

**CALENDAR NO. 3442:**

Jeffrey A. Bradish, 1970 Lee Rd., 'S-2' Mixed-Use District, requests a variance to Code section 1131.08(c)(2) to permit an 8' tall fence in the rear yard (7' max. ht. permitted).

**Action: Granted 3-0 with the following conditions:**

1. Receipt of a Fence Permit;
2. Complete construction within 18 months of the effective date of this variance; and
3. A requirement to return to the Board of Zoning Appeals for another variance should the property owner consider modifications that would increase the fence's height or length.

**CALENDAR NO. 3443:**

Taylor Commons Association, 1915 S. Taylor Rd., 'C-2' Local Retail District, requests a variance to Code section 1131.08(c)(1) to permit a 6' tall fence in the front yard (4' max. ht. permitted).

**Action: Granted 3-0 with the following conditions:**

1. Approval of the Architectural Board of Review;
2. Approval of a landscape plan by the Planning Director;
3. Receipt of a Fence Permit;
4. Complete construction within 6 months of the effective date of this variance; and
5. A requirement to return to the Board of Zoning Appeals for another variance should the property owner consider modifications that would increase the fence's height or length.

**CALENDAR NO. 3444:**

WXZ Residential Group/CC LCC, 2350 Overlook Rd., 'MF3' Multi-family District, requests variances to Code sections:

- 1) 1123.07(a) to permit a front setback of 18' 9.5" to 35' (30' min. setback req'd);
- 2) 1123.12(a)(2) to permit a driveway setback of 0' ( 10'min. setback req'd);
- 3) 1123.07(c) to permit a rear setback of 12'3" to 20'6" property line (25' min. setback req'd);
- 4) 1123.07(b)(2) to permit Type C unit to have setback from east property line of 10' (25' min. setback req'd);
- 5) 1123.08 to permit 25' as minimum distance between bldgs. A/B and D (42'6" min distance req'd);
- 6) 1123.08 to permit 24' as minimum distance between bldgs. C and D (60' min. distance req'd); and
- 7) 1123.07(b)(1) to permit west property line setbacks of 0' at A/B bldg., 2' at D bldg., and 1'9" at C bldg. (15' min setbacks req'd);
- 8) 1161.03(4) to permit 17 surface parking spaces for 14 apts. (min.14 surface spaces with 7 enclosed spaces req'd).

**Action: Granted 3-0 with the following conditions:**

1. *Planning Commission approval of new construction lot resubdivision;*
2. *Approval of a landscape and drainage plan by the Planning Director prior to building permits being issued;*
3. *Receipt of a Building Permit;*
4. *The variances are contingent upon the historic College Club house and carriage house being preserved and upon the site being developed as shown on the site plans dated January 18, 2018; and*
5. *Complete construction within 36 months of the effective date of this variance.*

**CALENDAR NO. 3439:**

GMC Cleveland, LLC, 3077 Mayfield Rd., 'C-1' Office District requests variances to Code section 1163 to permit six 15 sq. ft. identification signs (90 sq. ft. total) to be located 20' above grade in addition to current signage (freestanding signs are not permitted).

**Action: Granted 4-0 with the following conditions:**

1. *Variance is not transferable and will no longer be in effect should Motorcars no longer own or operate a Motorcars business at this location;*
2. *This variance does not permit any other flags or banners to be flown from these flag poles, only the flags depicted on the application;*
3. *Approval of a landscape plan by the Planning Director;*
4. *Receipt of a sign permit; and*
5. *Complete Construction within 12 months of the effective date of this variance.*

**CALENDAR NO. 3437:**

GMC Cleveland, LLC, 2916 Mayfield Rd., 'C-3' General Commercial District, requests variances to Code section 1163 to permit 2-sided Freestanding identification sign to be 6' tall with 24.97 sq. ft. signage on each side and six 15 sq. ft. identification signs (90 sq. ft. total) to be located 20' above grade in addition to current signage (freestanding signs are not permitted).

**Action: Granted 4-0 with the following conditions**

1. *Variance for the 6 signs that are flags is not transferable and will no longer be in effect should Motorcars no longer own or operate a Motorcars business at this location;*
2. *This variance does not permit any other flags or banners to be flown from these flag poles, only those depicted on the application;*
3. *The freestanding sign variance will no longer be in effect should the Planning Director determine that the visibility factors for this site have changed;*
4. *Approval of a landscape plan by the Planning Director;*
5. *Receipt of a sign permit; and*
6. *Complete construction within 12 months of the effective date of this variance.*

**CALENDAR NO. 3440:**

GMC Cleveland, LLC, 2950 Mayfield Rd., 'S-2' Mixed-Use District requests variances to Code section 1163 to permit 2-sided identification sign to be 6' tall with 24.97 sq. ft. signage on each side and six 15 sq. ft. (90 sq. ft.) identification signs to be located 20' above grade in addition to current signage (freestanding signs are not permitted).

**Action: Granted 4-0 with the following conditions:**

1. *Variance for the 6 signs that are flags is not transferable and will no longer be in effect should Motorcars no longer own or operate a Motorcars business at this location;*
2. *This variance does not permit any other flags or banners to be flown from these flag poles, only those depicted on the application;*
3. *The freestanding sign variance will no longer be in effect should the Planning Director determine that the visibility factors for this site have changed;*
4. *Approval of a landscape plan by the Planning Director;*
5. *Receipt of a sign permit; and*
6. *Complete construction within 12 months of the effective date of this variance.*

**I hereby certify that the above decisions constitute the final actions taken by the Board of Zoning Appeals on February 21, 2018. I further certify that this Action summary was mailed to each applicant on February 23, 2018.**



**Richard Wong, Secretary for Board of Zoning Appeals**

