

**BOARD OF ZONING APPEALS
CITY OF NORTH OLMS TED
MEETING AGENDA OF OCTOBER 01, 2009
7:30 PM**

BZA TRAINING CLASS: 6:30 PM

Review Standards and Procedures for Variance Hearings

ROLL CALL

REVIEW AND CORRECTION OF MINUTES

The minutes for September 3, 2009 are submitted for approval.

RESIDENTIAL APPEALS AND REQUESTS:

Robert Dehoff; 25171 Doe Drive:

Request for variance (1123.12), which consists of a 4 ft high black vinyl chainlink fence and the following variance is requested: An 18 inch variance for a fence higher than 30” in a side yard setback on a corner lot, code permits 30”, applicant shows 48”, which is in violation of Ord. 90-125 section 1135.02 f (1). Note: BBCA approved a 75 ft section in rear yard 9/17/09.

Cindy Mramor; 5716 Allendale Drive:

Request for variance (1123.12), which consists of a 4 ft high chainlink fence and the following variance is requested: An 18 inch variance for a fence higher than 30” in a neighbors 50 ft setback on a corner lot, code permits 30”, applicant shows 48”, which is in violation of Ord. 90-125 section 1135.02 f (1).

Robert & Kimberly Doyle; 5201 Dewey Road:

Request for variance (1123.12), which consists of a new garage and the following variances are requested:

1. A 2 foot side yard setback variance for garage too close to side yard line; code requires 5 ft, applicant shows 3 ft section, 1135.02 c (2)
2. A 7 foot rear yard setback variance for garage to close to rear property line; code requires 10 ft, applicant shows 3 ft section, 1135.02 c (2)

NON-RESIDENTIAL APPEALS AND REQUESTS:

Powerhouse Gym; 27336 Lorain Road:

Request for variance (1123.12). Proposal consists of an additional sign and the following variances are required:

1. A variance for 1 additional wall sign; code permits 1 and 2 are shown, section 1163.28 (a)
2. A 1 foot variance for a wall sign higher than allowed; code permits 4 ft and 5 ft is shown, section (1163.28 (c)

CONTINUED ON BACK

CMS09-10 Ganley Subaru; 25730 Lorain Road

Request for variance (1123.12). Proposal consists of new dealership & signage and the following variances are required:

1. A 24.92 foot variance for front yard setback; code requires 75 ft, applicant shows 51.08 ft, section 1139.07.
2. An approximate 53 foot variance for displaying merchandise (vehicles) in 75 ft setback; code requires 75 ft, applicant shows approximate 22 ft, section 1139.07.
3. A variance for 4 additional wall signs on a building; code permits 1, applicant shows 5, section 1163.28.
4. A variance for 3 ground signs on a lot (see note); code permits 1, applicant shows 3, section 1163.27

Note: Two ground signs 180 feet apart already exist and an additional new ground sign is proposed.

CMS09-12 Wal-Mart; 24801 Brookpark Road:

Request for variance (1123.12). Proposal consists of signage and the following variances are required:

1. A 4 foot variance for a wall sign higher than allowed; code permits 4 ft, applicant shows 8 ft section
2. A 198 square foot variance for a wall larger than allowed; code permits 100 sq ft, applicant shows 298 sq ft.

Which is in violation of Ord. 90-125 section, 1163.28 c.

5 Guys Burgers; 26037 Lorain Road

Request for variance (1123.12). Proposal consists of signage and the following variances are required:

1. A 24.95 square foot variance for total wall signs on a unit; code permits 56 sq ft, applicant shows 80.95 sq ft section 1163.25 c.
2. A variance for 2 additional wall signs on a unit; code permits 1, applicant shows 3 section 1163.28 a.
3. A variance for an additional ground sign on a lot; code permits 1, applicant shows 3 section 1163.27 a.
4. A variance for adding to a non-conforming ground sign (Brookpark Rd); codes does not permit, applicant shows addition section 1163.10 a,
5. A variance for adding to a non-conforming ground sign (Lorain Rd); code does not permit, applicant shows addition section 1163.10 a.

Note: Property owners consent has not been submitted. A site plan is required to show distance between ground signs code calls for 200 feet minimum.

COMMUNICATIONS

Building department

ADJOURNMENT