



CUYAHOGA FALLS **BOARD OF ZONING APPEALS**

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

On, Wednesday, **July 22, 2026**, 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

New Business

- | | | |
|---------------------|--|---|
| VAR-26-00019 | <p>AREA VARIANCE – Applicant / Owner Jeff Sterling and representative Storage Buildings Unlimited filed an application for variances from the requirements of The City of Cuyahoga Falls General Development Code at 130 Norton Heights Dr. The zoning designation is R-2, Low-Density Residential. For a 1.41-acre lot, Table 1132-2 of the code allows a maximum of 1,350 square feet of accessory building area, limited to two detached buildings, and including attached garage area.</p> <p>The request is to construct a 1,012 square foot (22' x 46') detached building, which would exceed allowable standards. The proposed building would also encroach on a platted fifty (50) foot building line on the Eakins Road side yard. The proposed location is forty (40) feet from the right-of-way.</p> | <p>Adam Paul,
Asst. Planning
Director</p> |
| VAR-26-00020 | <p>AREA VARIANCE – Kevin Habyan is seeking a variance from subsection 1132.01 (Table 1132-2 A) to locate an accessory structure (in-ground pool) in the side yard on their property located at 225 Woodridge Dr.</p> | <p>Rob Kurtz,
Planning
Director</p> |

Minutes

July 8, 2026