



CUYAHOGA FALLS
 BOARD OF ZONING APPEALS
MINUTES

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

Wednesday, June 25, 2025

Board Members Present: Cyndi Kane, Chair
 Amanda Kephart, Vice Chair
 Parker Derrig, Secretary
 Adam Prtenjak
 Wesley Johnston
 Ashley Brillhart

Board Members Absent: Jeff Sharpe

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

Ms. Cyndi Kane called the meeting to order at 6:03 p.m., she welcomed everyone, 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-25-00014

Project: VAR-25-00014 Report Date: 06/18/2025 Meeting Date: 06/25/2025	Application Type:	<input checked="" type="checkbox"/> Area Variance <input type="checkbox"/> Conditional Zoning <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Text Amendment	<input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Final Subdivision <input type="checkbox"/> Overlay Plan
Applicant/Owner:	Jason Troyer, 2150 Albertson Pkwy.		
Representative:	Anthony G. Karam, Jr. Esq. 265 Portage Tr. Ext. W Ste. 300		
Application Summary:	<p>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.</p> <p>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.</p>		
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		

Mr. Adam Paul thanked everyone for their attendance to the meeting. He then explained that the staff report has some errors in the headers and footers, and list a prior meeting information. He then explained how the Code looks at accessory square footage and applies it to properties, and how the applicant applied it in their application, when it was submitted. He then read the staff report into record.

Ms. Kane asked if there were any questions for the City, and with none, she closed the item to the City, and opened it to the applicant.

Mr. Anthony Karam – 2160 Albertson Pkwy – Representative and neighbor to the applicant – he spoke of the property split that was previously done and how this property is located in the old Northampton area. He stated that there were agricultural uses in the past, and old barns still exist, as the one that stands on this property. He spoke of the desire to preserve them for charm and to save the character of Northampton, as has been done in other locations, and he named various developments that saved barns. He stated that the owner could take it down to alleviate the need for the variance, but that he does not want to do that because of the character that it adds to the area. He stated that they are here for 2 Code violations, but there were previously 3, which was having a concrete base, and that the owner has agreed to add this, if the other 2 variances are approved. He also stated that the owner is willing to relocate the shed back further, if approved to keep it. He then explained the location, and how they use it, but feel that it is less visible where it sits now. He stated that they have no issue with the Code, and they could build an addition, and this is almost the same, it is just a few feet away from the home, and the owners prefer to keep it where it is.

Mr. Jason Troyer – 2150 Albertson Pkwy – Applicant – stated that they placed the shed where it is because it seemed to be the most private location for their family and it is the least visible to others, but he does understand that there is a square footage overage.

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

Ms. Rachel Jones – 2149 Albertson Pkwy – stated that she lives across the street and it is a friendly street. She spoke of going through something similar 5 years ago with the City when trying to build on their own lot, and she knew this was not permitted. She stated that she wished that it did not have to come to this, but that Mr. Troyer knows that he should have had to applied for permits to build this, and it does not match his home, it looks bad. She spoke of another neighbor's shed that caught fire, and because of the lack of water, and being on wells, had it been closer to their home, it would have burned their house down too. She stated that she does not want to be a negative neighbor, and she understands that they are using this as a kitchen, and feels that they should have just added an addition on their home. She spoke of their existing barn, and stated that they should have gone through the proper building process, although it would have cost extra, it would look better. She stated that she wants this shed removed. She stated that she is not sure how the lot split was approved, when it was done, to make the barn fit, but it was done, and then Mr. Karam was able to build this large home on the lot. She stated that she just wants the street to stay nice and wants the neighbors to communicate and be good neighbors to each other.

Ms. Lori Mayer – 2121 Albertson Pkwy – provided the Board with a photo of the view from her home of the shed, and stated that she does not want to be ugly about this. She stated that Mr. Troyer owns a barn company, and she thought this was just a temporary storage building originally, but realized it was permanent. She stated that they host huge events, and she was surprised that this is there. She spoke of adding an addition at her home and how she had to go through zoning and a lot of extra needed to happen, but that it is beautiful. She stated that she is not sure how this can be permitted to stay. She feels their original barn is beautiful and that it should stay, but this new shed should go. She stated that none of them would be permitted to build such a structure at their own homes.

Ms. Lisa Ohler – 2130 Albertson Pkwy – stated that they have been kind neighbors, and they want to be kind to Mr. Troyer. She stated that his barn is beautiful and it does add character to the neighborhood. She stated that if he is permitted to keep the shed, she would prefer that it stay where it is, as moving it would cause her to see it even more from her home than she already does.

Mr. Doug Jones – 2149 Albertson Pkwy – stated that he agrees with all of his neighbors, and agreed about moving it being a problem. He suggested that if he is permitted to keep it, maybe he could be required to

screen it with landscaping or something.

Ms. Lisa Parish – 614 Meredith Ln – stated that she lives in the condos behind this location and she is just worried about the trees coming down, if he is required to move it to another location on his property. She spoke of erosion on the hill and her concerns about that.

With no further public comments or questions, Ms. Kane closed the item to the public, and Mr. Karam asked if he could address the Board again, and Ms. Kane stated that he could.

Mr. Anthony Karam – 2160 Albertson Pkwy – stated that after listening to the neighbors, Mr. Troyer is, if permitted to keep the shed, is willing to add screening and to add cohesiveness he will also change the exterior to match his home. He also stated that as for safety, the fire that happened was due to the hydrants being off, and stated that he spoke with the City, and that issue has been corrected. He also mentioned that he has been petitioning the City for water to be added to their street, if anyone would like to sign the petition, he could use some more signatures.

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

Ms. Amanda Kephart reminded everyone that the applicant is here because of where the shed is at, and because it is beyond their allowed square footage.

Ms. Kane stated that the shed is so big, and the lot split created more of an issue.

Ms. Kephart questioned if the overage of the square footage is more the issue than it is about it not being 6' from the home, and Mr. Paul stated that is correct.

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

Ms. Kephart stated that she feels that it is fair to have a conversation, and explained how things are looked at, being on this Board. She stated that she appreciates the kindness that the neighbors have exhibited this evening about the issue to each other, and she stated that their job is to look at the Code and if things have valid reasons that they should be permitted to be allowed. She spoke of setting precedent.

Ms. Kane reminded everyone that this Board does not set precedent because every address and location is different, but the Board does need to consider the extent of each variance that is being requested, and even though this is already built, would we approve it, had they come to us prior to building it.

The various members stated out loud that they would not have allowed it.

Mr. Adam Prtenjak made the following **MOTION**:

Based on the findings identified in Project File **VAR-25-00014**, the City of Cuyahoga Falls Board of Zoning Appeals moves to **Deny** the variance requests from the requirements of The City of Cuyahoga Falls General Development Code to allow a detached accessory structure at 2150 Albertson Parkway based on the facts and findings as detailed herein. The variance requests are denied based on the following findings:

1. The difficulty arose due to a self-inflicted hardship under the control of the individual owner.
2. The request is substantial in relation to the requirement.
3. The difficulty can be alleviated by use of the existing nonconforming accessory building area and other feasible methods the applicant can pursue.

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

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

Minutes

June 11, 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 June 11, 2025, and the **motion** was **seconded** by Mr. Wes Johnston. **The Vote: Yes – 6, No-0. The motion was APPROVED with a vote of 6-0.**

Adjournment

With no further information to discuss, Ms. Kane requested a motion to Adjourn. Mr. Derrig made a **MOTION** to **ADJOURN** the meeting, and the **motion** was **seconded** by Ms. Kephart. The meeting adjourned at 6:47 pm.

Minutes submitted by Lori Jones