



CITY OF CONNEAUT

HOUSING/ZONING OFFICE

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Zoning Board of Appeals

REGULAR MEETING AGENDA

August 20, 2019

5:30 P.M.

PLEDGE OF ALLEGIANCE

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

Approval of July 16, 2019 Meeting Minutes

Motion to Approve: _____

Second Motion _____

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

Old Business: None

New Business

Case # 11-2019- Kelly Carlson, of 970 Center Rd., Conneaut Ohio, Parcel Number 12-317-00-032-00, located in an A1 Agricultural District, is seeking an 18' 11" variance to install a porch around their home. The front yard setback for an A-1 district is defined as 50' in Section 1113.01. Construction had begun prior to obtaining a permit, and a stop work order was issued. Side and rear yard setbacks are not violated.

A-1 AGRICULTURAL DISTRICT	MINIMUM ZONING LOT REQUIREMENTS						BUILDING REQUIREMENTS			FOOT NOTES
	LOT SIZE (Sq.Ft.)	FRONT- AGE (Ft.)	YARD REQUIREMENTS (Ft.)				Min. Residential floor area of principal building in sq.ft. per family		MAX. HEIGHT (Ft.)	
			FRONT	SIDE		REAR	One Story	More than one story		
				LEAST WIDTH	SUM OF BOTH					
PRINCIPAL PERMITTED USES:										
1. Agricultural uses and farm dwellings.	(10 acres) 435,600	450	50	30	60	50	900	1,000	-	1
2. Single family dwellings	(1 acre) 43,560	150	50	30	60	50	1,200	1,500	35	
3. Churches and similar places of worship	(1 acre) 43,560	150	100	30	60	50	-	-	35	
4. Cemeteries	(25 acres) 1,089,000	150	100	30	60	50	-	-	35	
5. Public uses	-	-	40	20	40	50	-	-	35	2
6. Essential services	-	-	-	-	-	-	-	-	-	
7. Accessory uses or structures	-	-	-	-	-	-	-	-	12	3
5. Solid waste facilities	-	-	-	-	-	-	-	-	-	4

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 # 12-2019 - Mr. Mike Quinn Jr., owner of 189 Park Avenue, Parcel Number 12-202-00-021-00 and Mr. Charles Giganti, owner and operator of Charlie’s Deli at same location, are seeking a 9’ height variance to paint a 12’ x 24’ sign on the west side of the structure, and removing all currant signage from same location. Section 1133.05 (e) (2) specifies a maximum height for a wall sign of 3’. The parcel is located in a B-4 Business District.

1133.05

(e) Wall and Projecting Signs.

(1) In a business or industrial district, each business or industry shall be permitted one (1) projecting sign for each face of the building facing a street. No projecting sign shall project more than nine (9) feet outside the property line or extend to a point closer than two (2) feet from the curb line. Said sign shall be no less than nine (9) feet above the sidewalk line. Said sign shall have a maximum advertising face of fifteen (15) square feet (3 x 5). Such sign shall be limited to displaying only the name of the owner, trade names and symbols, products sold and the business activity on the premises where such sign is located.

(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 _____

Case # 13-2019 – Mr. & Mrs. Jonathan Pizzi, of 425 South Amboy Road, Conneaut, OH, Parcel Number 12-345-00-001-00 are seeking a 1' 6" variance to install a portion of their proposed fence on the south side of their property at a height of 8'. The home is located in an R-2 Urban Residential District. Section 1133.01 (f) (1) specifies a maximum height of 6' 6" in a side or rear yard.

1133.01

(f) Fences, Walls, Hedges or Similar Plantings or Structures. Fences, walls, plantings or hedges may be permitted in any yard, or along the edge of any yard, subject to the following:
Maximum height. Unless specified otherwise in this section, the height of fences and walls shall not exceed six feet six inches (6' - 6") in height in any side or rear yard. In all districts no fence shall be over three feet four inches (3' - 4") in height unless the fence is ninety percent (90%) open, then such fence may be four feet four inches (4' - 4") in height along a property line in a front yard or front yard setback. No wall, planting, or hedge in a front yard or front yard setback shall be over three (3) feet in height.

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 ___