

MENTOR BOARD OF BUILDING AND ZONING APPEALS Results
REGULAR MEETING AGENDA
NOVEMBER 8, 2022 7:00 P.M.
COUNCIL CHAMBERS

CALL TO ORDER

PLEDGE TO THE FLAG

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

APPROVAL OF MINUTES

REGULAR MEETING OF October 11, 2022

OLD BUSINESS

1. **THOMAS M. WEBER FOR 7926 BRENTWOOD ROAD**, PP16-A-002-C-00-026-0 requesting a variance to Sec. 1165.01(a)(2) of the Mentor Code of Ordinances to allow a detached garage (576-sq.-ft.) at a 4-ft. side setback in lieu of accessory structures in excess of 125-sq.-ft. shall be setback a minimum of 10-ft. from the side property line in the R-4, Single Family Residential District. **Approved**

2. **TIMOTHY J. GOODING & TIMELESS LLC FOR 4673 BROOKSDALE ROAD**, PP16-D-111-B-1-012,013,014,015,016-0 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. **Tabled**

NEW BUSINESS

3. **BOB BUMBARGER & MCDONALD'S CORPORATION FOR 7700 REYNOLDS ROAD**, PP16-B-030-0-00-008-0 requesting a variance to Sec. 1171.18(e)(5) of the Mentor Code of Ordinances to allow a 46.83-sq.-ft. side wall sign in lieu of side wall signs shall not exceed 40-sq.-ft. in the B-3, Interchange Service District. **Approved**

4. **BOB BUMBARGER & MCDONALD'S CORPORATION FOR 7700 REYNOLDS ROAD**, PP16-B-030-0-00-008-0 requesting a variance to Sec. 1171.18(d)(1) of the Mentor Code of Ordinances to allow four (4) 7.66-sq.-ft. ground (directional) signs in lieu of only one (1) ground sign is permitted per development unit in the B-3, Interchange Service District. **Approved**

5. **BOB BUMBARGER & MCDONALD'S CORPORATION FOR 7700 REYNOLDS ROAD**, PP16-B-030-0-00-008-0 requesting a variance to Sec. 1171.18(e)(1) of the Mentor Code of Ordinances to allow a cumulative total of 93.66-sq.-ft. of wall signs in lieu of total wall sign area shall not exceed 68.5-sq.-ft. based on the front building width, in the B-3, Interchange Service District. **Approved**

6. **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 of risk in the R-2, Single Family Residential District, as regulated under Sec. 1349.20(a) of the Mentor Code of Ordinances. **Tabled**
7. **CESCO IMAGING CO. & SEQUIOA REALTY CORP. FOR 7373 MENTOR AVENUE**, PP16-B-29-0-00-014-0 requesting a variance to 1171.18(e)(5) of the Mentor Code of Ordinances to allow 46-sq.-ft. of sign area on the side (east) wall in lieu of side wall signs shall not exceed 40-sq.-ft. in the B-2, General Business District. **Approved**
8. **CESCO IMAGING CO. & SEQUIOA REALTY CORP. FOR 7373 MENTOR AVENUE**, PP16-B-29-0-00-014-0 requesting a variance to 1171.18(e)(3)(5) of the Mentor Code of Ordinances to allow a 46-sq.-ft. rear (north) wall sign in lieu of rear wall signs are prohibited in the B-2, General Business District. **Approved**
9. **CESCO IMAGING CO. & SEQUIOA REALTY CORP. FOR 7373 MENTOR AVENUE**, PP16-B-29-0-00-014-0 requesting a variance to 1171.16(r)(3) & 1171.18(d)(3) of the Mentor Code of Ordinances to allow a pole sign with a sign area of 32.5-sq.-ft. and a height of 25-ft. 6-in. as a third ground sign on site in lieu of ground signs shall not exceed 10-ft. in height, only one (1) additional ground sign may be permitted for development units with more than 300-ft. of frontage, and sign posts shall not be exposed or visible from external view at a height greater than two (2) ft. above grade in the B-2, General Business District. **Dismissed/Withdrawn Without Prejudice**
10. **CESCO IMAGING CO. & SEQUIOA REALTY CORP. FOR 7373 MENTOR AVENUE**, PP16-B-29-0-00-014-0 requesting a variance to 1171.18(e)(1)(5) of the Mentor Code of Ordinances to allow 148.91-sq.-ft. of total wall signage in lieu of the Code maximum 122.34-sq.-ft. based on the front building width in the B-2, General Business District. **Approved**
11. **4683 ANTIOCH ROAD, INC. FOR 8745 JOHNNYCAKE RIDGE ROAD**, PP16-A-014-0-00-009-0 requesting an Administrative Appeal of the determination that a convenience store cannot be created within an existing building which is a nonconforming use in the R-4, Single Family Residential District. Under Sec. 1139.03 of the Mentor Code of Ordinances, no nonconforming use shall be enlarged, increased, or extended to occupy a greater area of land or building than was occupied at the effective date of adoption or amendment of the Zoning Code. **Denied**
12. **HERITAGE SIGN & LIGHTING & BARB & PATTY'S PROPERTIES, LLC. FOR 9460 MENTOR AVENUE**, PP16-A-027-0-00-036-0 requesting a variance to Sec. 1171.18(e)(3) of the Mentor Code of Ordinances to allow a 25.87-sq.-ft. rear wall sign in lieu of rear wall signs are prohibited in the B-2, General Business District. **Approved**

ADJOURN

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

NEXT REGULAR MEETING: DECEMBER 13, 2022