

Zoning Board of Appeals
REGULAR MEETING AGENDA
April 17, 2018

5:30 P.M.

PLEDGE OF ALLEGIANCE

Roll Call: Mr. Arcaro ____ Mr. McKenna ____ Mr. Naylor ____ Mrs. Gates ____
Mrs. Sherman ____

Approval of February 20, 2018 Meeting Minutes

Changes: _____

Motion to Approve: _____
Second Motion _____

Roll Call: Mr. Arcaro ____ Mrs. Sherman ____ Mrs. Gates ____
Mr. Naylor ____ Mr. McKenna ____

OLD BUSINESS: NONE

NEW BUSINESS:

Case # 03-2018 – University Hospitals Conneaut Medical Center is seeking (1) sign variance for their medical building.

Case # 04-2018 – Mr. & Mrs. Shane Gelfer, dba Sparky's Restaurant, is seeking (1) variance for an addition on the west side of their business.

Case #03-2018 - University Hospitals, Conneaut Medical Center of 3605 Warrensville Center Road, Shaker Heights Ohio, is requesting a 14'5" square foot variance for a replacement sign at their medical arts building located at 0 West Main Road in Conneaut OH, Parcel # 12-125-00-066-02, with mailing address of 167 West Main Road. The proposed sign measures 8' 4" x 5' 4" for a total of 46.5 square feet, exceeding the maximum allowable square footage of 32 square feet and requiring a variance of 14' 5". Located in an R-2 Residential District.

Section: 1133.05 (f) – Sign Regulations/ground signs

f) Ground Signs.

(1) In a business or industrial district one-(1) ground sign shall be permitted for each business or industrial establishment, provided no part of such sign shall project into the rights-of-way of any street or highway. The maximum area of any face of such sign shall not exceed thirty-two (32) square feet, the height shall not exceed twenty (20) feet, and any part of the sign shall not be less than fifty (50) feet from any residential lot line.

(2) Such ground signs shall be limited to displaying only the name of the owners, trade name and symbols, products sold and the business or activity on the premises where such sign is located.

14'5" Square Foot Variance:

14'5" Square Foot Variance

Motion to Approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Ref Ordinance # _____ Ref. Ordinance # _____

Approved with conditions:

Reason for Denial: _____

Roll: Mr. Arcaro _____ Mrs. Gates _____ Mr. Naylor _____ Mr. McKenna _____
Mrs. Gates _____

Case # 04-2018 – Shane & Heather Gelfer of Sparky’s Restaurant located at 1001 Broad St., Conneaut, OH Parcel ID #12-203-00-030-00 are requesting a 13’ foot variance on the west side (rear of building) to add an additional 768 sq. ft. of kitchen space. Located in a B-4 Coastal Business District

Section 1133.01(l).

(l) Side and Rear Yard Requirements for Nonresidential Uses Abutting Residential Properties. Nonresidential uses shall not be located nor conducted closer than forty (40) feet to any lot line of a residential property except that the minimum yard requirements may be reduced to fifty percent (50%) of the requirements if acceptable landscaping or screening approved by the Zoning Inspector is provided. Such screening shall be a masonry or solid fence between four (4) and eight (8) feet in height maintained in good condition and free of all advertising or other signs. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than twenty (20) feet in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height at the time of planting. Either type of screening shall not obscure traffic visibility within fifty (50) feet of an intersection.

1133.06 Parking – Plan indicates fourteen (14) spaces located on the gravel lot approximately 3 feet from the north property line and 5 ft. from the south property line. Four (4) spaces located along the north property line and one (1) handicapped parking space located in the southeast corner for a total of 19 parking spaces. Section 1133.06(c) Off-Street Parking Requirements: Sit-down restaurants require a minimum number of parking spaces at a ratio of “1 parking space for each employee plus 1 space per 2 seats of seating capacity.” Number of Employees – 4 / Number of Seating – 90. Based on the number of employees and seating, 49 parking spaces is required – to comply they need 30 parking spaces.

1133.06(b)(3) – Joint use of parking facilities may be permitted, provided the total amount is equal to, or exceeds the sum of the individual use requirements --- Below Sparky’s has a joint/shared verbal parking agreement with Port Conneaut Credit Union that offers 37 parking spaces, meeting and exceeding the required total of 49 parking spaces. No variance is needed.

- Parking agreement with Port Conneaut Credit Union –
-Use of parking after 4:00 – Peek business hours

13’ Foot Variance:

13’ Foot Variance

Motion to Approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Ref Ordinance # _____ Ref. Ordinance # _____

Approved w/ conditions: _____

Reason for Denial: _____

Roll: Mr. Arcaro___ Mr. Naylor___ Mrs. Sherman___ Mr. McKenna___ Mrs. Gates___

Audience Comments:

Motion to Adjourn _____

Second Motion _____

Time: