

Zoning Board of Appeals

REGULAR MEETING AGENDA

August 21, 2018

5:30 P.M.

PLEDGE OF ALLEGIANCE

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

Approval of July 17, 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 # 11-2018 – Father Philip Miller – St. Mary’s Church 480 State St., Conneaut

Case # 12-2018 – FPM LLC – 199 Gateway Plaza, Conneaut

Case # 13-2018- Mr. & Mrs. Richard Shields – 168 Poplar St., Conneaut

Case # 11-2018 – Father Philip Miller representative of St. Mary’s Church located at 480 State St (USR20), Conneaut, OH. Parcel ID # 12-107-00-121-00. The Catholic Diocese is selling the parsonage and the school to Dave Proctor. They will be performing a lot split between the church and the parsonage and will need a nineteen (19) foot variance from the new property line (between the church and parsonage) on the east side to meet the required twenty (20) foot side yard setback. Section 1117.04 Minimum Zoning Lot Requirements in an R-4 Residential Urban District.

**Section 1117.04
MINIMUM ZONING LOT REQUIREMENTS**

YARD REQUIREMENTS (Ft.)			Min. Residential floor area of principal building in sq.ft. per family	MAX. HEIGHT (Ft.)	FOOT- NOTES
FRONT	SIDE	REAR			
50	20	50			

50 20 50
Churches and similar places of worship

Motion to approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Conditions:

Case # 12-2018 – FPM OHIO LLC located at 199 Gateway Ave., Conneaut, OH Parcel ID # 12-316-00-008-02 – represented by Mr. George Dragon of Cicogna Sign Co is seeking a variance to install a 4 X 16 non-illuminating wall sign on the face of the old Giant Eagle building and on the old K-mart building. The proposed sign(s) exceed the maximum height dimension of three (3) feet and are outlined in Section 1133.05 (e) (2). Located in a B-2 Highway and Community Business District.

1133.05 SIGN REGULATIONS

(e) Wall and Projecting Signs

(2) In a business or industrial district, each business or industry shall be permitted one 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 _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Conditions:

Case # 13-2018 – Mr. & Mrs. Richard Shields of 168 Poplar Street, Conneaut, OH. Parcel ID # 12-112-00-123-00 have installed a six (6) foot wood panel fence in front of their existing chain link fence. They are seeking a variance because they installed the fence with the finished side facing inward toward their property to be consistent with the surrounding fences in their area. They did not know it was installed against code regulations. Section 1133.01 (3). Located in an R-4 Urban Residential District

1133.01 GENERAL PROVISIONS

3) Orientation. A finished side of a **fence** in any yard shall face outwards away from the property on which they are placed

Motion to approve _____ Motion to Deny _____

Second Motion _____ Second Motion _____

Conditions:

Audience comment

Motion to adjourn _____

Second Motion _____

Time:

