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Regular Meeting

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Agency: Akron Board of Zoning Appeals

Date: May 29, 2024

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Summary

- The board approved a \$20 million phased program of additions to Archbishop Hoban High School in East Akron.
- The board approved the construction of an addition to a single-family home at 513 N. Portage Path in Merriman Valley.
- The board renewed its approval for the construction of a single-family home at Mull Avenue and Crawford Road in Wallhaven.

Follow-Up Questions

- Will the later phases of the Archbishop Hoban High School project need to be reconsidered by the board if fundraising is slower than planned and the work is delayed?
- Is it common for no representative of an applicant to be present at a meeting? What if board members have questions?

Notes

The regular monthly meeting of the [Akron Board of Zoning Appeals](#) was held on May 29 at 9 a.m. in the Municipal Building, [166 South High St, Akron](#). The packet of materials for the meeting is available [here](#).

The meeting was called to order at 9:11 a.m. The start of the meeting was slightly delayed due to heavy rain in central Akron. All board members were present, and six people were present in the public gallery.

Owing to the delayed start, approval of the minutes from the April 24 meeting was postponed until the end of the meeting.

Public hearings

Additions to Archbishop Hoban High School (#03-2024-Z)

The proposal is to construct three additions to [Archbishop Hoban High School](#) in phases and convert existing interior space. The area is zoned as a “Single Family Residence Use District,” and the surrounding land use is residential. Construction of schools and related facilities in areas zoned as residential requires approval from the board. The Planning Department recommends approval of the request.

Architect Jim Evans with [Portal Associates](#) spoke in support of the proposal. He presented a site plan and renderings. The new facilities would fill in existing open spaces and provide a new student center, a multisport gymnasium and classroom space to accommodate growing enrollment. The estimated overall cost of the improvement plan is \$20 million.

In response to a query, Christopher DiMauro, president of Hoban, indicated that Phase 3 would likely be completed a year after Phase 2, assuming that fundraising proceeds as planned. No other questions were raised by board members.

A motion was made to approve the proposed construction of building additions at Archbishop Hoban High School, contingent on meeting conditions on landscaping, storm water management, and other matters specified by the Planning Department and listed in the agenda document. The motion passed unanimously.

Addition to home at 513 N. Portage Path (#04-2024-Z)

The proposal is to construct an addition to an existing home at 513 N. Portage Path in Merriman Hills. An aerial photo of the area is [here](#). The area is zoned as a “Single Family Residential Use District,” and the surrounding land use is residential. Board approval is needed since the addition will extend to within 46 feet of Portage Path, where the building line setback is 60 feet. The Planning Department recommends approval of the request.

[Todd Clarke](#), the project architect, said adding ADA-compliant space would enable the homeowners to age in place. Owing to the layout of the rooms, adding space to the rear

of the house was not feasible.

No questions were raised by board members. It was noted that the neighbor immediately to the south had written the board in support of the proposal.

A motion was made to approve the proposed construction, and it passed unanimously.

Construction of new home at Mull Avenue and Crawford Road (#02-2022-Z)

The proposal by Elegant Homes Inc. is to construct a new single-family home on three vacant parcels of land at the northeast corner of [Mull Avenue and Crawford Road](#) in Wallhaven. The area is zoned as a "Single Family Residential Use District," and the surrounding land use is residential, except for FirstEnergy's West Akron campus, which lies to the west of the site. Board approval is needed since the front of the building will extend to within 39 feet of Mull Avenue, where the building line setback is 50 feet. The Planning Department recommends approval of the request.

No representative of the applicant was present. The board was informed that the application was approved on April 27, 2022, but needs reauthorizing since construction did not begin within two years. There are no changes to the plans the board previously approved.

No questions were raised by board members.

A motion was made to renew the approval for the construction, and it passed unanimously.

The minutes from the April 24 meeting were unanimously approved.

The meeting was adjourned at 9:30 a.m.

Notes to reader: Unless quotation marks are used, all text is paraphrased. If you believe anything in these notes is inaccurate, please email us at documenters@signalakron.org with "Correction Request" in the subject line.