

Note: These minutes were compiled by extracting certain facts the essence of testimony from an audiotape made of this meeting. Complete detail and verbatim statements can be heard and transcribed from the tape. The tape is available in the office of the Department of Planning and Zoning for a nominal fee.

STREETSBORO BOARD OF BUILDING AND ZONING APPEALS

**HEARING
March 16, 2021
7 PM**

Call to Order – Chairperson Bross called the meeting to order at 7:03 pm.

Pledge of Allegiance and Invocation

Roll Call: Anthony Madden, Doug Liebler, Scott McDole, Bill Uehlinger, Marvin Woods and Matt Bross were present.

Also present: John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Sara J. Fagnilli, Assistant Law Director and Bridget Pavlick, Clerk.

Disposition of Minutes:	June 16, 2020	September 22, 2020
	July 21, 2020	October 20, 2020
	August 18, 2020	November 17, 2020
		February 16, 2021

Motion was made by Mr. Madden to accept the June 16, 2020, July 21, 2020 and the November 17, 2020 minutes as presented. Seconded by Mr. Woods.
Upon voice vote, motion carried.

Old Business- none

Sign Review- Chapter 1159 - none

New Business –

10152 Elliman Road-Christopher Hanford

Requesting a variance from Section 1151.21(e) permit a detached accessory building to be located in a side yard. Code requires detached accessory buildings in the rear yard only.

Applicant: Christopher Hanford. 9995 Elliman Road, Mantua.
The applicant started his presentation by stating that the existing structure is 170 years old. Part of the problem with added a 2-car garage is the grade of the property does not allow for an attached garage and to excavate that close to the 170-year-old foundation would not be feasible. The owner is asking for a variance to place the detached garage at the side of the house due to the elevation changes of the property.

Mr. Cieszkowski indicated that he had meetings with the applicant and the property owner and through those discussions and meetings, it was determined that this variance was the most proper relief permitted to the applicant. He thanked the applicant for his time and the detail in the narrative.

Discussion centered on code and questions regarding side yard and attaching structures. If it were able to be attached, you would not need the variance. The structure is compliant with the side yard setback, but code requires detached accessory structures in the rear yard only. Elevations and stairs were another topic of discussion with the applicant explaining the rise and run and the Ohio Building Code.

Motion: Mr. Madden: I hereby move on this 16th day of March 2021 the Streetsboro Board of Zoning and Building Appeals grant a variance for 10152 Elliman Road – Hanford. Request a variance from Section 1151.21 to allow one accessory building in the side/front yard. Code permits accessory buildings in the rear yard only. Per drawings received 2-18-2021. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Seconded by Mr. Liebler.

Mr. Madden: I vote yes. First of all, I love to call out the applicant and say kudos when you work as closely with the staff in our city as you and John have both articulated. It makes our jobs easier. It certainly makes John's job easier, so again, thank you for that. I am voting yes because you have exhaustively engineered every other option there could possibly be in order not to come here and you just couldn't find a way. The request is minimal. The building is minimal. It will not detract from anybody else's home or property let alone your customer's property. This for me is a no-brainer. I vote yes.

Mr. Liebler: I am going to vote yes as well. Mr. Madden you have explained clearly all of the reasons I agree with as well.

Mr. McDole: I vote yes also echoing everything Mr. Madden said. Like Mr. Liebler said he pretty much described everything we are all thinking.

Mr. Uehlinger: I vote yes. The request is minimal but necessary to relieve the difficulty that you face with this very unique property. So the fact that you are even taking on a project of trying to look at attaching something to a 170-year-old building is monumental in itself, so thank you very much for all your efforts and coming up with the best option. I vote yes.

Mr. Woods: I vote yes as well. I think if there were any other way to do it you wouldn't be here. I think you used every avenue and every thought pattern that you could come up with and, excellent job.

Mr. Bross: I have nothing else to add. It was so well put by Mr. Madden and Mr. Woods. I don't see any issues with this. I vote yes.

Roll Call: Yes- 6 No- 0 .

9525 State Route 14-Sports Clips-Boles

Requesting a variance from Section 1159.13(b) to allow a wall sign area of 34 sq.ft. Code permits a maximum sign area of 30.32 sq. ft. Variance is for 3.68 sq. ft.

Requesting a variance from Section 1159.05(a) to permit a 1 ft. setback from the west party wall line. Code requires a minimum sign setback of 3 ft. from each party all line. Variance is for 2 ft. from the west party wall line.

Requesting a variance from Section 1159.5(a) to permit a 26" setback from the east party wall line. Codes requires a minimum sign setback of 3 ft. from each party wall line. Variance is for 10" from the east party wall line.

Applicant: Jacob Boles, Signs By Tomorrow; 8433 South Avenue, Building 4, Suite 1, Youngstown, Ohio.

There were a few issues with the unit. The main factor driving this is that the unit is only 15 feet wide which is unusual even in this plaza. The limited space available did not leave much for us to work with and there are different architectural aspects of the building and that is why there are different offsets on the east and west party wall lines. Another issue for the applicant was that the building itself sits 184 feet from the road which is a 5-lane heavily traveled road. It was felt that for the safety of the traveling public and visibility of the sign, a variance for a larger sign was needed.

Mr. Cieszkowski indicated that the applicant was correct in that this is a very narrow unit and the variances, if granted, would not create a cluttered aesthetic to the signs on the façade of the Heritage Landing Plaza. Additionally, the distance from the road as well as the speed limit along this area would be a safety/visibility issue.

Board member comments were with respect to any prior variances for this property and Mr. Cieszkowski indicated that this was the first thing we looked at and no there was no variance previously granted. Further comments were with regard to the sign itself. Is it a standard or custom sign. The applicant indicated that this was a standard sign because anything else would be custom and a longer lead-time.

Motion: Mr. Madden: I hereby move on this 16th day of March 2021 the Streetsboro Board of Zoning and Building Appeals grant a variance for 9525 State Route 14-Sport Clips. Request a variance from Section 1159.13(b) to allow a wall sign area of 34 sq.ft. Code permits a maximum sign area of 30.32 sq. ft. Variance is for 3.68 sq. ft. per drawings received 2-22-2021. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Seconded by Mr. Woods.

Mr. Madden: Yes, Understand the restrictions you had with the design of the building. I am actually more curious as to why we would have a 15-foot wide space leftover when they divided it up. The request is minimal. It is necessary for the business. I welcome them coming to Streetsboro. I vote yes.

Mr. Woods: I also vote yes. Being that the traffic changes so rapidly from 50 to 35, the sign would be easier and safer for people to see.

Mr. Liebler: I am going to vote yes. When I look, the picture says it all to me. It's a small space but if you put a tiny sign there, honestly, visually it doesn't flow with the other signs. Verizon has quite a large sign there, so I think to make people know the business is there, it does seem to me to be a reasonable request.

Mr. McDole: I am going to vote yes too for all the previous reasons. It is a minimal variance. I know that plaza very well between Verizon and my favorite Chinese Restaurant is there so, I know it very well. The speed there and the traffic, nobody drops back to 35 right there so I know for a fact that you would need a bigger sign so I vote yes.

Mr. Uehlinger: In this situation I am going to vote no. I believe that request for variance is being based on the decision not to modify the sign which the applicant stated could very well be done. So there are options that would not require a variance that they have chosen not to pursue. So for that reason I vote no.

Mr. Bross: We are strictly voting on the area of the sign. I find that the area of the sign is sufficient especially from a safety standpoint. It has already been addressed about the speed limit out there to request the applicant an additional hardship of modifying signs to a certain size, that would be an unreasonable request. It is very harmonious with the neighboring signs as well. And 15 feet, that's a tight fit. I vote yes regarding the area of the sign.

Roll Call: Yes- 5 No- 1 .

Motion: **Mr. Madden:** I hereby move on this 16th day of March 2021 the Streetsboro Board of Zoning and Building Appeals grant a variance for 9525 State Route 14-Sport Clips. Requesting a variance from Section 1159.05(a) to permit a 1 ft. setback from the west party wall line. Code requires a minimum sign setback of 3 ft. from each party wall line. Variance is for 2 feet from the west party wall line. Per drawings received 2-22-2021. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Seconded by Mr. McDole.

Mr. Madden: Again, I am going to vote yes. The setback is necessary because we are allowing Sport Clips to have the larger sign to begin with so there would be no reason for me to approve the one and reject the second. Based on where the sign is and the space you have to put that sign to segment that business from the others, there really is no option but to accept that and I vote yes.

Mr. McDole: I vote yes also. The spacing is the same or pretty close to it on both sides. I do agree, I think Verizon took more space than originally maybe planned at the time so it forces, like Mr. Madden said, with the size of the sign it does no good to approve one and not the second.

Mr. Liebler: For previously stated reasons I think that it is in line with the other signs and it is a unique situation.

Mr. Uehlinger: With respect to my fellow Board members who have approved the wall sign area, based on that, in this situation on this variance I will vote yes. Agreeing to the first one, there is no other option on the second. I do vote yes on the second variance.

Mr. Woods: I vote yes also for all the reasons mentioned already.

Mr. Bross: 15 feet of width, that's a shoehorn essentially and for all of the aforementioned reasons my fellow Board members indicated regarding the west party wall line, I also vote yes.

Roll Call: Yes- 6 No- 0.

Motion: Mr. Madden: I hereby move on this 16th day of March 2021 the Streetsboro Board of Zoning and Building Appeals grant a variance for 9525 State Route 14- Sport Clips. Request a variance from Section 1159.05(a) to permit a 26" setback from the east party wall line. Code requires a minimum sign setback of 3 ft. from each party wall line. Variance is for 10" from the east party wall line. Per drawings received 2-22-2021. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Seconded by Mr. McDole.

Mr. Madden: Again, I am voting yes for reasons I gave on the previous variances.

Mr. McDole: I vote yes also for all of the same reasons.

Mr. Liebler: Yes.

Mr. Uehlinger: Yes on the variance based on the only option to squeeze it in that small space.

Mr. Woods: I vote yes also for all of the same reasons.

Mr. Bross: I vote yes also for all of the aforementioned reasons.

Roll Call: Yes- 6 No- 0.

Zoning Text Amendment – none

Reports, Communications and Correspondence

Citizens' Comments

Commission Member Comments

Mr. Uehlinger that he has been getting a number of questions from his neighbors regarding what requires a zoning certificate and wondered if we could put out an on-line flyer/newsletter. It was stated that everything is on line with the new Citizen Serve platform and everything from start to finish is on line for the convenience of the residents. Other Board members said we should have Mayor Broska involved it goes out under the City's website and social media.

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday, April 20, 2021 at 7PM at the Streetsboro Municipal Building (555 Frost Road).

Adjournment

There being no further business before this Commission a motion to adjourn was made by Mr. Madden and seconded by Mr. McDole, and the meeting was adjourned at 7:45 pm.

Attest:



Bridget Pavlick, Clerk



Matt Bross, Chairperson