



CUYAHOGA FALLS
BOARD OF ZONING APPEALS
MINUTES

Planning Division
2310 Second Street
Cuyahoga Falls, Ohio
44221
330-971-8135

Wednesday, May 14, 2025

Board Members Present: Cyndi Kane, Chair
Parker Derrig, Secretary
Jeff Sharpe
Wesley Johnston
Adam Prtenjak
Ashley Brillhart

Board Members Absent: Amanda Kephart, Vice Chair

Community Dev. Dept: Adam Paul, Asst. Planning Dir.
Lori Jones, Administrative Specialist

Ms. Cyndi Kane called the meeting to order at 6:02 p.m., she introduced herself and then explained the meeting process. She then asked if there were any conflicts of interest, and with none, the Pledge of Allegiance was recited.

Mr. Parker Derrig read the agenda into record.

Ms. Kane opened the item to the City.

New Business:

VAR-25-00012

Project: VAR-25-00012 Report Date: 05/06/2025 Meeting Date: 05/14/2025	Application Type: <input checked="" type="checkbox"/> Area Variance
Applicant/Owner:	Jen McLaughlin, 3901 Bonnett Dr. Cuyahoga Falls, OH 44224
Application Summary:	AREA VARIANCE – Applicant / Owner Jen McLaughlin is seeking a variance from the City of Cuyahoga Falls General Development Code at 3901 Bonnett Dr. The property is zoned Mixed Use, Sub-urban Center (MU-3). The request is to replace a recently demolished detached garage with a new 24' x 32' (768 sq. ft.) garage. The size of the proposed garage does not conform to General Development Code standards. Table 1114-6: Mandatory Elimination of Nonconformities requires BZA approval for the requested action.
Initiated or Requested by: <input type="checkbox"/> Staff <input type="checkbox"/> Council <input checked="" type="checkbox"/> Applicant	Decision Type: <input type="checkbox"/> Information <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
Presenter: Adam Paul, Assistant Planning Director	

CODE REFERENCES	Chapter 1113.14 Zoning Board of Appeals Summary; Table 1114-6: Mandatory Elimination of Nonconformities
GENERAL LOCATION	Northwest of intersection of Steels Corners Rd. and Wyoga Lake Rd.
LAND AREA	0.826 acres (36,000 square feet, two parcels)
ZONING	MU-3, Mixed Use – Sub-urban Center

Mr. Adam Paul thanked everyone for their attendance to the meeting, explained the project a little bit, and then read the staff report into record.

Ms. Kane stated that she agreed that it should not be approved with the garage setting across 2 separate parcels, and she confirmed that the City is requesting that it be constructed on the same parcel as the house is located.

Mr. Paul stated that is correct.

Mr. Adam Prtenjak questioned if the lots being consolidated was an issue, why was it not taken care of prior to coming before this Board.

Mr. Paul stated that it was discussed that it was a possibility that it would be required, but since they did not have permission to move forward with the garage construction, they did not want to proceed to do that just yet.

Ms. Kane asked if the Board had any further questions for the City, and with none, she opened the item to the applicant.

Mr. Bob Nair – 370 E Comet Rd. Clinton – Atlas Carpentry – stated that Mr. Paul covered everything well, and stated that the property owners are willing to move the garage closer to their home, if needed, if the City prefers. He stated that their reason for the size of the garage is that they are wanting to have a new 2-car garage for parking in.

With no further comments from the applicants, Ms. Kane closed the item to the applicant, and opened it to the public.

Mr. Dan Beegle – 3911 Bonnett Dr. – stated that he lives next door to the applicants, and that he is glad to see them improving the neighborhood and fixing up their home, and he hopes that this item gets approved.

With no further public comments or questions, Ms. Kane closed the item to the public, and she opened it to the Board.

With no comments or questions from the Board, Ms. Kane stated that she has no problem with this item, but she does want to see the home on the same parcel as the garage, and the Board members all agreed.

With a question from the applicant, Ms. Kane opened the item back up to the applicants.

Ms. Carly Nair – 370 E Comet Rd. Clinton – Atlas Carpentry – questioned if it makes the most sense to just combine the parcels so that they can place the garage where they want it on the property.

Mr. Paul stated yes, that would allow them to do that.

A discussion ensued on how to go about doing a lot consolidation and how it gets recorded, should they decide to do that, and what the setbacks will be either way.

With no further comments or questions from all parties, Ms. Kane closed the item for discussion, and requested a motion be made.

Mr. Sharpe made the following **MOTION**:

Based on the findings identified in Project File VAR-25-00012, the City of Cuyahoga Falls Board of Zoning Appeals moves to **Approve** the variance request from the requirements of Table 1114-6: Mandatory Elimination of Nonconformities to construct a 24' x 32' (768 sq. ft.) garage at 3901 Bonnett Dr. The variance is granted based on the fact a residentially zoned parcel would allow the accessory structure, the proposed building will not alter the essential character of the locality, or have any adverse effect on adjacent property. The variance is granted subject to the following conditions:

1. That the garage be positioned to meet applicable setbacks that would be consistent with a Suburban Lot according to Table 1132-2, for placement on parcel 3500504;
2. Acknowledgement that no additional construction activity for the single-family residential use can be added on site without obtaining a variance.
3. Lot access and driveway width, setback, area, and material standards shall be improved to meet minimum General Development Code standards.

The **Motion** was **seconded** by Mr. Derrig.

With no further discussion, **the Vote to APPROVE the motion: Yes – 6 and No – 0. The MOTION was APPROVED with a vote of 6-0.**

Minutes

March 26, 2025

With no comments or corrections, Ms. Kane requested that a motion be made to approve the minutes.

Mr. Derrig made a **Motion** to **APPROVE** the minutes from March 26, 2025, and the **motion** was **seconded** by Mr. Sharpe. **The Vote: Yes – 6, No-0. The motion was APPROVED with a vote of 6-0.**

Adjournment

With no further information to discuss, Mr. Derrig made a **MOTION** to **ADJOURN** the meeting, and the **motion** was **seconded** by Ms. Kane. The meeting adjourned at 6:32 pm.

Minutes submitted by Lori Jones