

**BOARD OF ZONING APPEALS
CITY OF NORTH OLMSTED
MEETING AGENDA OF DECEMBER 1, 2011
7:30 PM**

ROLL CALL

REVIEW AND CORRECTION OF MINUTES

The minutes of November 3, 2011 are submitted for approval.

RESIDENTIAL APPEALS AND REQUESTS

Kerry & Star McFarland; 31407 Bradley Road

Proposal consists of an addition to existing home and the following variance is requested:
A variance for expanding a non-conforming use; code allows continuation of a non-conforming use so long as the use is not extended or expanded onto other parts of the lot, applicant shows a home addition, Section 1165.04(a). Note: Current use is single family residence which is not permitted in a Limited Industry District.

Gregory Cuiffo; 5310 Dover Center Road:

Proposal consists of parking a commercial truck in residential driveway. The following variances are requested:

1. A home occupation variance; parking overnight in driveways; code does not permit, applicant shows 23 ft. long truck, Section 1135.02(b)(6).
2. A home occupation variance; requires the residential character of the dwelling exterior shall not be changed; code does not permit, applicant shows truck in driveway, Section 1135.02(b)(5).
3. A home occupation variance for not residing within the dwelling; code requires members of the family, applicant uses as rental property, Section 1135.02(b)(1).

COMMERCIAL APPEALS AND REQUESTS

Jared Jewelers; 25851 Brookpark Road

The proposal consists of a wall sign. The following variances are requested:

1. A 9" variance for a wall sign higher than code allows; code permits 4'0", applicant shows 4'9", Section 1163.28(c).
2. A variance for a third wall sign on a building; code permits 1, applicant shows 3, Section 1163.28(a). (BZA granted a variance for 1 additional wall sign 5/5/2003).
3. A 164.2 sq. ft. variance for additional sq. ft. of signage on a building; code permits 103 sq. ft., applicant shows 267.2 sq. ft., Section 1163.25(b). (BZA granted a variance for 75.1 sq. ft. of additional signage on a building. 5/5/2003).

CONTINUED ON BACK

CMS11-23; Lucky Break Café; 26715 Brookpark Road Ext

The proposal consists of an internet café. The following variances are requested:

1. A 263.5 foot variance for insufficient spacing. Code requires a minimum distance of 500 feet measured from the closest point of the building and parking lot of the business to the property line of any residentially zoned property, place of worship, public or private school, park, playground, library, or public building. Applicant shows lot 236.5 feet from residentially zoned property, Section 1139.01(d)(4)(A). See exhibit.
2. A variance for insufficient floor area. Code requires a minimum area of fifty (50) square feet per entertainment device in each room in which entertainment devices are located. Applicant shows less than 50 square feet per device, Section 1139.01(d)(4)(B). Note: rear hall and area outside restrooms are not considered part of the room.
3. A variance for insufficient parking. Code requires a minimum of one (1) parking space per every terminal, plus one (1) space per every full time employee. Applicant shows less, see table, Section 1139.01(d)(4)(D).

	Square Footage	Large unit development 1161.05(w) min: 5 per 1,000 sf	Large unit development 1161.05(w) max: 6 per 1,000 sf	Existing parking spaces
Cherandon No. 2 Lucky Break Café	16,142 sf (plaza) 1,600 sf (café)	65 <u>21</u> 86	78 <u>21</u> 99	52 (-34)

*80% of total floor area used to calculate parking requirement.

ADJOURNMENT