



CUYAHOGA FALLS **BOARD OF ZONING APPEALS**

Community Development Department--Planning Division
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(Board: Cyndi Kane, Amanda Kephart, Parker Derrig, Adam Prtenjak, Jeffrey Sharpe, Wesley Johnston, Ashley Brillhart)

On, Wednesday, **June 25, 2025**, a regularly scheduled meeting of The City of Cuyahoga Falls Board of Zoning Appeals will be held in **The Natatorium Conference Center**, Erie Room, 2345 Fourth St., Cuyahoga Falls, OH, 44221, at **6:00 p.m.** The following files will be heard:

AGENDA ITEMS

Project
File:
VAR-25-
00014

AREA VARIANCE – Applicant / Owner Jason Troyer and representative Anthony G. Karam, Jr. Esq. filed an application for variances from the requirements of The City of Cuyahoga Falls General Development Code at 2150 Albertson Parkway. The zoning designation is R-3, Sub-Urban Density Residential. The request is to allow a total of 5,441 square feet of accessory building area, with one structure closer than six (6) feet to the rear build line of the dwelling at 2150 Albertson Parkway.

Table 1132-2: Residential Lot and Design Standards of the CFGDC allows a maximum of 1,000 square feet of accessory building area per acre on a Large Lot (1.5 acres to 8 acres). This allows 3,107 square feet of accessory building area, limited to two buildings, for the 3.107 acre property. There is a 4,177 square foot barn and 676 square foot garage already on the property. A 14' x 24' detached building with 12' x 21' roofed canopy, totaling 588 square feet, has been erected closer than six feet to the rear build line of the dwelling and exceeds allowable square footage.

Adam
Paul-
Asst.
Planni
ng Dir.

Minutes

June 11, 2025