

**MENTOR BOARD OF BUILDING AND ZONING APPEALS Results**

**REGULAR MEETING AGENDA**

**SEPTEMBER 13, 2022 7:00 P.M.**

**COUNCIL CHAMBERS**

**CALL TO ORDER**

**PLEDGE TO THE FLAG**

**ROLL CALL** LISA MARINELLI, VICE CHAIRMAN  
JOSEPH P. PRIMIANO  
RICHARD M. ZALESKI, CHAIRMAN  
CHRISTOPHER GREEN  
ROBERT JEFFRIES  
ALEXANDER KOENIG  
MICHAEL MANDATO, SECRETARY

**APPROVAL OF MINUTES** REGULAR MEETING OF August 9, 2022

**OLD BUSINESS**

**NEW BUSINESS**

- 1. HOLLYCROFT APARTMENTS & GRACE M. JONES TRUST FOR 7560 HOLLYCROFT LANE**, PP16-B-032-B-00-001,002,003,004,005,006,007,008-0 & 16-B-32-B-00-009,010,011,012,013,014,015,016,017,018,019,020-0 requesting an administrative appeal of the determination that the rental units are condominiums and are subject to the condominium inspection fee of \$50 per unit rather than an apartment which is subject to an inspection fee of \$20 per unit. Under Sec.1391.04 of the Mentor Code of Ordinances, Single, Duplex or Triplex (Condominium) rental units are subject to an inspection fee of \$50 per unit. **Denied**
- 2. SGA DESIGN GROUP & SAMS REAL ESTATE BUSINESS TRUST FOR 5600 EMERALD COURT**, PP16-B-066-0-00-014-0 requesting a variance to Sec. 1171.18(e) (6) of the Mentor Code of Ordinances to allow a 63.3 sq. ft. side wall sign on the south wall in lieu of the requirement that side wall signs on buildings setback a distance of at least 300 ft. shall not exceed 50 sq. ft. in the B-2, General Business District. **Approved**
- 3. SGA DESIGN GROUP & SAMS REAL ESTATE BUSINESS TRUST FOR 5600 EMERALD COURT**, PP16-B-066-0-00-014-0 requesting a variance to Sec. 1171.18(e) (6) of the Mentor Code of Ordinances to allow a 75.86 sq. ft. side wall sign on the north wall in lieu of the requirement that side wall signs on buildings setback a distance of at least 300 ft. shall not exceed 50 sq. ft. in the B-2, General Business District. **Approved**
- 4. SGA DESIGN GROUP & SAMS REAL ESTATE BUSINESS TRUST FOR 5600 EMERALD COURT**, PP16-B-066-0-00-014-0 requesting a variance to Sec. 1171.18(e) (6) of the Mentor Code of Ordinances to allow for a cumulative total of 260.33 sq. ft. of wall signage in lieu of the requirement that the total wall sign area not exceed 187.5 sq. ft. for buildings setback a distance of at least 300 ft. in the B-2, General Business District. **Approved**

5. **APEX PINNACLE SERVICES, LLC, & LALALAND, LLC FOR 8780 MENTOR AVENUE**, PP16-A-018-A-00-001-0 requesting a variance to Sec. 1171.18(d) (2) C of the Mentor Code of Ordinances to allow a ground sign with a width of 10.66-ft. in lieu of the requirement that the sign width not exceed five (5)-ft. in the B-2, General Business District. **Tabled**
6. **APEX PINNACLE SERVICES, LLC, & LALALAND, LLC FOR 8780 MENTOR AVENUE**, PP16-A-018-A-00-001-0 requesting a variance to Sec. 1171.18(d) (2) A of the Mentor Code of Ordinances to allow a 68 sq. ft. ground sign in lieu of the requirement that ground signs not exceed 40 sq. ft. in the B-2, General Business District. **Tabled**
7. **APEX PINNACLE SERVICES, LLC, & LALALAND, LLC FOR 8780 MENTOR AVENUE**, PP16-A-018-A-00-001-0 requesting a variance to Sec. 1171.16(q) of the Mentor Code of Ordinances to allow a 33.2 sq. ft. changeable copy (EMC) in lieu of the requirement that the changeable copy area be limited to 50% of the permitted sign area in the B-2, General Business District. **Tabled**
8. **LITTLE MOUNTAIN LTD. & MUSCA PROPERTIES, LLC FOR 7560 MENTOR AVENUE**, PP16-A-002-B-00-041,042-0 requesting a variance to Sec. 1171.18(d) (2) A & C & Sec. 1171.16(r) (3) of the Mentor Code of Ordinances to allow a 64 sq. ft. ground sign with a width of eight (8)-ft. and a three (3)-ft. gap underneath the sign in lieu of the requirements that ground sign not exceed 40 sq. ft., the width not exceed five (5)-ft., and that sign posts shall not be exposed or visible from external view at a height of no more than two (2)-ft. for ground signs in the B-2, General Business District. **Approved**
9. **WILLIAM STILES & TRUSTEES OF THE SCOTT FAMILY IRREVOCABLE TRUST, DATED OCT. 30, 1990, FOR 7676 REYNOLDS ROAD**, PP16-B-030-0-00-003-0 requesting a variance to Sec. 1171.18(d) (2) C of the Mentor Code Ordinances to allow a ground sign at a width of six (6)-ft. in lieu of the requirement that the sign width not exceed five (5)-ft. in the B-3, Interchange Service District. **Denied**
10. **WILLIAM STILES & TRUSTEES OF THE SCOTT FAMILY IRREVOCABLE TRUST, DATED OCT. 30, 1990, FOR 7676 REYNOLDS ROAD**, PP16-B-030-0-00-003-0 requesting a variance to Sec. 1171.18(d) (2) A of the Mentor Code of Ordinances to allow a 60 sq. ft. ground sign in lieu of the requirement that ground signs not exceed 40 sq. ft. in the B-3, Interchange Service District. **Denied**
11. **MICHAEL JELENIC FOR 7803 LITTLE MOUNTAIN ROAD**, PP16-A-016-B-00-003-0 requesting a variance to Sec. 1165.01(b)(3) of the Mentor Code of Ordinances to allow a second detached garage in lieu of the requirement that only one (1) detached garage/carport structure shall be permitted per lot in the R-4, Single Family Residential District. **Dismissed without Prejudice**

**12. MICHAEL JELENIC FOR 7803 LITTLE MOUNTAIN ROAD, PP16-A-016-B-00-003-0** requesting a variance to Sec. 1165.01(b)(1) of the Mentor Code of Ordinances to allow a detached garage at a height of 19-ft. in lieu of the requirement that accessory buildings or structures not exceed a height of 15-ft. in the R-4, Single Family Residential District. **Dismissed without Prejudice**

**13. RICHARD ANTHONY INC. & MEADOWLAWN CONDOMINIUM ASSOCIATION, INC. FOR MEADOWLAWN DRIVE, PP16-A-018-E-00-0CL-0** requesting a variance to Sec. 1171.18 (d) (2) C & E of the Mentor Code of Ordinances to allow a ground sign with a width of 10-ft. in lieu of the code maximum five (5)-ft. and located at a two (2)-ft. side setback in lieu of the code requirement that ground signs be setback a minimum of 15-ft. from the side property line in the B-2, General Business/R-10, Multi-Family Districts.

**Approved**

**ADJOURN**

**NOTE: THERE WILL BE NO NEW BUSINESS ACTED UPON AFTER 11:00 PM**

**NEXT REGULAR MEETING: OCTOBER 11, 2022**