

The Board of Zoning & Appeals met in a Work Session at Bedford City Hall on Tuesday, January 28, 2020 at 6:31 P.M. Present: Present: Kristi Glasier, Lynette Speights, John Trzeciak and Laura Hulett. Absent: Jim Wagner. Also in attendance: Building Commissioner Calvin Beverly and Secretary Tracy Simons.

It was determined Ms. Hulett would be the Chairman and Mr. Trzeciak would be the Vice-Chairman for 2020.

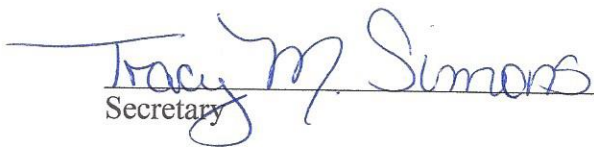
**Dustin James representing Education Alternatives located at 1160 Northfield Rd. (AKA 270 Union St) is requesting a variance of ordinance 1949.15 (a) (1) B.1 which allows for one wall sign per street frontage not to exceed forty (40) square feet in area. The proposed wall signage consists of a sunburst totaling 21.3 square foot and aluminum letters reading education alternatives totaling 63.19 square foot for a total of 84.49 square foot.**

Mr. Beverly stated that they are in an R-2 District and if they were on the other side of the street then they would be okay. In the new ordinance the R-1, R-2 and R-3 Districts are allowed to have a forty-foot sign. Mr. Trzeciak stated that they do not have a wall sign on the building. Mr. Beverly stated that it's 2% of the wall and when they filed their appeal that Council just amended the sign ordinance.

**Angelo Amato (Ang's Contractors, LLC) representing Barbara R. Bruno of 230 Paul St. Mr. Amato is requesting a variance of ordinance 1927.05 which in part states a single-family dwelling shall be limited to a maximum square footage of 30% of the lot area in R2 zoned district.**

Mr. Beverly stated that they need to demolish the old garage and construct a new one and that the garage is attached to the house. He also stated that their side setback is good and that they are going to build a new garage and build a handicap ramp in the garage

Work Session adjourned at 6:58 P.M.

  
Secretary

  
Chairwoman

4-28-20  
Date

The Board of Zoning Appeals met in Regular Session at Bedford City Hall on Tuesday, January 28, 2020 at 7:00 P.M.

Present: Kristi Glasier, Lynette Speights, John Trzeciak, Laura Hulett. Absent: Jim Wagner.

Also Present: Building Commissioner Calvin Beverly and Secretary Tracy Simons.

Motion made by Hulett and seconded by Glasier to approve the absence of Jim Wagner. The roll was called. Vote – Yeas: Glasier, Speights, Trzeciak, Hulett. Nays: None. Motion carried unanimously.

Motion made Glasier seconded by Speights to elect Ms. Hulett as the 2020 Chairman. The roll was called. Vote – Yeas: Glasier, Speights, Trzeciak, Hulett. Nays: None. Motion carried unanimously.

Motion made by Glasier seconded by Speights to elect Mr. Trzeciak as the 2020 Vice-Chairman. The roll was called. Vote – Yeas: Glasier, Speights, Trzeciak, Hulett. Nays: None. Motion carried unanimously.

Motion made by Glasier seconded by Speights to approve the Work Session minutes of March 27, 2018. The roll was called. Vote – Yeas: Trzeciak, Glasier, Speights, Hulett. Abstain: None. Nays: None. Motion carried.

Motion made by Glasier seconded by Hulett to approve the Regular Meeting minutes of April 26, 2016. The roll was called. Vote – Yeas: Trzeciak, Glasier, Speights, Hulett. Abstain: None. Nays: None. Motion carried.

Chairman Hulett informed those present that according to a ruling made by the Law Department anyone wishing to speak at a public meeting is to rise, raise their right hand and the following oath administered. “Do you solemnly swear and affirm that the statements you are about to make are the truth.” Then give your name and address for the record.

**Dustin James representing Education Alternatives located at 1160 Northfield Rd. (AKA 270 Union St) is requesting a variance of ordinance 1949.15 (a) (1) B.1 which allows for one wall sign per street frontage not to exceed forty (40) square feet in area. The proposed wall signage consists of a sunburst totaling 21.3 square foot and aluminum letters reading Education Alternatives totaling 63.19 square foot for a total of 84.49 square foot**

Present: Dustin James, 1160 Northfield Rd., Bedford.

Mr. James, previously sworn in, explained the mission statement about Education Alternatives and that they are a specialized business for what they do for children. He explained that their goal is that they want to take advantage of the front to pick up both streets at the intersection. He continued to stated that either way they are going to be there to do a variance to get it pushed through, because it's a good foundation. Mr. James stated that Education Alternatives has eight other locations and they are doing work for two other locations. Mr. Trzeciak that usually a sign is put on the front of the building before putting it on the side. Mr. James stated that they want to



have it at the most visible traffic. He continued to state that they are looking for advertising the best that they can. The sign is quarter inch thick aluminum sign that is nice and clean. He stated that the close actual amount of signage you will still be able to see the brick and it will be at 52.62 ft, which is still a little bit over as far as how much building is being taken up. Mr. James stated that on the side of the building it would look proportionately better. Mr. Montello because of the size of the building is the reason that you requested the variance because the building is so large and to do the minimum signage proportionately it won't look so good. Mr. James stated that it is their desire to put it on the building and that he was told where they wanted and that he just want's to be factual and that is the side that the customer would like it. He continued to stated that they were aware of the variance meeting and that they might not get their desires. Mr. Beverly stated that the actual square footage of the sunburst is 16.8 square foot and for the letters would be squared off and that is how he obtained the 63.19, but if he does the actual square footage of the letters themselves it comes out to 35.82 square foot and the sunburst will come out to 16.8 square footage with 52.62 square feet of total signage on the wall. Mr. Beverly stated that he would need a copy of the revisions for his records. Mr. Beverly stated that he calculates the square footage for a sign it's by the letter not by the rectangular area, but by the square footage of each letter.

Motion made by Glasier seconded by Speights to accept the variance for Dustin James representing Education Alternatives located at 1160 Northfield Rd. (AKA 270 Union St) is requesting a variance of ordinance 1949.15 (a) (1) B.1 which allows for one wall sign per street frontage not to exceed forty (40) square feet in area. The proposed wall signage consists of a sunburst totaling 21.3 square foot and aluminum letters reading education alternatives totaling 63.19 square foot for a total of 84.49 square foot.

The roll was called. Vote – Yeas: Glasier, Speights, Hulett. Nays: Trzeciak. Motion carried with three Yeas and one Nay.

Chairwoman Hulett informed Mr. James the final approval would be before Council on Monday, February 3, 2020 at 8:00 p.m. for consideration.

**Angelo Amato (Ang's Contractors, LLC) representing Barbara R. Bruno of 230 Paul St. Mr. Amato is requesting a variance of ordinance 1927.05 which in part states a single-family dwelling shall be limited to a maximum square footage of 30% of the lot area in R2 zoned district**

Present: Angelo Amato, Barbara R. Bruno, 230 Paul St., Bedford.

Mr. Amato, 173 Front Street, Berea Ohio & Ms. Bruno, 230 Paul St., Bedford, OH previously sworn in, explained that they are looking to leave the garage where it is and right now it is 10 feet away from the house and we want to connect it to the house, and add on to the back of the house to make it even with the neighbor next door. He stated that there are a few problems and they are 1.) the driveway is 13 feet from the door to the front of the sidewalk so when she pulls into the driveway it is on an angle and 2.) she can't get her mother into the house and this makes it work to put a wheelchair ramp and still be able to get two cars in. He continued to state that it will have brick to match the house and side it with the house. Mr. Trzeciak inquired with the proposed change how long the new driveway would be. Mr. Amato stated that the drive would

stay the way that it is but the garage will be accessible so that she can pull in and the back of the lot is not going to change. Mr. Trzeciak stated on the blue print that the backwall of the garage is going to be relocated to be even with the building with the side of the house. Mr. Amato stated that it is going to stay where it is. Mr. Trzeciak stated that is not what your blue prints show. Mr. Amato stated that it sticks out four feet and that is exactly where it is right now and the only difference is that we are going to connect the existing garage to the house, which is 10 feet and add a little over three feet on the other end of the garage. Mr. Amato stated that it was drawn wrong, because the garage right now is back towards the neighbor's approximately four feet. He stated that he didn't notice it and the architect made a mistake there. Mr. Beverly stated that it would be an issue because you have a required set back on the rear and you have to maintain a minimum of three foot and six foot off the back. Mr. Amato stated that he wanted to go even with what's there right now, because if you take that four feet off it turns it into a 16-foot garage, which doesn't work for a car or a ramp. Mr. Amato stated that they are going to tear the whole thing down but stay on the line of exactly where it is. Mr. Beverly stated that unfortunately the variance tonight was based on the square footage not on the set back, so the variance that is before the board tonight as it stands it will not be able to be approved. Mr. Amato stated that he will get it re-drawn and come back. He continued to state that it will stay exactly where it is and it will be extended to the house and extend the other end a little bit. He stated that the architect messed up and he didn't catch it.

Mr. Beverly stated that we will have to resubmit letters out to the neighbors within a 350-foot radius based on the updated variance.

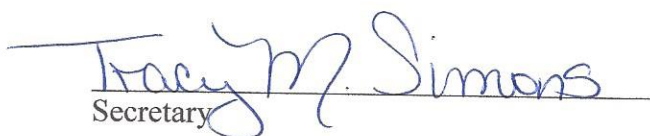
Motion made by Trzeciak seconded by Speights to table the variance for Angelo Amato for Ordinance 1927.05 which in part states a single-family dwelling shall be limited to a maximum square footage of 30% of the lot area in R2 zoned district.

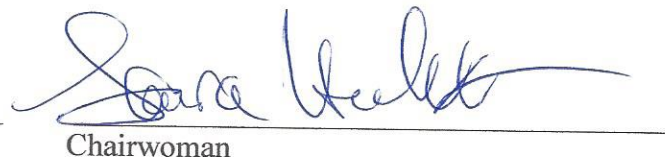
The roll was called. Vote – Yeas: Glasier, Speights, Trzeciak, Hulett. Nays: None. Motion carried unanimously.

#### ADJOURNMENT

There being no further business to come before the Board, motion made by Glasier seconded by Trzeciak to adjourn. The roll was called. Vote – Yeas: Glasier, Speights, Trzeciak, Hulett. Nays: None. Motion carried unanimously.

Meeting adjourned at 7:25 P.M.

  
Secretary

  
Chairwoman

4-28-20  
Date