

CALENDAR NO. 3477

Boss Dog Brewing Co., 2179 Lee Rd., C2X Multiple-Use District, requests variance to Code Section 1163.06(e)(2) to permit a rear entrance sign larger than the maximum 15 s.f. permitted.

Action: Granted 5-0 with the following conditions:

1. *An identification sign up to a maximum of 19 square feet on the rear wall;*
2. *Receipt of the appropriate Building Permit;*
3. *Complete construction within 18 months of the effective date of this variance; and*
4. *That the business maintain a front entrance facing Lee Road and appropriate signage.*

CALENDAR NO. 3478

Grandview-Bellfield Development LLC, 2165, 2171, 2175 Bellfield Ave & 2172 Grandview Ave, "B Two-Family District", to develop a 64 space parking lot, requests variance to Section 1166.06(c)(2) to allow parking rows without interior landscape island (1 for every 10 spaces req'd.), and to Section 1166.06(c) for reduced interior landscape area (10% of parking lot req'd.).

Action: Granted 4-1 with the following conditions:

1. *The interior landscape area of the parking lot shall be a minimum of 1.9% of the total parking lot area site plan February 13, 2019;*
2. *The interior landscape area shall have a minimum of three landscape islands as shown on the site plan February 13, 2019;*
3. *Applicant shall obtain City Engineer and Cuyahoga Soil & Water Conservation District approval of plan;*
4. *Landscape Plan approved by the Planning Director;*
5. *Architectural Board of Review approval of the fence as required;*
6. *Receipt of applicable building permits; and*
7. *Complete construction within 18 months of the effective date of this variance.*