

VILLAGE OF MOGADORE

ZONING BOARD OF APPEALS

135 South Cleveland Avenue
Mogadore, Ohio 44260
(330) 628-4896

MEETING AGENDA

Monday, January 27, 2025
7:00 p.m.

NEW BUSINESS

Code Section 152.203 Installing or Replacing a Driveway. (C)(10)
Code Section 152.045 R-1 Residential District. (C) (J)

Owner(s): Joel Petit & Christie Petit
Parcel:5502105
296 North Cleveland Avenue
Mogadore, Ohio 44260

THE VILLAGE OF MOGADORE

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The Mogadore Zoning Board of Appeals will hold a PUBLIC HEARING on Monday, January 27, 2025, at 7:00 p.m. in the Council Chambers of the Mogadore Municipal Building, 135 South Cleveland Avenue, Mogadore, Ohio.

An appeal has been made to the Zoning Board of Appeals by Joel Petit and Christie Petit, owners of 296 N. Cleveland Ave., Mogadore, OH 44260, requesting a variance from the following Section of the Codified Ordinances of the Village of Mogadore:

VARIANCE REQUEST #1

CODE SECTION 150.203 INSTALLING OR REPLACING A DRIVEWAY – SIZE INCREASE.

(C) Village Standards.

- (10) Residential drives shall be a minimum of four inches of 4,000 psi concrete on four inches of compacted crushed stone or three inches of asphalt on six inches of compacted crushed stone. It is recommended that concrete include 4"x4"x10 gauge wire mesh. See village drive apron detail. Concrete may not be appropriate on clay soils.

REQUESTING: The applicant is requesting a variance permitting a driveway to be installed that is all or partially gravel.

VARIANCE REQUEST #2

CODE SECTION 152.045 R-1 RESIDENTIAL DISTRICT.

- (C) Height. No dwelling shall exceed 25 feet or two stories in height. Other permitted structures, except accessory structures, may be built to a greater height provided any such structure sets back from every street and lot line one foot for each foot of height of the structure in excess of 25 feet, in addition to the other yard and setback requirement therein specified.

REQUESTING: The applicant is requesting a variance permitting the dwelling upon the property to be constructed to a height of 28 feet, 8 inches.

VARIANCE REQUEST #3

CODE SECTION 152.045 R-1 RESIDENTIAL DISTRICT.

- (J) Minimum size of dwellings. Every new dwelling or residence shall have a full basement and shall have floor space designed and used for living quarters, exclusive of porches, garages, breezeways or terraces as follows:

- (1) For residences or manufactured homes with living space located entirely on one floor, the minimum living area shall be 1,200 square feet. For purposes of this section, the term MANUFACTURED HOME means any non-self-propelled vehicle or structure transportable in one or more sections which, in the traveling mode, is eight body feet in width and 40 body feet or more in length and which, whether built on a permanent chassis or not, is designed to be used as a dwelling. Manufactured homes must meet all the requirements of Residential Districts.
- (2) For two-story or story and one-half dwellings or residences, the minimum area shall be 1,200 square feet with at least 750 square feet on the first floor.
- (3) For additions to existing structures, no basement is necessary.

REQUESTING: The applicant is requesting a variance to construct a new dwelling with no basement.

Said property is located at 296 N. Cleveland Ave., Mogadore, OH 44260 and is identified in the Summit County Records as PPN: 5502105.

VILLAGE OF MOGADORE
VARIANCE REQUEST APPLICATION
135 S. Cleveland Ave., Mogadore, OH 44260
Phone: 330-628-4896 Fax 330-628-5850



Date: 12.18.24

Parcel # _____ Project Address 296 N. Cleveland Ave Zoning District _____

Applicant Name Joel Petit Applicant Address 4076 Sunrise Blvd S, Phone # 216 952 1840 Email _____

Property Owner Name Joel Petit Property Owner Address same Phone # ↑ Fax # Joel@caibuilds.com

Code Section(s): 150.214 / 152.045 R1 - Residential District

State to specific variance request: (C) Height - Home is 28' 8" in the plans purchased, still just a two story. Garage is attached to home / all one structure. 25' Allowed.

State what the practical difficulty or hardship is for the variance: No hardship other than having to redo the entire plan. Home sits far enough back and far enough away from other lot lines to meet code. Just need board approval

I recognize it is my responsibility to submit a complete application and my failure to do so could subject this application to not being submitted for consideration by the Board of Zoning Appeals. Applicant must provide drawings including floor plan and elevations, to scale, showing existing and proposed site conditions as to structures or premises directly affected by this request. Applicant must provide a map and list of all property owners and addresses within 300 feet of subject property.

Owner Signature Joel Petit Date 12.18.24 Applicant Signature Joel Petit Date 12.18.24

Village Comments _____

Hearing Date _____ Approved / Disapproved _____

Fee \$25.00 Deposit \$100.00 Paid 12/18/2024

Board of Zoning Appeals Chairman _____

QUESTIONNAIRE

1. Has a previous application been filed with this Board in connection with these premises to the best of your knowledge? NO

A. If yes, state the Case Number _____

2. What is the applicant's interest in subject premises? Build my home.

3. What has been the principal occupancy or use of property during the last five (5) years? vacant lot

4. What is the proposed occupancy or use of the property? Residence

5. Will granting this variance be detrimental to the public health, welfare or safety of the community or adjacent properties? No

A. State case _____

6. Is the variance the minimum necessary to alleviate the difficulty? 3 N/A

A. State case _____

I hereby depose and say that all the above statements and the statements and facts contained in the papers and drawings submitted herewith are true and no other variance or special permit is needed to accomplish my intended use of subject property.

Joel Petit 12.18.24 Joel Petit 12.18.24
Owner Date Applicant Date

Printable page

PARID: 5502105
PETIT JOEL

ROUTE: SP00008C4002000
N CLEVELAND AVE

BASIC INFORMATION

Alternate ID SP00008C4002000
Site Address N CLEVELAND AVE , , MOGADORE 44260-
Description 1 TR 8 LOT 14 W OF N CLEVELAND AVE 2.8928 AC
Description 2
Description 3
Taxing District 55 - MOGADORE VIL-MOGADORE LSD
Inter-County 00470

of Cards
Lister No., Date ,
Vacant/Abandon
Special Flag
Land Use Code 500 - R - RESIDENTIAL, VACANT LAND, LOT
Class R - RESIDENTIAL
Neighborhood 20700401 -

OWNER(S)

Owner 1	Owner 2
PETIT JOEL PETIT CHRISTIE	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption NO
2006 Reduction Amount
Owner Occupancy Credit NO
Rental Registration Date (M/D/Y)
Rental Registration Exemption Date (M/D/Y)

APPRAISED VALUE (100%)

Year 2024
Appraised Land \$0
Appraised Building \$0
Appraised Total \$0
Override Code
CAUV \$0

ASSESSED VALUE (35%)

Assessed Land \$0.00
Assessed Building \$0.00
Assessed Total \$0.00
CAUV \$0.00