



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

**May 4, 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 APRIL 6, 2017 MEETING MINUTES

III. APPLICATIONS

- 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-17-19** Kelly Spaulding of Party City requesting an area variance from Planning and Zoning Code Section 1171.04(a) to allow building signage larger than permitted and Section 1171.04(b)(1)(A.) to allow window signage exceeding 30% of the total window area at 3793 Burbank Road in a C-5 (General Commercial) District.  
***\*This application will include a Public Hearing\****
- BZA-17-20** Shayne Glass of Curry Lumber representing Sign Design requesting an area variance from Planning and Zoning Code Section 1143.04(a)(1)(B.) to allow a building addition within the required rear setback and Section 1169.04 to allow fewer off-street parking spaces than required at 1537 West Old Lincoln Way in an M-2 (General Manufacturing) District. ***\*This application will include a Public Hearing\****  
*Due to updated information provided by the applicant, a variance to Section 1169.04 is not necessary. Parking requirements for the subject use have been met.*

**BZA-17-21** John Zoss requesting a use variance from Planning and Zoning Code Section 1133.02 to allow a personal service establishment (computer repair) and an area variance from Section 1169.04 to allow fewer off-street parking than required at 817 East Bowman Street in an R-T (Traditional Residential) District.

***\*This application will include a Public Hearing\****

**BZA-17-22** Devin Fort representing Brookdale Place requesting an area variance from Section 1135.05(c)(1) to allow a fence taller than permitted at 1615 Cleveland Road in an R-4 (Multi-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**