

BOARD OF ZONING APPEALS

FEBRUARY 12, 2018

The meeting was called to order at 5:30 p.m. by Chairman Rob Vela. Board members present were Niki Decker, Brian Elmer, and Rob Vela (3). Jason Decker was absent. Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Ms. Decker moved to approve the minutes of the January 8, 2018 meeting as written. Seconded by Mr. Vela. Ayes: (3). Nays: (0).

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

APPLICATION 04-18 – Robert Hall of Toledo Sign, on behalf of Cutting Edge Countertops, is requesting one zoning variance that would allow for the installation of a wall sign that would exceed the maximum square footage allowed. The property is located at 1300 Flagship Drive and is zoned PBP (Planned Business Park).

NOTE: *Chapter 1250.32(a) Permanent Signs Allowed:*

Wall Sign:

Zoning District: Planned Business Park
Maximum Size: 10% of façade up to 75 SF
Quantity: 1 per façade up to 3

1. The requested variance would permit the applicant to install a permanent wall sign that is two hundred and twenty three (223) square feet, conflicting with the seventy-five (75) square foot maximum.

Recommendation:

1. No recommendation provided.

Mr. Grodi reviewed Application 4-18. Robert Hall of Toledo Sign was present. Mr. Hall said that the Brig Niagara Architectural Review Committee approved the larger sign. Mr. Hall provided the Board with a rendering of what the sign would look like with the permitted size letters. He said that the larger letters are more aesthetically pleasing and will be facing the highway. Mr. Vela asked if it will be illuminated. Mr. Hall said that it will be illuminated; it will be flush mounted to the wall. Mr. Vela asked if any comments were received from neighboring properties. Mr. Grodi said that no comments were received. Mr. Hall noted that they are still within the ten percent of the façade which is 80' x 31'. He said the letters will be 43". Mr. Vela asked if the square footage calculation is done end to end, top to bottom. Mr. Grodi said that it is.

Mr. Elmer moved to approve Application 4-18. Seconded by Mr. Vela. Ayes: (3). Nays: (0).

APPLICATION 05-18 - Larissa Ortiz is requesting one zoning variance to permit the installation of an attached deck that would be constructed within the required front yard setback. The property is located at 621 Eckel Road and is zoned R-3 (Single Family Residential).

NOTE: Chapter 1230.01 Intensity and Dimensional Standards

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

1. The applicant is requesting a zoning variance to reduce the required front yard setback. The variance would permit the homeowner to install a deck on the front of the house that would be seventeen feet (17') off the property line, rather than the required thirty-five feet (35').

Recommendation:

1. The Zoning Inspector recommends approval of the variance based on meeting the criteria for variances B, C, D, and E of Chapter 1275.02(c)(3). The house itself is nonconforming, as it is only twenty-five feet (25') off of the property line. The deck would extend from the front of the house an additional eight feet (8'). The deck is replacing a stairway that was rotting and unsafe. This variance would not alter the essential character of the neighborhood, as most houses on this street do not meet the required thirty-five foot (35') setback.

Mr. Grodi reviewed Application 5-18. Larissa Ortiz, the applicant, was present. She said that this request is for an entry way deck. She said the wood was rotting and needed to be replaced. They decided to make it a little bigger to keep the kids away from the road. She said her contractor told her they did not need a permit. Mr. Vela asked if it goes out further than what was there before. Mr. Grodi said that they expanded the width but did not project out further and they used existing posts.

Mr. Vella moved to approve Application 5-18 finding C, D, E, and G of Section 1275.02(c)(3) to be true. Seconded by Ms. Decker. Ayes: (3). Nays: (0).

There being no further business, the meeting adjourned at 5:41 p.m.

Respectfully submitted,

Mary Jo Sutton