

Zoning Board of Appeals  
REGULAR MEETING AGENDA  
April 13, 2017

7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: MR. ARCARO, MR. NAYLOR, MRS. SHERMAN,  
MRS. GATES, MR. McKENNA

Approval of March 23, 2017 Meeting Minutes

**OLD BUSINESS**

**Case # 04-2017** – O'Reilly Auto Parts are seeking the below variances to build a new store on the corner of State & Buffalo St on the south side of the road. This is zoned a B-3 District. Included in packet: CT Consultants Engineers and O'Reilly Auto Parts Improvement Plans

1. Minimum 20-foot building setback when abutting a residential property; the plan shows a **setback of 18.66 feet. (Plan C3.01) - ZBA GRANTED**
2. Minimum 20-foot wide landscaped area to screen building when abutting a residential property: the plan shows a **width of 18.66 feet.**

**ZBA Question** - Can a fence replace the existing landscape screening – North from Monroe St to corner of Mr. & Mrs. Renns property – West to applicable property corner? Hedges to run North to State St as per required setback?

**O'Reilly's Answer:** I am unsure exactly what they want us to do with the landscaping. They say the fence should replace the landscaping screening on the Renn's property boundaries. Do they want us to get rid of the landscaping we were proposing on the east and north boundaries of the Renn's property with a fence; then have hedges running north from the northwest corner of the Renn property (where the fence ends) to State St? If so, we can do that.

3. Landscaped area is to be planted with evergreen hedge: the plan shows landscaping to consist primarily of **dogwood, which will not provide the dense year-round screening required.** –  
**ZBA Question/ O'Reilly's Answer is included with No. 2**

4. Maximum width of driveway: the plan shows four driveways- one each along State Street and Monroe Street, and two along Buffalo Street to be **approximately 20 feet from the intersection with State Street, which is less than the 75 feet required.** -

**ZBA Question – Ingress & Egress to be 30" Wide – along with parking spaces 9X20?**

- **O'Reilly's Answer:** I can't really make a driveway that is wider than my drive aisle. Typically they either need to match or the drive aisle can be wider than the driveway. We currently have a 27' wide east-west drive aisle north of the building and a 27' wide driveway on Buffalo. If I get rid of the landscaping strip on the south edge of the property along Monroe (shown in yellow below) and push the building south a few feet I can get a 30' wide east-west drive aisle north of the building and 30' wide driveway on Buffalo; but I wouldn't have 20' long parking spaces north of the building. If you definitely want the 20' long parking spaces I could still move the building south as I said above but then I could reduce the driveway and drive aisle and driveway to 26'. I don't think I can have the 30' driveway and 20' parking spaces.
  - **O'Reilly's Question to ZBA:** Do they also want 30' wide driveways south of the building? I believe the parking spaces south of the building should be up to code since since they have the extra 3' in length but I don't think we can make the drive aisle south of the building at 30'.
5. Minimum number of parking spaces: the plan shows **only 31 parking spaces when the Code requires at least 62 – ZBA GRANTED**
  6. Minimum number of loading spaces: **the plan does not show a dedicated loading area.** –

**ZBA QUESTION - What is the dedicated Loading Zone?**

- **O'Reilly's Answer:** The code states that a loading space is "off-street loading spaces or berths for uses which customarily receive

or distribute mater or merchandise by vehicle". See the red cross hatched area on the site plan below. That is left open so that the truck can load and unload product through the roll up door. Wouldn't that count as a loading space?

**NEW BUSINESS:**

**Case # 05-2017** – Mr. Nicholas Parma of 810 Mill St., Conneaut, OH is requesting a "Conditional Use" Permit to operate a dog grooming business out of his home. The name of his business is "Parmas Pooches Dog Grooming". Packet includes: Vendor License acquired on March 15, 2017 and LLC from the State of Ohio. Zoned as an R-2 Residential District. **(Section -1133.02 – Home Occupations)**

**Case # 06-2017** – Mr. Chris & Mrs. Debbie Case of 1020 Wrights Ave., Conneaut, OH are requesting a (5) foot variance to replace their existing shed that sits approximately (20) foot from the front of the road to build a 2 car garage that must have a minimum of (25) feet of front yard setback and shall be a distance of at least 5 (feet) from all lot lines of adjoining lots. Zoned as an R-4 Residential District. **(Section: 1117.04 – foot note: 1133.01(m) General Provisions for requirements of accessory uses & structures.)**

**Case # 07-2017** – Mr. Shane & Mrs. Heather Gelfer are submitting a commercial application to operate a new business "Sparky's Place" located at 1001 Broad St., Conneaut, OH. They are requesting a variance of 27' feet from the North West Corner -code requires 40' feet. Zoned in a B-4 District - **(Section 1121.04 – foot note: 1133.01(1)).**

ADJOURNMENT:

(Motion to Approve) with the following conditions:

---

–

(Motion to Deny) with Reason Given:

---