

**BUILDING & ZONING BOARD OF APPEALS  
CITY OF NORTH OLMSTED  
AGENDA FOR OCTOBER 3, 2022  
7:00 PM**

**ROLL CALL**

**REVIEW AND CORRECTION OF MINUTES**

The Building & Zoning Board of Appeals minutes of September 12, 2022 are submitted for approval.

**RESIDENTIAL APPEALS AND REQUESTS (Click links to view submissions)**

**[22-22985; Superior Fence & Rail/Timothy Harvey – 4489 Michael Ave.](#)**

Proposal of a fence. Property is zoned C-One Family Residence.

The following variance is requested:

1. A 5 in. variance to the minimum separation between fences on a common property line; code requires 24 in., applicant provides 19 in., Section 1369.03(D)

**[22-22985; Superior Fence & Rail /Tiffany Dawson – 6487 Surrey Dr.](#)**

Proposal of a fence. Property is zoned A-One Family Residence.

The following variance is requested:

1. A 24 in. variance to the minimum separation between fences on a common property line; code requires 24 in., applicant provides 0 in., Section 1369.03(D)

**[22-22988; Superior Fence & Rail/ Stephen Ellis – 23326 Sharron Drive.](#)**

Proposal of a Fence. Property is zoned C-One Family Residence.

The following variance is requested:

1. A 9 in. variance to the minimum separation between fences on a common property line; code requires 24 in., applicant provides 15 in., Section 1369.03(D)
2. A 6 in. variance to the minimum separation between fences on a common property line; code requires 24 in., applicant provides 18 in., Section 1369.03(D)

Note: The fence on the east side of the property installed 15 in. from the property.

The fence on the west side of the property installed 18 in. from the property line.

**[22-22997; Dominic Passalacqua – 23524 Marion Rd.](#)**

Proposal of a Front Porch. Property is zoned C-One Family Residence.

The following variance is requested:

1. A variance to enlarge a nonconforming dwelling that does not conform to all setback requirements; code does not permit, Section 1165.02(B)(2).

Note: Dwelling is nonconforming in that the existing front setback is approximately 36 ft. where 50 ft. is required in front yards.

2. An approximate 20 ft. variance for front yard setback; code requires 50 ft., applicant shows approximately 30 ft., Section 1135.06(A)

**22-23014; Fadi Maalouf – 23955 Maple Ridge Rd.**

Proposal for an accessory structure in front yard. Property is zoned C-One Family Residence.

1. A variance for an accessory structure (fountain) in the front yard; code does not permit; applicant shows accessory structure (fountain) in front yard. Section 1135.02 (C)(1)

**COMMERCIAL APPEALS AND REQUESTS**

**22-22960; Fastsigns of North Olmsted/ Lorain Crocker Plaza LLC, 28951 Lorain Road**

Proposal of a sign. Property is zoned B-3 General Business, Power Martial Arts,

1. A 11 s.f. variance for Electric sign; code limits the sign area to 5 s.f. total, applicant requests 16 s.f. Section 1163.12.05 (Table 1163.12-1).

Note: According to the ordinance, the building can have 1.0 square feet of sign area per lineal foot of primary façade width and since the building frontage area is 5 lineal feet, so maximum permitted building sign area shall be 5 square feet.

**22-22958; Fastsigns of North Olmsted/ Lorain Crocker Plaza LLC, 28951 Lorain Road**

Proposal of a sign. Property is zoned B-3 General Business, Any Lab Test Now

1. A 8.83 s.f. variance for channel letter sign; code limits the sign area to 15 s.f. total, applicant requests 23.83 s.f. Section 1163.12.05 (Table 1163.12-1).

Note: According to the ordinance, the building can have 1.0 square foot of sign area per lineal foot of primary façade width and since the building frontage area is 15 lineal foot, so maximum permitted building sign area shall be 15 square feet.

**22-23021; Joel Copley, Janotta & Herner Inc./KG Real Estate Investments Westside LLC, 25730 Lorain Road, Ken Ganley Hyundai.**

Proposal of adding a new service reception center to the west side of the exciting dealership building.

1. A 1'-8" variance for the front yard building setback; code limits the front building setback to 75 feet. Section 1139.04. C, Table 1139.04-3, Building Setbacks

**ADJOURNMENT**