



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

**December 7, 2017, 5:30 p.m.**

**City Hall - 1<sup>st</sup> Floor Council Chambers**  
**538 North Market Street**  
**Wooster, OH 44691**

I. ROLL CALL

II. APPROVAL OF THE NOVEMBER 2, 2017 MEETING MINUTES

III. APPLICATIONS

- BZA-17-46** Bryce Zimmerly requesting an area variance from Planning and Zoning Code Section 1143.06 to allow parking spaces within required front and side setbacks at 823 Spruce Street in an M-2 (General Manufacturing) District. *(Tabled 11/2/17)*  
***This application will include a Public Hearing***
- BZA-17-49** Chris Butdorf of Lettergraphics Sign Company requesting an area variance from Planning and Zoning Code Section 1171.04(c)(1) to allow a sign taller than permitted and within the required setback from the right of way at 155 South Market Street in a C-4 (Central Business) District. ***This application will include a Public Hearing***
- BZA-17-50** Robert Romanotto of the Wooster Country Club requesting an area variance from Planning and Zoning Code Section 1131.04(a) to allow a building within the required setbacks at 1251 Oak Hill Road in a CF (Community Facilities) District.  
***This application will include a Public Hearing***
- BZA-17-51** Nichole Keylor of Kessler Sign Company requesting an area variance from Planning and Zoning Code Section 1171.04(a), Note C to allow signs to be placed on walls which are not building frontages and Section 1171.10(a) to allow an electronic message center sign at a gas station exceeding display and operational requirements at 1058 West Old Lincoln Way in an M-2 (General Manufacturing) District. ***This application will include a Public Hearing***

- BZA-17-52** Dennis Hochstetler of Kidron Vinyl requesting an area variance from Planning and Zoning Code Section 1133.07(h)(4) to allow fencing with different styles and colors at 600 Oakley Road in an R-1 (Suburban Single Family Residential) District.  
*This application will include a Public Hearing*
- BZA-17-53** Ian Aultman of MS Consultants requesting an area variance from Planning and Zoning Code Sections 1143.07(d) and 1169.15(b) to allow a gravel outdoor storage area and rear drive on the south side of Long Road (Parcel Number 56-01929.000) in a proposed M-2 (General Manufacturing) District.  
*This application will include a Public Hearing*
- BZA-17-54** Holly Tate requesting an area variance from Planning and Zoning Code Section 1169.04 to allow fewer off-street parking spaces than required at 217 East Larwill Street in a C-1 (Office/Institutional) District.  
*This application will include a Public Hearing*
- BZA-17-55** Matt Long of Critchfield, Critchfield, Critchfield and Johnston, Ltd. requesting an area variance from Planning and Zoning Code Section 1133.02(d)(1)(J.) to allow a flag lot and Section 1133.07(b)(2) to allow a driveway within the required setback on the west side of Melrose Drive (Parcel Number 71-00121.087) in an R-2 (Single Family Residential) District. *This application will include a Public Hearing*
- BZA-17-56** Laura Groves requesting an area variance from Planning and Zoning Code Section 1169.04 to allow fewer off-street parking spaces than required at 1877 Eagle Pass in an M-1 (Office/Limited Manufacturing) District.  
*The application has been withdrawn by the applicant.*

**IV. MEETING DATES AND CHAIR/VICE CHAIR SELECTION FOR 2018**

The setting of meeting dates, per the proposed schedule, and the election of Chairman and Vice Chairman of the Board of Building and Zoning Appeals for 2018.

**V. APPLICATIONS CONTINUED TO BE TABLED**

Appeal #2016-19 & Appeal #2016-20

**VI. ADJOURNMENT**