

11551 Valley View Road • Sagamore Hills, Ohio 44067-1099  
Office: 330.467.0900 • Fax: 330.655.7899  
MySagamoreHills.com

BZA Hearing June 29, 2022

Russell and Rosanna Mazzola

7552 Brinmore Road

Sagamore Hills, Ohio 44067

Permit Applied for: Residential Addition Approx 20' x 26'

Date Applied: May 13, 2022

Date Denied: May 15, 2022

Reason for Appeal: Resident requests a variance to 7 feet at side yard for a new addition.

Notes: PPN #4502037 Home is angled to the Brinmore Road curve (see drawing). The western most corner of the home is 14 feet from the property line. The addition is located on the back west corner of the residence. The addition, would only have a set back of 7 feet from the property line on the west. Ten (10) foot setbacks are required by the SHZR. It should be noted that the distance between homes would not be any closer than 50 feet.

### **SHZR Chapter 3 Section III**

#### **3.3 g. Minimum Side Yard Width**

*No building or structure shall be erected or placed nearer than ten (10) feet to the side lot line*

**Reason for Denial: The new addition encroaches on the 10 foot minimum to the side lot line. The new dimension is at 7 feet.**



Maxar | Microsoft | Esri, HERE, Garmin, GeoTechnologies, Inc.



0 500 1000 Feet



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6-29-22  
7pm

## RESIDENTIAL ADDITION PERMIT APPLICATION

PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION. FAILURE TO OBTAIN PERMIT PRIOR TO CONSTRUCTION WILL RESULT IN A MONETARY PENALTY FEE

PROPERTY INFORMATION	
Site Address: <i>7552 Brinmore Road</i>	Parcel No.: <i>4502037</i>
Owner(s): <i>Russell and Rosanna Mazzola</i>	
Owner Address: <i>7552 Brinmore Rd.</i>	
Owner Telephone No.: <i>330-715-6119</i>	
Owner Email Address: <i>rumazzola@yahoo.com</i>	
Primary Homeowners Association (HOA): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes, attach HOA approval)	
If yes, Name of HOA:	
Sub HOA (if applicable): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes, attach HOA approval)	
If yes, Name of HOA:	
Corner Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>**Note: Corner lots are required to meet the front setback on both streets**</b>	

CONTRACTOR/BUILDER INFORMATION	
Contact Name: <i>TBD</i>	
Company Name:	
Address:	
Telephone No.:	Email Address:

PROPOSED SITE STRUCTURE INFORMATION	
<b>SETBACKS FROM PROPERTY LINES (ft.):</b>	
Front (from centerline of road): <i>115'0"</i>	Left Side: <i>7'0"</i> Right Side: <i>18'0"</i> Rear: <i>465'</i>
Square Footage: Finished basement: _____ 1 <sup>st</sup> floor: <i>1633</i> 2 <sup>nd</sup> floor: _____ 3 <sup>rd</sup> floor: _____	Decks/porches: <i>348</i> Garage: <i>380</i>
Total square feet: <i>1633</i>	Maximum Structure Height: <i>15'4"</i>
Sewer System: <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Central (A permit for septic is required from Summit County Department of Sanitary Sewer Services)	
Road Opening: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, a Road Opening Permit may be required from SHT Service Department or Summit County Engineer)	

*(490 sq ft Addition)*

- The applicant agrees to abide by the Ohio Revised Code Sections §5589.08, §5589.10 and §5589.22 in that no dirt or mud is permitted on the road right-of-way during construction and that any repair costs for damage to the roadway or parts thereof will be paid by the applicant.
- There may be deed restrictions on the property that differ from the Sagamore Hills Township Zoning Resolution. The owner is solely responsible in ensuring compliance with any deed restriction, covenants or HOA restrictions.
- Erosion control devices must be maintained throughout construction. Failure to do so constitutes a violation of the zoning resolution and may result in the revocation of the zoning certificate or further legal action.
- The owner agrees to abide by the Ohio Fire Code, Article (§1301:7-7-03), Section F-301,0 and the appropriate section of the Ohio Revised Code pertaining to open burning. No open burning is permitted without first obtaining appropriate permits from the Ohio Environmental Protection Agency and the Sagamore Hills Township Division of the Macedonia Fire Department. The applicant also agrees to abide by §F409.2.2 of the Ohio Fire Code pertaining to portable fire extinguishers during construction operations.
- The zoning permit shall become void at the expiration of one (1) year after date of issue.
- We encourage calling 811 or 1-800-362-2764 prior to construction to identify underground utilities.

Owner Signature: *Russell K. S.J.* Date: 5-13-22

**FEE - (check made payable to Sagamore Hills Township)**

0 – 200 sq. ft.	\$ 55.00
201 – 1000 sq. ft.	\$100.00
Over 1000 sq. ft.	\$150.00

**FOR OFFICE USE ONLY**

Zoning District:  Residential  Residential Cluster  PUD (Greenwood)  PUD (Eaton Estates)  Commercial  Industrial

Summit County or State of Ohio Road Opening Permit:  Received; Approval Date: \_\_\_\_\_  N/A

SHT Road Permit:  Received; Approval Date: \_\_\_\_\_  N/A

HOA Approval:  Received; Approval Date: \_\_\_\_\_  N/A

Sub-HOA Approval:  Received; Approval Date: \_\_\_\_\_  N/A

Summit Co. Health Department Sewer/Septic Permit Approval:  Received; Approval Date: \_\_\_\_\_  N/A

Riparian Setback Map Assessment  Completed and filed  N/A  Blanket Form

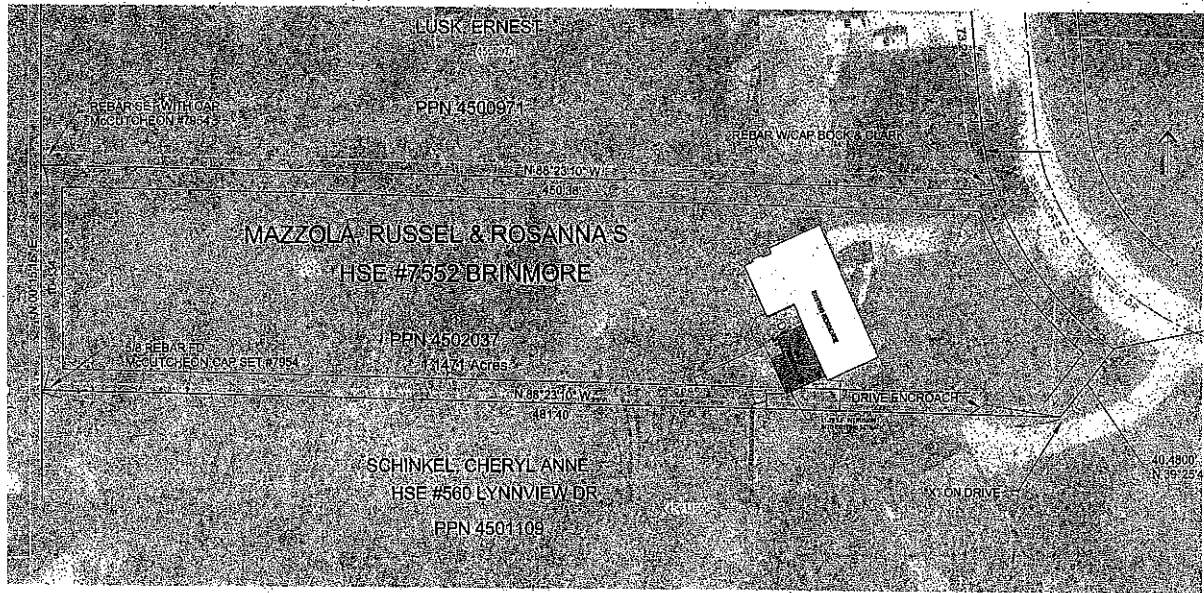
An original stamp of approval on the site plan issued by the Summit Soil & Water Conservation District signifying adherence to a Storm Water Pollution Prevention Plan (for disturbed areas equal to or greater than one (1) acre)  Yes  N/A

Zoning Certificate Permit No.: \_\_\_\_\_  Approved  Denied\*

Zoning Inspector Signature: *Reginald H. [Signature]* Date: 5-15-22

\*Reason for Denial: does not meet side set back < 10'

Resident to appeal to BZA?  Yes  No



SITE PLAN