

**BUILDING & ZONING BOARD OF APPEALS  
CITY OF NORTH OLMSTED  
AGENDA FOR JUNE 5, 2023  
7:00 PM**

**ROLL CALL**

**REVIEW AND CORRECTION OF MINUTES**

The Building & Zoning Board of Appeals minutes of February 6, 2023 are submitted for approval.

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

**[23-24257; Matthew Halun; 23818 Mastick Road](#)**

Proposal of a 36" vinyl fence on the front of the property. Property is zoned A-One Family Residence.

The following variance is requested:

1. A 6 in. variance for height of a fence in the front yard; code allows a fence in the front yard not to exceed 30 in., applicant shows 36 in., Section 1135(D)(2).

Note: Proposed fence is 36" high vinyl picket style fence

**[23-24344; Anthony Bramante; 27174 Limpert Lane](#)**

Proposal of 10'x16' shed. Property is zoned A-One Family Residence.

The following variance is requested:

1. A 10 sq. ft. variance for the size of a storage building; code allows 150 sq. ft.; applicant shows 160 sq. ft., Section 1135.02(C)(2).

Note: Shed is 10 ft. x 16 ft.

Lot is 17,490 sq. ft.

**[23-24412; Michael & Kimbra Gebura; 4450 Brendan Lane](#)**

Proposal of a deck with permanent roof to replace existing deck and seasonal awning. Property is zoned C-One Family Residence.

The following variance is requested:

1. A 13 ft. 1 in. variance for rear yard setback of roofed deck; code requires 50ft., applicant shows approximately 36 ft. 11 in. , Section 1135.02 (C) (4)(a) 1135.06(D)

**[23-24410; Martin Dulellari; 6034 Somerset Drive](#)**

Proposal to install a new privacy fence on the side yard of a corner lot. Property is zoned B-One Family Residence.

The following variance is requested:

1. A 15 ft. variance for the setback of a fence in the side yard of a corner lot; code requires 20 ft., applicant shows 5 ft., Section 1135.02(D)(3)

Note: The proposed fence is a 6 ft. high solid board fence.

## **COMMERCIAL APPEALS AND REQUESTS**

### **23-24413; Laura Higgins-Woyma; 26187 Lorain Road**

Proposal of three new signs for the 5/3 bank.

The following variances are requested:

1. A 14.66 s.f. variance for Wall Sign area; code limits the sign area to the primary facade width of the principal building (one square foot of sign area per lineal foot of primary facade width) which is 74 feet; applicant requests 88.66 s.f. Section 1163.12 table 1163.12-1.
2. A 5 feet variance for Wall Sign location; code limits the sign to 12 inches to either the top or side edges of the surface or wall to which it is attached; applicant requests 7 inches, section 1163.12.A.6.d.
3. A 13.96 s.f. variance for Canopy Sign area; code limits the sign area to 15 s.f.; applicant requests 28.96 s.f., section 1163.12.A.7.a.
4. A 14.66 s.f. variance for secondary facade Sign area; code limits the sign area to %40 of the facade width which is 14.44 s.f.; applicant requests 45.2 s.f., Section 1163.12.A.5.c.

## **COMMUNICATIONS**

Discussion to move the date of the July BZBA meeting from July 3<sup>rd</sup> to July, 10<sup>th</sup>.

## **ADJOURNMENT**