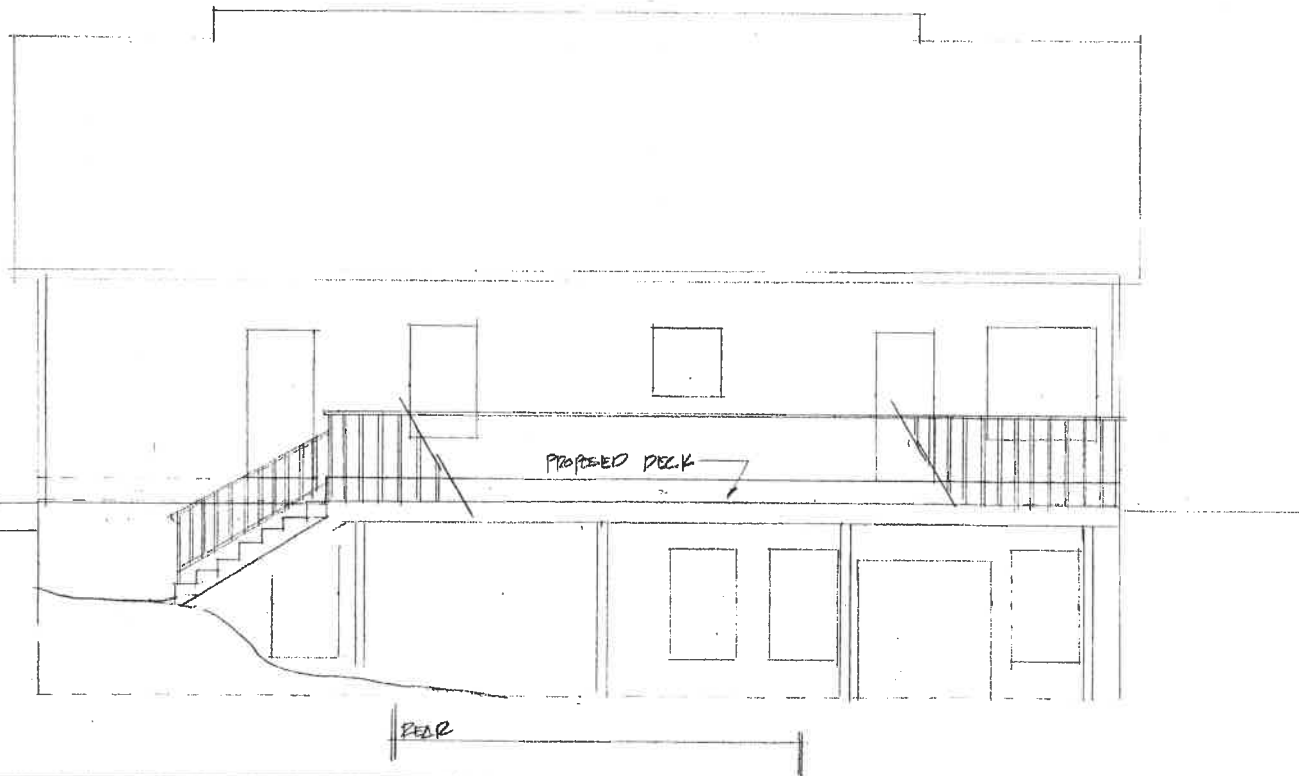
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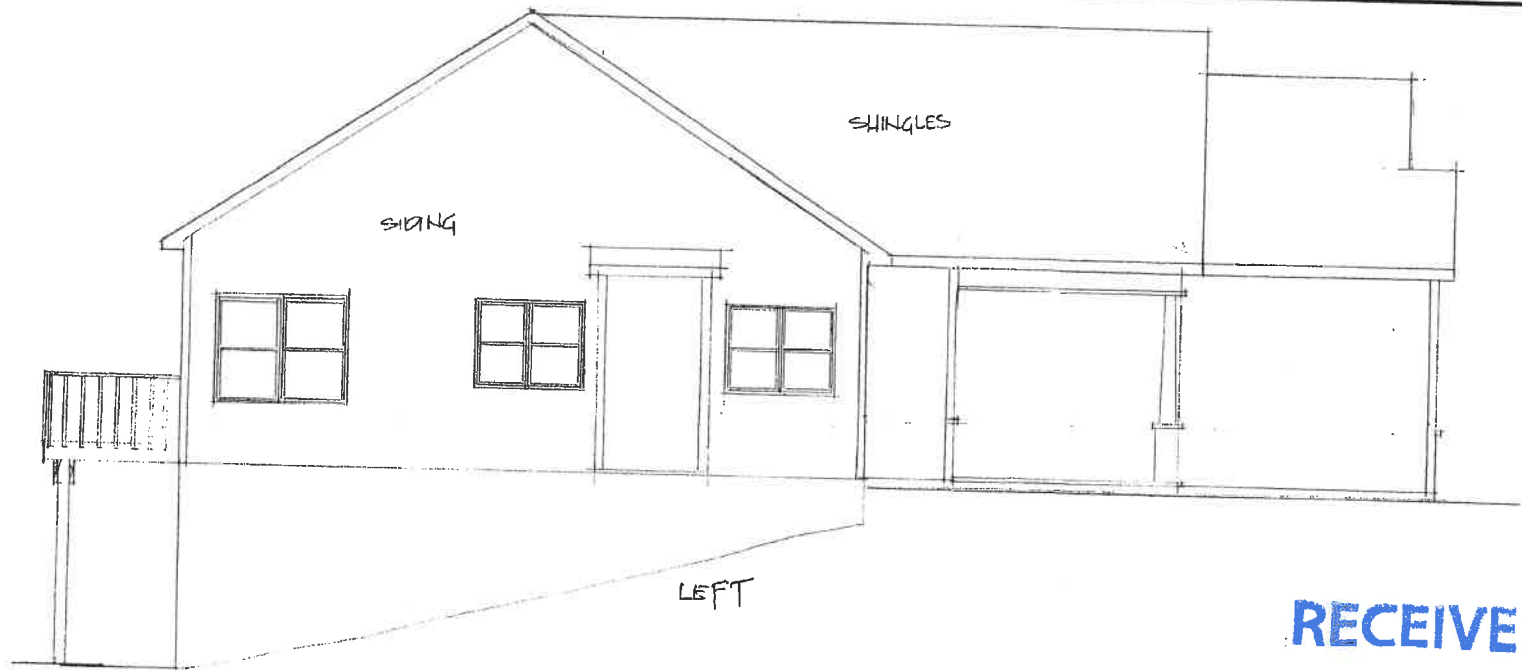
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CITY OF TALLMADGE



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CITY OF TALLMADGE

REVISIONS	BY



SHINGLES - OC
BLACK SABLE

METAL EYEBROW
ROOFING - BRIGGS
STEEL - HICKORY

WHITE FASCIA, SOFFIT
GUTTER & DS

BOARD & BATTEN -
SHING - VARIFORM
TRIM LIGHT SLIVER

WHITE TRIM

STONE -
CHARCOAL
WEATHER LEDGE

WHITE OH
GARAGE DOORS

DARK TONE
WOOD GRAIN

FRONT

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