

**BUILDING & ZONING BOARD OF APPEALS  
CITY OF NORTH OLMSTED  
AGENDA FOR FEBRUARY 6, 2023  
7:00 PM**

**ROLL CALL**

**RESIDENTIAL APPEALS AND REQUESTS**

**23-23612; Zafer Sulliman 23323 Westchester Dr.**

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

The following variances are requested:

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

**23-23617; Jon Kenney – The Great Garage Company/ William Hurst 2845 Walter Rd.**

Proposal of a detached garage and driveway. Property is zoned C-One Family Residence.

The following variances are requested:

1. A 177 sq. ft. variance for area of private garage; code permits 750 sq. ft., applicant shows 927 sq. ft., Section 1135.02(B)(1)(a).

Note:

Existing attached garage: 19 ft. x 21 ft. - 399 sq. ft.

Proposed detached garage: 24 ft. x 22 ft. - 528 sq. ft.

Lot size: 17,010 sq. ft. (.39 acres)

**COMMERCIAL APPEALS AND REQUESTS**

**22-23439; Archer Sign/Marc's, 26393 Great Northern Shopping Center**

Proposal of an amended sign variance for a total of 198.51 square feet of exterior store front signage. Property is zoned B-3 General Business.

**23-23623; Joel Copley, Janotta & Herner Inc./KG Real Estate Investments Westside LLC, 25730 Lorain Road, Ken Ganley Hyundai.**

Approval for a 24" overhang on the front soffit of the new service reception center. Property is zoned B-3 General Business.

**23-23622; Archer Sign Corporation/Sgt. Clean Car Wash, 27100 Lorain Road**

Proposal of a sign variance. Proposed 7.99sqft sign and 30" from grade to bottom of sign.

Property is zoned B-4 Mixed Use Business.

**22-23405; George Davis GD3 Ventures/Darb Holdings & Estate of Phyllis Margolis; 4912 Grace Road.**

Proposal of a residential lot as access drive for apartment home community. Property is zoned A-One Family Residence and Multiple Residence (Apartment)

The following variances are requested:

1. A use variance to allow for PPN 237-17-004 zoned "One Family Residence", to allow for the parcel to be utilized as the access road to the proposed development.

**COMMUNICATIONS:**

**ADJOURNMENT**