



VILLAGE OF OAKWOOD  
ZONING BOARD MINUTES  
May 14, 2025

ATTENDANCE

**PRESENT**

Marchelle Head (Chair)--Dan Stanton—Joseph Swaton--Ross Cirincione Law—John Cheatham (CBO)

**ABSENT**

Meeting opened 7:03pm by Head

Roll call taken

**ZBA25-101**

**J WALLS HOMES**

**Johavvah Wallace**

**12918 MAPLE ROW**

**GARFIELD HTS., OH**

**FIVE PROPERTIES ON LAMSON AND BOOKER AVE.**

**MR. WALL IS COMING BEFORE THE BOARD TO REQUEST APPROVAL FOR 5 VARIANCES REGARDING FRONTAGE THAT IS JUST SHY OF THE 90' REQUIREMENT.**

**Head:** Zoning Board is called to order. ZBA 25-101, J Wall Homes. **Cirincione:** Swore in Mr. Wall. The Building Official, John Cheatham, is in attendance tonight and may weigh in on the issues. **Head:** Please share with the board why you are coming tonight? **Walls:** I have four parcels that I am purchasing from the village. I need variances before we can complete that sale. Four parcels, I will consolidate down to two parcels, but they only measure out to 80' frontage. The two individually have only 80' frontage, the minimum is 90'. I need a 10' variance for those. The third parcel on Booker is 125 X 120 and the depth of that property is 26', I will need 2' variance for that. **Stanton:** You are talking about the depth of that property. **Wall:** Yes. To be consistent with the minimum requirements of 15' in front and 15' in back. **Stanton:** What is back there? **Wall:** Nothing, it is a huge lot, it is about 5 acres behind it. I think it is privately owned. **Head:** The property on Booker is just for the 2'. Can all of these, even if they are different lots, be put into one motion? **Cirincione:** We need to do them separately. One vote for each parcel. **Stanton:** There will be three. Two on one and then the other on Booker. **Cirincione:** Yes, we will have to stipulate which parcel number we are talking about. **Head:** The ones on Lamson will be consolidated? **Wall:** Yes. That is 4 parcels which will be consolidated down two. Two structures will be built. The variance for the front yards - is that for both. **Wall:** Yes, for both. There are four parcels involved. **Head:** There are three variances. We will do an approval per parcel. **Cirincione:** Yes. That is correct. They will be consolidated. **Swaton:** The village currently owns these? **Wall:** Yes. **Head:** Do we need to do a contingency? **Cirincione:** Yes. The approval will be contingent on them being consolidated. The approval will state; it is contingent on the consolidation, but the variance will be approved. We can say this assuming they will be consolidated. **Stanton:** With or without consolidation he can do this? **Wall:** I can't do anything without consolidation. **Cirincione:** You will have to ask for consolidation. Let's start with Booker since that will be the easiest one. The address for that is 24733 Booker Ave. **Head:** That is a 2' variance. I motion on Parcel 795-09043, for a 2' front yard setback.

**CASE #ZBA25-101 TOPIC 5 VARIANCES 043 Booker Ave FIRST: HEAD; SECOND SWATON**

**VOTE: HEAD Y; STANTON Y; SWATON Y; RESULTS APPROVED 2' offset in back**

**Head:** I would like to make a motion for proposed parcel #795-080 (28-29), for a 10' front yard variance. **Cirincione:** Is that the correct parcel numbers. **Wall:** Yes. That will be a 10' variance for that one and then the 30-31 will be 10' front.

**CASE #ZBA25-101 TOPIC 5 VARIANCES 028-29** FIRST: Head; SECOND Swaton

**VOTE:** HEAD \_Y; STANTON \_Y; SWATON \_Y; RESULTS APPROVED 10' variance front yard contingent on consolidation

**Cirincione:** There is nothing abutting. **Head:** I make a motion for the purposed Parcel #795-080 (30-31) for a 10' front yard variance.

**CASE #ZBA25-101 TOPIC 5 VARIANCES 030-31** FIRST: Head; SECOND Stanton

**VOTE:** HEAD: \_Y; STANTON \_Y; SWATON \_Y; RESULTS: Approved 10' variance front yard contingent on consolidation.

**Cirincione:** For the record, these variances are being granted with the acknowledgement by the applicant that to build on these lots, they have to be consolidated. Mr. Cheatham, do you have anything? **Cheatham:** Just for the record, to keep everything super clean, these did not meet the square footage required by ordinance but, the ordinance says that you don't have to meet that if you get the setbacks. He is good.

**MOTION TO ADJOURN:** FIRST Head; SECOND Stanton

**VOTE:** HEAD \_Y; STANTON \_Y; SWATON \_Y; RESULTS Adjourned 7:17PM

Signed \_\_\_\_\_  
Marschelle Head, Chair

Signed \_\_\_\_\_  
Joel Hladky, Board Recording Clerk

Date approved: \_\_\_\_\_