



CITY OF WOOSTER
BOARD OF BUILDING AND ZONING APPEALS
REGULAR MEETING AGENDA

April 6, 2017, 5:30 p.m.

City Hall - 1st Floor Council Chambers
538 North Market Street
Wooster, OH 44691

I. ROLL CALL

II. APPROVAL OF THE March 2, 2017 MEETING MINUTES

III. APPLICATIONS

BZA-17-04 Gary Stoller of Shaffer, Johnston Lichtenwalter & Assoc. representing The College of Wooster requesting an area variance from Planning and Zoning Code Section 1131.06(b)(3) to allow a fence taller than permitted in front of a building at 415 Wayne Avenue in a CF (Community Facilities) District.

This application will include a Public Hearing

BZA-17-12 Darren Spensiero of BSHM Architects representing Wooster City Schools Board of Education requesting an area variance from Planning and Zoning Code Section 1169.04(b)(6) to allow fewer off-street parking spaces than required at 101 West Bowman Street in a CF (Community Facilities) District.

This application will include a Public Hearing

BZA-17-13 Paul Magee of Lettergraphics representing GKI LLC requesting an area variance from Planning and Zoning Code Section 1171.04(c)(1) to allow a freestanding sign within the minimum setback from a side lot line at 5246 Cleveland Road in an M-2 (General Manufacturing) District. **This application will include a Public Hearing**

- BZA-17-14** Johannah Harper requesting a use variance from Planning and Zoning Code Section 1133.02(d) to allow a second single family detached dwelling on an existing lot at 506 Gasche Street in an R-T (Traditional Residential) District.
This application will include a Public Hearing
- BZA-17-15** Charles Steinman of Illusions Screen Printing requesting a use variance from Planning and Zoning Code Section 1141.02(d) to allow a screen printing use at 214 North Bever Street in a C-4 (Central Business) District.
This application will include a Public Hearing
- BZA-17-16** Chris Butdorf of Lettergraphics representing Wooster Community Hospital requesting an area variance from Planning and Zoning Code Section 1171.03(a)(4)(B) to allow a freestanding sign with more than two display faces and Section 1171.04(c)(1) to allow freestanding signs exceeding the maximum number per lot, area and height at 1761 Beall Avenue in a CF (Community Facilities) District.
This application will include a Public Hearing
- BZA-17-17** Paul Magee of Lettergraphics representing GOJO requesting an area variance from Planning and Zoning Code Section 1171.04(c)(1) to allow a freestanding sign taller than permitted at 1147 Akron Road in a C-5 (General Commercial) District.
This application will include a Public Hearing
- BZA-17-18** Elam Yoder of Berlin Construction representing Leslie Sharp requesting an area variance from Planning and Zoning Code Section 1133.03(c) to allow a building to exceed the maximum permitted coverage of a lot at 1630 Firethorn Lane in an R-2 (Single Family Residential) District. **This application will include a Public Hearing**

IV. APPLICATIONS CONTINUED TO BE TABLED

- Appeal #2016-19** Doug Drushal of Critchfield, Critchfield and Johnston, Ltd. representing Renner Development Company Ltd. requesting a use variance from Planning and Zoning Code Section 1143.02(d)(2)G. to allow a prohibited use for the outdoor storage of materials at 1055 East Henry Street in an M-1 (Office/Limited Manufacturing) District.
- Appeal #2016-20** Doug Drushal of Critchfield, Critchfield and Johnston, Ltd. representing Renner Development Company Ltd. requesting an area variance from Planning and Zoning Code Section 1143.07(a)(2) to allow the bulk outdoor storage of materials without a means to effectively prevent spreading, Section 1143.07(d) to store outdoor materials on a surface which is not asphalt or concrete, Section 1143.07(e) to store outdoor materials without the required screening, Section 1165.07 to allow a non-residential development without the required buffer yard, and Section 1169.15(b) to allow gravel access drives at 1055 East Henry Street in an M-1 (Office/Limited Manufacturing) District.

V. ADJOURNMENT