

MENTOR BOARD OF BUILDING AND ZONING APPEALS
REGULAR MEETING AGENDA
DECEMBER 13, 2022 7:00 P.M.
COUNCIL CHAMBERS

CALL TO ORDER

PLEDGE TO THE FLAG

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

APPROVAL OF MINUTES REGULAR MEETING OF November 8, 2022

OLD BUSINESS

1. **TIMOTHY J. GOODING & TIMELESS LLC FOR 4673 BROOKSDALE ROAD**, PP16-D-111-B-00-012,013,014,015,016-0 requesting a variance to Sec. 1165.01(b)(1) of the Mentor Code of Ordinances to allow for a pavilion at a height of 24.17-ft. in lieu of the code maximum 15-ft. for accessory structures in the R-2, Single Family Residential District. **APPROVED**
2. **LARRY E. ZUSMAN FOR 7495 LAUREN J DRIVE**, PP16-B-035-I-00-004-0 requesting an Administrative Appeal of the City's determination to remove a section of a tree at risk in the R-2, Single Family Residential District, as regulated under Sec. 1349.20(a) of the Mentor Code of Ordinances. **REMAIN TABLED**
3. **FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR 4683 ANTIOCH ROAD, INC. & 8745 JOHNNYCAKE RIDGE ROAD**, PP16-A-014-0-00-009-0 in the R-4, Single Family Residential District. **APPROVED**

NEW BUSINESS

4. **MICHAEL BOKAUSEK FOR 6528 INLAND SHORES**, PP16-C-081-Q-00-024-0 requesting a variance to Sec. 1165.01(a)(2) of the Mentor Code of Ordinances to allow an accessory structure (200-sq.-ft.) at a 5-ft. rear setback in lieu of accessory structures in excess of 125-sq.-ft. be setback a minimum of 10-ft. from the rear property line in the R-2, Single Family Residential District. **APPROVED**
5. **TIMOTHY EVANKO FOR 6181 TINA DRIVE**, PP16-C-082-A-00-060-0 requesting a variance to Sec. 1155.01(d) of the Mentor Code of Ordinances to allow a home addition at a 29-ft. rear yard setback in lieu of the required 50-ft. in the R-2, Single Family Residential District. **APPROVED**

6. **MAJOR SOURCE, LLC. & ZOLTAN DUDEVSZKY FOR 8567 TYLER BOULEVARD,** PP16-B-040-B-00-005,024-0 requesting a variance to Sec. 1171.18(d)(2) A & C of the Mentor Code of Ordinances to allow a 74.66-sq.-ft. ground sign with a width of 7.5-ft. in lieu of ground signs not exceed 40-sq.-ft. and the width not exceed 5-ft. in the M-1, Light Manufacturing District. **DENIED**
7. **MAJOR SOURCE, LLC. & ZOLTAN DUDEVSZKY FOR 8567 TYLER BOULEVARD,** PP16-B-040-B-00-005,024-0 requesting a variance to Sec. 1171.18 (e)(5) of the Mentor Code of Ordinances to allow a 69.22-sq.-ft. side wall sign in lieu of side wall signs not exceed 40-sq.-ft. in the M-1, Light Manufacturing District. **APPROVED**
8. **MAJOR SOURCE, LLC. & ZOLTAN DUDEVSZKY FOR 8567 TYLER BOULEVARD,** PP16-B-040-B-00-005,024-0 requesting a variance to Sec. 1171.18 (e)(3) of the Mentor Code of Ordinances to allow a 43.27-sq.-ft. rear wall sign in lieu of rear wall signs are prohibited in the M-1, Light Manufacturing District. **APPROVED**
9. **MAJOR SOURCE, LLC. & ZOLTAN DUDEVSZKY FOR 8567 TYLER BOULEVARD,** PP16-B-040-B-00-005,024-0 requesting a variance to Sec. 1171.18 (e)(1) of the Mentor Code of Ordinances to allow a cumulative total of 306.88-sq.-ft. of building signage in lieu that the total wall sign area not exceed: (i) 1.5-sq.-ft. per linear foot of building frontage or (ii) 150-sq.-ft. whichever is less; in the M-1, Light Manufacturing District. **APPROVED**

ADJOURN

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

NEXT REGULAR MEETING: JANUARY 10, 2023