



Board of Zoning and Building Appeals
REGULAR MEETING AGENDA OF MAY 25, 2023
CITY HALL COUNCIL CHAMBERS
7:00 PM
REVISED

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Regular meeting of April 27, 2023

PLANNING COMMISSION REPORT

Sign Code Update

OTHER REPORTS OR CORRESPONDENCE

Master Plan Update

PUBLIC HEARINGS

PPZ2023-0181: Sgt. Clean Car Wash, 32499 Lorain Rd, PPN: 07-00-003-102-065

Applicant: Always Stay Unlimited, LLC, Greg Seifert, 3673 Massillon Rd, Uniontown, OH 44685.

Proposal consists of a vacuum system enclosure in the side yard. Property is zoned B-3 Highway Commercial District. Requests:

1. A 7-foot variance for side yard setback (east); applicant shows 8 feet, code requires a minimum of 15 feet, Section 1268.04(b)(3)(A).

PPZ2023-0183: Royal Smokes, 35100 Center Ridge Rd, PPN: 07-00-021-116-053

Applicant: Neon City, 11500 Madison Ave, Cleveland, OH 44102.

Proposal consists of building signage. Property is zoned B-3 Highway Commercial District. Requests:

1. A 20 square foot variance for area of building signs; applicant shows 80 square feet of signage, code permits 60 square feet, Section 1286.05(c)(2). Note: Signs have been installed.

PPZ2023-0184: David & April Pulvino, 35177 Oak St, PPN: 07-00-020-121-053

Proposal consists of a private swimming pool. Property is zoned R-1 Residence District. Requests:

1. A 2 ft. 7 in. variance for setback of a private swimming pool; applicant shows a setback of 29 inches from the south property line, code requires 5 feet, Section 1294.01(e)(2).

PPZ2023-0187: Aiden Shaw, 5366 Barton Rd, PPN: 07-00-005-108-001

Owner: Christine Shaw, 1251 Giel Avenue, Lakewood, OH 44107.

Proposal consists of splitting lot into three total lots. Property is zoned R-1 Residence District and is not served by public sewer. Requests:

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1. A 15-foot variance for lot width (of the 0.34-acre lot); applicant shows a lot width of 75 feet, code requires 90 feet, Section 1250.04(a)(1).
2. A 6,340-square foot variance for lot area (of the 0.34-acre lot); applicant shows lot area of 14,810 square feet, code requires 21,150 square feet, Section 1250.04(a)(1).
3. An 80-foot variance for lot width (of the 0.03-acre lot); applicant shows a lot width of 10 feet, code requires 90 feet, Section 1250.04(a)(1).
4. A 19,844-square foot variance for lot area (of the 0.34-acre lot); applicant shows lot area of 1,306 square feet, code requires 21,150 square feet, Section 1250.04(a)(1).

PPZ2023-0189: Deanna Robertson, 7423 Fowlers Run, PPN: 07-00-039-000-090

Applicant: Deanna Robertson, 1166 Avondale Rd, South Euclid, OH 44121.

Proposal consists of request to not install a portion of required sidewalk. Property is zoned B-3 Highway Commercial District. Requests:

1. A variance to not install sidewalk along a road frontage of a new dwelling (Center Ridge Road frontage); code requires sidewalks along all road frontages, Section 1226.13. See also Chapter 1024. See also Chapter 1228.01(f)(4).

PPZ2023-0190: Brandon Mundell, Ridgeview Blvd, PPN: 07-00-020-135-002

Applicant: Brandon Mundell, 6882 Pitts Blvd, North Ridgeville, OH 44039.

Proposal consists of an aluminum car port. Property is zoned R-1 Residence District. Requests:

1. A variance for a detached private garage on a lot without a dwelling; code does not permit, Section 1294.03(c).
2. A variance for a detached private garage in the front yard; code does not permit, Section 1294.03(c).
Note: Lot is a corner lot, therefore both street frontages are front yards. Carport is proposed to be set back 7 feet from property line abutting Mildred Street ROW.

ADJOURNMENT

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www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

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