



CITY OF CONNEAUT

HOUSING/ZONING OFFICE

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Zoning Board of Appeals

REGULAR MEETING AGENDA

July 16, 2019

5:30 P.M.

PLEDGE OF ALLEGIANCE

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

Approval of June 18, 2019 Meeting Minutes

Motion to Approve: _____

Second Motion _____

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

Old Business: O'Reilly's Auto Parts Store

Two cases tabled in the May 21, 2009 meeting. Design of the pole sign was changed to a double-base system for visibility and approved by the Planning Commission on July 2, 2019.

Case # 04-2019- O'Reilly's Auto Parts Store located at 309 State Street, Parcel ID # 12-114-00-098-00 is seeking a forty-three (43) square foot variance to install a seventy-five (75) square foot sign installed on a twenty (20) foot high pole as outlined in Section 1133.05 (h) Pole Signs of the Codified Ordinances. Located in a B-3 General Business District. Mike Long with Bartlett Signs will be representing for O'Reilly's.

Section 1133.05 (h) Pole Signs

(1) In any business and industrial district one (1) free-standing pole sign shall be permitted for each business or industrial establishment. Such sign shall not exceed thirty (30) feet in height and shall have a maximum advertising face area of thirty-two (32) square feet. Such pole signs shall be limited to displaying only the name of the owners, trade names and symbols, products sold and the business or activity on the premises where such sign is located.

Motion to approve _____

Second Motion _____

Roll Call: Dawn Gates _____ Rich McKenna _____ Patrick Arcaro _____
Dolly Sherman _____ Rick Naylor _____

Motion to Deny _____

Second Motion _____

Roll Call: Dawn Gates _____ Rich McKenna _____ Patrick Arcaro _____
Dolly Sherman _____ Rick Naylor _____

Case # 05-2019 – O’Reilly’s Auto Parts Store located at 309 State Street, Parcel ID # 12-114-00-098-00 is seeking a two foot three inch (2’3”) variance to install a wall sign on the front of their new store as outlined in Section 1133.05 (e) (2) Wall and Projecting Signs of the Codified Ordinances. Located in a B-3 General Business District.

Section 1133.05 (e)

(2) In a business or industrial district, each business or industry shall be permitted one (1) wall sign for each face of the building facing a street. Such wall sign shall project not more than twelve (12) inches from the face of the building and shall not be over three (3) feet in height. Such sign shall be limited to displaying only the name of the owners, trade names and symbols, products sold and the business or activity of the premises where such sign is located.

Motion to approve _____

Second Motion _____

Roll Call: Dawn Gates _____ Rich McKenna _____ Patrick Arcaro _____
Dolly Sherman _____ Rick Naylor _____

Motion to Deny _____

Second Motion _____

Roll Call: Dawn Gates _____ Rich McKenna _____ Patrick Arcaro _____
Dolly Sherman _____ Rick Naylor _____

New Business: Case # 09-2019:

Mr. Michael Bertolasio of 264 Bloor St, Parcel #12-127-00-058-00 is seeking a variance to allow an 8 x 10 foot shed in his front yard. Limited side and rear yards do not allow placement in those areas. Property is located in a, R-4 Urban Residential District.

Section 1133.04 (m) Accessory Structures in Residential Districts.

No accessory structure(s) shall be erected in any required yard other than a rear or side yard, nor shall it occupy more than thirty percent (30%) of a required rear yard. A detached accessory structure may be located in the side yard setback except a side yard that abuts a street. Accessory structures shall not exceed fifteen (15) feet in height, unless a greater height is permitted by the Zoning Board of Appeals and shall be distant at least five (5) feet from all lot lines of adjoining lots which are in any residential district and ten (10) feet from any other structure on the same lot. On a corner lot in any residential district, an accessory structure shall be a distance from the side street lot line not less than the required front set back line.

Sheds may be located within one (1) foot of a property line if movable. Dog pens shall be located five (5) feet from a property line and the owner of the animal shall cleanup the feces from the animal so that it does not become a nuisance to the adjoining property owners.
(Ord. 63-14. Passed 8-25-14.)

Motion to approve _____

Second Motion _____

Roll Call: Dawn Gates _____ Rich McKenna _____ Patrick Arcaro _____
Dolly Sherman _____ Rick Naylor _____

Motion to Deny _____

Second Motion _____

Roll Call: Dawn Gates _____ Rich McKenna _____ Patrick Arcaro _____
Dolly Sherman _____ Rick Naylor _____

Case # 10-2019 – Truck World Realty 790 LLC of 780 State Route 7, Parcel #12-316-00-027-00 is seeking a 41.7-foot variance to place the parking lot of their proposed facility 8.3 feet from the front parcel line on Route 7. The front parcel line lies approximately 73 ½’ from the edge of State Route 7 and is outside of the right of way. The parcel lies in a B-1 Highway Service Business district, which defines the front yard setback as fifty (50”) feet in Section 1121.01.

B-1 HIGHWAY SERVICE BUSINESS DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						MAX. HEIGHT (Ft.)	FOOT-NOTES
	LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)			REAR		
			FRONT	SIDE	SUM OF BOTH			
LEAST WIDTH		SUM OF BOTH		REAR				
PRINCIPAL PERMITTED USES:								
Sales, service, and business enterprises which rely on major thoroughfare interchanges for visibility and access	(1 acre) 43,560	90	50	20	40	30	45	1,3
Passenger-transportation agency and terminal	(1 acre) 43,560	90	50	20	40	30	45	1,3
Shopping centers	(2 acres) 87,120	90	50	20	40	30	45	1,3
Motels	(2 acres) 87,120	150	50	20	40	30	45	1,2,3
Automotive service stations	(1 acre) 43,560	90	50	20	40	30	45	1,3
Automotive repair	(1 acre) 43,560	90	50	20	40	30	45	1,3
Public uses	–	–	–	–	–	–	45	
Essential services	–	–	–	–	–	–	–	
CONDITIONALLY PERMITTED USES								
	Lot Size	Frontage	Front	Side	Rear	Max. Height	Minimum Floor Area	Footnote
1. Industrial	1 acre	120	75	20	30	50	5,000	3,4,5,6
2. Warehouses	1 acre	120	75	20	30	50	5,000	3,4,5,6
3. Wholesale	1 acre	120	75	20	30	50	5,000	3,4,5,6

Motion to approve _____

Second Motion _____

Roll Call: Dawn Gates _____ Rich McKenna _____ Patrick Arcaro _____
Dolly Sherman _____ Rick Naylor _____

Motion to Deny _____

Second Motion _____

Roll Call: Dawn Gates _____ Rich McKenna _____ Patrick Arcaro _____
Dolly Sherman _____ Rick Naylor _____

Audience comments:

Motion to adjourn _____

Second Motion _____

Time: _____

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