



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

City of Wooster Board of Building and Zoning Appeals Meeting Agenda

September 7, 2023 7:30 pm

I. Roll Call

II. Approval of the August 3, 2023, Meeting Minutes

III. Applications

BZA-23-11 Chad Knupp requesting a Use Variance from Planning and Zoning Code Sections 1109.02 to allow a Nursery School/Day Care at 2000 Noble Drive (Parcel number 67-02982.003) in a I-1 (Office/Limited Industrial) zoning district.
The Application Will Include a Public Hearing.

BZA-23-12 Bill Whyte requesting an Area Variance from Planning and Zoning Code Section 1117.02 to allow development within the riparian buffer setback on a property with Parcel Number 67-03019.000 located on the east side of Melrose Drive in an R-2 (Single-Family Residential) zoning district.
The Application Will Include a Public Hearing.

BZA-23-13 Chris Betts requesting a Use Variance from Planning and Zoning Code Section 1109.02(d) to allow a parking lot as a principle use in an R-1 (Suburban Single-Family Residential) zoning district and area variances from section 1125.03 to reduce the setbacks from the right-of-way and lot line abutting an R-1 district and 1123.05(b)(6) to allow a parking lot without interior landscaping at 1761 Beall Avenue (Wooster Community Hospital) to include property fronting Barbara Drive, with parcel number 67-01599.000 in an R-1 (Suburban Single-Family Residential) Zoning District.
The Application Will Include a Public Hearing.

BZA-23-14 Brent Rozar requesting an area variance from Planning and Zoning Code Section 1127.10(c)(3) to allow a building sign above the roofline and 1127.10(e)(4) to allow driveway signs that exceed the permitted area and height at 3401 Old Airport Road (Parcel Number 67-02100.000) in an I-2 (General Industrial) zoning district.
The Application Will Include a Public Hearing.

BZA-23-15 Paul Arnold requesting two area variance(s) from Planning and Zoning Code Section 1115.03(a) to allow for a structure within the required setback and exceeding maximum lot coverage at 1177 Hedgecliff Drive in a R-1 (Suburban Single-Family Residential) zoning district.
The Application Will Include a Public Hearing.

Please contact the Planning & Zoning Division at 330-263-5238 for questions or comments regarding this Agenda.

BZA-23-16 Andrea Uhler requesting an Area Variance from Planning and Zoning Code Section 1115.04(a) to allow a building within the required setback and Section 1123.06(b) to reduce the required buffer adjacent to a residential district at 1034 Nold Avenue located on the northwest corner of the intersection of Nold and McKinley with parcel number 65-02096.000 in an I-3 (Urban Industrial) zoning district.

The Application Will Include a Public Hearing.

IV. Adjournment