

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

**CALL TO ORDER**

**PLEDGE TO THE FLAG**

**OATH OF OFFICE**

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

**APPROVAL OF MINUTES** Regular Meeting of January 11, 2022

**OLD BUSINESS**

1. **SINES, INC. & 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 constructed within an existing building and a canopy cannot be constructed over the exiting fuel pump islands at a gas/service station, 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 this Zoning Code. **Tabled**
  
2. **RICHARD DUNCAN FOR BARBERRY HILL DRIVE**, PP16-B-036-A-00-047-0 requesting a variance to the following sections of the Mentor Code of Ordinances to permit a houseboat as a permanent home and/or for recreational purposes in the Village Green of the Hollycroft Colony Subdivision No. 2. and a City Drainage Easement: (i) Sec. 1103.03 prohibiting a building permit for any parcel or plat of land created by subdivision not in conformity with the provisions of the Subdivision Regulations; (ii) Sec. 1117.03 which requires lots have satisfactory access to a public street; (iii) Sec. 1155.01(b) which does not list houseboats as a permitted use and there is no evidence that the proposed structure complies with the minimum development standards of this section; (iv) Sec. 1173.07 which requires adequate and safe access to parking areas be constructed, and residential drive apron access onto improved public streets; (v) Sec. 1173.14(a) which requires all single-family dwellings of 1,100 sq. ft. or greater have at least one of the required parking spaces in a completely enclosed garage; (vi) Sec. 1129.02 which requires each application be accompanied by a plot plan; (vii) Sec. 1313.03 the Chief Building Official's determination of dwelling unit architectural conformity; (viii) Sec. 1352.11(f) restricting city owned easements for structural stormwater management against construction of buildings, fences, walls, and other structures that may obstruct the free flow of stormwater and the

passage of inspectors and maintenance equipment; and, against the changing of final grade from the final approved grading plan; (ix) Sec. 1352.01 which requires owners who develop or redevelop their property control stormwater runoff and ensure that all stormwater management practices are properly designed, constructed, and maintained. **Denied**

## **NEW BUSINESS**

3. **CRESTON CORDER FOR 5643 FRENCH BOULEVARD**, PP16-D-106-A-00-037-0 requesting a variance to Sec. 1155.01(d) of the Mentor Code of Ordinances to allow a front porch at a 54-ft. front setback in lieu of the requirement that the front setback shall be at least 60-ft. in the R-4, Single Family Residential District. **Approved**
4. **PAUL AND JENNIFER FOVARGUE FOR 7595 HOPKINS ROAD**, PP16-A-021-A-1-015-0 requesting a variance to Sec. 1155.01(d) and Sec. 1165.04 (b) of the Mentor Code of Ordinances to allow for a garage addition with a front setback of 55-ft. in lieu of the required 60-ft. setback and a side setback of 8-ft. in lieu of the required 35-ft. setback for corner lots in the R-4, Single Family Residential District. **Approved**
5. **JEMM CONSTRUCTION, LLC. & JASON & KRISTIN NYERGES FOR 7968 ELEANOR COURT**, PP16-A-007-B-00-012-0 requesting a variance to Sec. 1165.01(b)(1) of the Mentor Code of Ordinances to allow for a detached garage with a height of 20.83-ft. in lieu of the maximum allowable height of 15-ft. for accessory structures in the R-4, Single Family Residential District. **Approved**
6. **JEMM CONSTRUCTION, LLC. & JASON & KRISTIN NYERGES FOR 7968 ELEANOR COURT**, PP16-A-007-B-00-012-0 requesting a variance to Sec. 1165.01(a)(3) of the Mentor Code of Ordinances to allow for a 600 sq. ft. detached garage with a 10-ft. rear setback in lieu of the requirement that the rear setback shall be 20-ft. for accessory structures in excess of 576 sq. ft. in the R-4, Single Family Residential District. **Approved**
7. **FASTSIGNS MEDINA & MENTOR AUTO REAL ESTATE PROPERTIES LLC FOR 7350 PALISADES PARKWAY**, PP16-B-030-0-00-023-0 requesting a variance to Sec. 1171.18(e)(5) of the Mentor Code of Ordinances to allow for 197.78 sq. ft. of side wall signage on the north side of the building in lieu of the requirement that the total side wall signage not exceed 40 sq. ft. on any side building elevation in the B-3, Interchange Service District. **Approved**
8. **FASTSIGNS MEDINA & MENTOR AUTO REAL ESTATE PROPERTIES LLC FOR 7350 PALISADES PARKWAY**, PP16-B-030-0-00-023-0 requesting a variance to Sec. 1171.18(e)(5) of the Mentor Code of Ordinances to allow for 67 sq. ft. of side wall signage on the south side of the building in lieu of the requirement that the total side wall signage not exceed 40 sq. ft. on any side building elevation in the B-3, Interchange Service District. **Denied**
9. **FASTSIGNS MEDINA & MENTOR AUTO REAL ESTATE PROPERTIES LLC FOR 7350 PALISADES PARKWAY**, PP16-B-030-0-00-023-0 requesting a variance to Sec. 1171.16(w) of the Mentor Code of Ordinances to allow for a 68.33

sq. ft. roof sign on a parapet wall in lieu of the requirement that roof signs are prohibited in the B-3, Interchange Service District. **Approved**

- 10. FASTSIGNS MEDINA & MENTOR AUTO REAL ESTATE PROPERTIES LLC FOR 7350 PALISADES PARKWAY**, PP16-B-030-0-00-023-0 requesting a variance to Sec. 1171.18(e)(1) of the Mentor Code of Ordinances to allow for a cumulative total of 403.4 sq. ft. of wall signage in lieu of the requirement 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 B-3, Interchange Service District. **Approved**
- 11. RETAIL MANAGEMENT, LLC & THE SCOTT FAMILY IRREVOCABLE TRUST FOR 7676 REYNOLDS ROAD**, PP16-B-030-0-00-003-0 requesting a variance to Sec. 1171.16 (w) and Sec. 1171.18(e)(5) of the Mentor Code of Ordinances to allow for 96.14 sq. ft. of side wall signage on the north side of the building above the roof line in lieu of the requirements that the total side wall signage not exceed 40 sq. ft. on any side building elevation and roof signs are prohibited in the B-3, Interchange Service District. **Approved**
- 12. RETAIL MANAGEMENT, LLC & THE SCOTT FAMILY IRREVOCABLE TRUST FOR 7676 REYNOLDS ROAD**, PP16-B-030-0-00-003-0 requesting a variance to Sec. 1171.18(e)(5) of the Mentor Code of Ordinances to allow for 96.14 sq. ft. of side wall signage on the south side of the building in lieu of the requirement that the total side wall signage not exceed 40 sq. ft. on any side building elevation in the B-3, Interchange Service District. **Approved**
- 13. RETAIL MANAGEMENT, LLC & THE SCOTT FAMILY IRREVOCABLE TRUST FOR 7676 REYNOLDS ROAD**, PP16-B-030-0-00-003-0 requesting a variance to Sec. 1171.16 (w) and Sec.1171.18(e)(3) of the Mentor Code of Ordinances to allow for a 96.14 sq. ft. rear wall sign on the west side of the building above the roof line in lieu of the requirement that rear wall signs and roof signs are prohibited in the B-3, Interchange Service District. **Approved**
- 14. RETAIL MANAGEMENT, LLC & THE SCOTT FAMILY IRREVOCABLE TRUST FOR 7676 REYNOLDS ROAD**, PP16-B-030-0-00-003-0 requesting a variance to Sec. 1171.16 (w) and Sec. 1171.18(e)(1) of the Mentor Code of Ordinances to allow for a cumulative total of 438.5 sq. ft. of building wall signage in lieu of the requirement 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; and the sign on the east (front) wall is located above the roof line in lieu of the requirement that roof signs are prohibited in the B-3, Interchange Service District. **Approved**

## **ADJOURN**

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

**NEXT REGULAR MEETING: MARCH 8, 2022**