

BOARD OF ZONING APPEALS

MARCH 13, 2017

The meeting was called to order at 5:30 p.m. by Chairman Craig Pickerel. Board members present were Jason Decker, Niki Decker, Craig Pickerel, and Rob Vela (4). Greg Bade was absent (1). Also present was Mark Easterling, Deputy Planning and Zoning Administrator.

Mr. Pickerel moved to approve the minutes of the February 13, 2017 meeting as written. Mr. Vela seconded. Ayes: (4). Nays: (0).

Mr. Pickerel administered an oath to those that would be speaking at the meeting.

Application, 4-17 – Eric Sowinski is requesting one zoning variance to keep the existing shed closer than five (5) feet to the rear and side property line. The property is located at 345 Edgewood Drive and is zoned as R-3 (Single Family Residential).

NOTE: 1250.61 (b) Accessory Building and Uses: Accessory buildings such as garages and utility buildings, may be located in a rear yard, provided that such buildings are separate from the main structure by at least ten (10) feet and are set back at least five (5) feet from the side and rear lot lines.

1. The applicant is requesting approval to keep the existing accessory structure within the rear property five (5) foot set back. (Structure is currently approximately 3" from the rear and 3.5" from the side property line.)

Recommendation:

1. The Deputy Administrator recommends approval based on meeting the criteria for variances B, C, D, and E of CH. 1275.02(3).

Mr. Easterling reviewed Application 4-17. Mr. Sowinski was present and shared four pictures. He indicated that it lines up with his neighbor's shed as well as matching it. When asked what the shed was to be used for, Mr. Sowinski indicated extra storage, as the house is small.

Mr. Decker moved to approve Application 4-17 as submitted. Mr. Vela seconded. Ayes: (4). Nays (0).

Application 5-17-Father Herb Weber on behalf of Leonard Paul Blair, Bishop of the Catholic Diocese of Toledo in America would like to request one zoning exception to reduce the required parking amount by 33%. The property is located at 24250 Dixie Highway and is zoned "INS" Institutional Uses.

NOTE: Chapter 1250.02(r) General Parking Requirements: The number of off-street parking spaces required for the uses located in and permitted in C-1, C-3, C-4 and INS

districts may be reduced up to thirty-three percent (33%) of the total required, provided that the following conditions are met:

- (1) The number of off-street parking spaces required for the use or uses exceed fifteen (15).
- (2) The applicant shall submit an acceptable site plan showing that an adequate reserve of land is set aside for additional parking spaces, so that the total depicted on the plan is adequate to meet the requirements under 1250.03 of this Chapter. The plan shall indicate the reserve area so that all dimensional requirements as to spaces, aisles and other applicable requirements of this Chapter can be met. The reserve area shall not be used for water retention, for required greenbelts or as the location for replacement trees or other deciduous or evergreen trees required by this Chapter. The landscape plan submitted for the site shall include a plan for the reserve area.
- (3) The City has determined that the applicant has submitted substantial evidence showing that the parking needs of the specific occupant will be less than would be required by this Chapter.
- (4) The property owner shall execute an agreement prepared by the City Law Director requiring the construction of the additional spaces within one hundred and eighty (180) days of notification that the City has determined a need exists for such spaces. The agreement shall run with the land, be binding upon successors and assigns and shall be recorded with the County Recorder.
- (5) A permit for change of occupancy shall not be issued until the City has reevaluated the need for parking by the new occupant relative to the number of spaces required by this Chapter.

NOTE: Chapter 1250.03(b)(a) church & Temple: One (1) for each three (3) seats or six (6) feet of pews in the main unit of worship.

NOTE: Chapter 1250.03(c)(e) Dance halls, pool or billiard parlors, roller skating rinks, exhibition halls and assembly halls without fixed seats: One (1) for each sixty (60) square feet of usable floor area.

NOTE: Chapter 1250.03(d)(c) Business Office: One (1) for each three hundred (300) square feet of usable floor area

1. The applicant is requesting a zoning exception to reduce the required amount of parking onsite from 421 spaces to 294 spaces (30%).

Recommendation:

1. The Deputy Administrator recommends approval of the variance. The reduction in parking will not have a negative impact on the maximum number of spaces needed at one given time for the church. The reduction in parking will also allow for more greenspace as well as a reduction in the negative impact on aesthetics in the amount of unused impervious surface that would be required.

Faith Perales, 7341 Heller Road, Whitehouse, Ohio, was present to speak on behalf of the architect, SSOE. Mr. Decker asked her about if the two buildings would be in use at the same time. Faith said no, they were for different uses.

Mr. Decker moved to approve Application 5-17 as submitted. Mr. Pickerel seconded. Ayes: (4). Nays: (0).

OTHER BUSINESS

Anne Yager with "The Collaborative" was there to discuss the Hull Prairie Intermediate School site plan. She wanted their input on where to put monument signs for the property to make the approval process easier.

There being no further business, the meeting adjourned at 6:10

Respectively submitted,

A handwritten signature in cursive script that reads "Janet Perry".

Janet Perry