

**BOARD OF ZONING APPEALS
CITY OF NORTH OLMSTED
MEETING AGENDA OF FEBRUARY 2, 2012
7:00 PM**

ROLL CALL

REVIEW AND CORRECTION OF MINUTES

The minutes of January 5, 2012 are submitted for approval.

RESIDENTIAL APPEALS AND REQUESTS

John & Tracey McBride; 4260 Marquette Blvd.

Proposal consists of a three season addition, the following variance is requested:

An 11 ft rear yard variance for residence to close to the rear property line; code requires 50 ft., applicant shows 39 ft., Section 1135.08(a).

COMMERCIAL APPEALS AND REQUESTS

CMS11-25 Burlington Coat Factory; Great Northern Plaza South:

Proposal consists of building & site modifications.

A special permit is required to add to a non-conforming building, Chapter 1165.02.

The following variances are requested:

1. A 3 ft. 3 in. variance for front yard setback; code requires 75 ft., applicant shows 72.75 ft., Section 1139.07.
2. A variance for enlarging and altering a non-conforming building; code requires conformance to all setbacks, applicant shows violation of front yard setback, Section 1165.02(b)(1).

Marc's; 26393 Brookpark Road

Proposal consists of signage and the following variances are requested:

1. A 1.5 ft variance for a wall sign higher than code allows (Sign1); code permits 4 ft, applicant shows 5.5 ft., Section 1163.28(c). (Note #1)
2. A 70.5 sq ft variance for excessive sign area (Sign 1); code permits 100 sq ft, applicant shows 170.5 sq ft, Section 1163.28(c). (Note #1)
3. A variance for 1 additional wall sign on a unit; code permits 1, applicant shows 2, Section 1163.28(a). (Note #2)
4. A 9-1/2 in variance for a wall sign higher than code allows (Sign 2: Pharmacy); code permits 4 ft, applicant shows 4 ft 9-1/2 in, Section 1163.28(c). (Note #3)

Note 1: Existing sign is 124 sq ft (4 ft x 31 ft), adding leaf increases height to 5.5 ft and total square footage to 170.5 sq ft.

Note 2: Proposed signs total square footage is 232 sq ft, code allows 235 sq ft.

Note 3: Existing pharmacy sign is 52 sq ft (4 ft x 13 ft), adding the leaf increases height to 4 ft 9-1/2 inches and increased total square footage to 62.4 sq ft.

CONTINUED ON BACK

CVS Pharmacy; 27713 Lorain Road

Proposal consists of signage and the following variances are requested.

1. A 1 ft. variance for a wall sign higher than code allows (North sign); code permits 4 ft., applicant shows 5 ft., Section 1163.28(c). (Note #1)
2. A 1 ft. variance for a wall sign higher than code allows (West sign); code permits 4 ft., applicant shows 5 ft., Section 1163.28(c). (Note #1)
3. A 72 sq. ft. variance for excessive sign area (North wall sign); code permits 100 sq. ft., applicant shows 172 sq. ft., Section 1163.28(c). (Note #1)
4. A 72 sq. ft. variance for excessive sign area (West wall sign); code permits 100 sq. ft., applicant shows 172 sq. ft., Section 1163.28(c). (Note #1)
5. A variance for 2 additional wall signs; code permits 2, applicant shows 4, Section 1163.28(a). (Note #2)
6. A 237 sq. ft. variance for excessive wall signage on a building; code permits 170 sq. ft., applicant shows 407 sq. ft., Section 1163.25(b). (Note #2)

Note #1: Includes white sign band. Previous sign was 134 sq. ft. and 4 ft. high – 38 sq. ft. increase.

Note #2: 5 wall signs were approved 9/27/2000 – total sq. ft. allowed was 333 sq. ft. including existing canopy sign.

Note #3: 9/27/2000 permit was for a total of 420 sq. ft. New proposal including existing signage to remain is for 505.3 sq. ft. They are adding 85.3 sq. ft., but 1 less sign.

ADJOURNMENT