



**AGENDA**  
**BOARD OF ZONING APPEALS MEETING**  
**Wednesday, January 25, 2023**  
**6:00 P.M.**

**CALL TO ORDER**  
**ROLL CALL**  
**AGENDA REQUESTS**  
**ELECTION OF OFFICERS**

- Chair
- Vice-Chair
- Secretary

**OLD BUSINESS**  
**NEW BUSINESS**

**1) Case No. 01-2023**

**Applicant:** Steven Hobson, Esq. for Dale Edward Kapsar Trustee  
**Property Owner:** Dale Edward Kapsar Trustee  
**Location:** 4077 Humphrey Road  
**Zoning District:** R-1 Single Family Residential  
**Code Section:** 1124.07(a) and 1124.07(d)

Applicant is requesting a variance to permit a reduced front yard setback of 85.46' instead of the required 100-foot setback pursuant to Section 1124.07(a) of the Planning and Zoning Code for an existing outbuilding; and a variance to permit an existing outbuilding to remain in the present location that is closer to the street right-of-way than the main building by 5'6" pursuant to Section 1124.07(d) of the Planning and Zoning Code on the property located at 4077 Humphrey Road.

**2) Case No. 02-2023**

**Property Owner:** Karen Bush  
**Location:** 4279 Maple Drive  
**Zoning District:** R-1 Single Family Residential  
**Code Section:** Section 1124.07

Applicant is requesting a variance to permit a reduced front yard setback instead of the required 100-foot setback pursuant to Section 1124.07(a) of the Planning and Zoning Code to construct a porch addition on the property located at 4279 Maple Drive.



**3) Case No. 03-2023**

**Applicant:** Greg Modic  
**Property Owner:** Petros Homes Enterprises LLC  
**Location:** 3604 Brush Road  
**Zoning District:** R-1 Single Family Residential  
**Code Section:** 1124.07(a)

Applicant is requesting a variance to permit a reduced front yard setback of 76' instead of the required 100-foot setback pursuant to Section 1124.07(a) of the Planning and Zoning Code to construct a new single-family home on the property located at 3604 Brush Road.

**APPROVAL OF MINUTES:** 10/26/22 & 12/06/22  
**DIRECTOR OF PLANNING AND ZONING REPORT**  
**COMMENTS FROM THE PUBLIC**  
**UNFINISHED BUSINESS**  
**ADJOURNMENT**

**Next Regularly Scheduled Meeting Date:** Wednesday, February 22, 2023