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ZONING INSPECTOR'S REPORT

Ed Ostry and Christine Drabicki
7804 Nakita Court
Sagamore Hills Ohio 44067
Parcel #4505337 Red Hawk Subdivision

On August 31 Tuesday, I received an anonymous call regarding a structure being built on Nakita Court. I did an immediate drive by and found workers building a roofed patio without a permit at 7804 Nakita Court. A foundation was in place, the roof was in place, as were the supporting 6x6's. Again, there is no filing of a permit application for this construction at this site.

I knocked on the door to speak with Mr. Ed Ostry, Vice President of the Red Hawk HOA, and explained to him that a permit was needed for construction of this structure. We spoke for a bit about what was happening, and I did mention that the placement of the structure was not allowed. Per the Sagamore Hills Zoning Resolution, the structure needed to be behind the site lines of the home and in the rear of the yard with a maximum foundation size of 195 square feet. I asked that construction halt until a permit is approved and filed. I explained to Mr. Ostry where, and which permit to file.

Paperwork was dropped off to the Township on September 1, 2021. I reviewed the permit and had another conversation with Ed and Christine. I explained that I was going to deny the permit because of its location, and that it violated 5.11a, and more specifically 5.11b. I also do not have an HOA approval, which is needed and should be supplied with the application. They have the right to appeal to the Board of Zoning Appeals.

The application, and the structure which has been started, violate the Sagamore Hills Zoning Resolution 5.11b (amended effective 1/6/21). Please keep in mind, that in August of 2020 a moratorium was put in place for PUD's and Clusters regarding Accessory Buildings while the Zoning Commission studied and formed opinions on the subject. No permit applications for Accessory Buildings in PUD's and Clusters were processed until January of 2021.

Sagamore Hills Zoning Resolution:

5.11b states: "The accessory structure shall be in the rear lot, be a minimum of (10) ten feet from the rear lot lines, a minimum of ten (10) feet from the side lot line, and confined completely within the sight line of the rear lot as defined by the front and rear corners of the widest section of the residence (see attached drawing).

Ed Ostry and Christine Drabicki's next step was to file an appeal with the BZA. The BZA will hear this case on Wednesday October 27, 2021 at 7pm at the Sagamore Hills Township offices. All paper work has been submitted. A public hearing notification has been entered with Akron Beacon Journal which will appear in the October 15 issue. Neighbors have been mailed information and notified of the hearing.

This packet contains all the necessary paper work for your review. If you have any questions, please feel free to call me.