



## BOARD OF ZONING APPEALS PUBLIC HEARING MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 4/22/2024

The meeting began at 6:39 pm with the Pledge of Allegiance.

I. **New Business:**

- II. **BZA 2024-01** - Kevin & Sharon Nehrenz of 204 Oakwood Lane are requesting to build a new Carport 24 x12 with a 12 inch overhang connected to the house. The request conflicts with our zoning code book as follows:

**604.03E Minimum side yard depth of 15 feet.** - Resident is asking for a 13 foot variance.

**604.03F Minimum rear yard depth 25 feet.** Resident is asking for a 10 foot variance.

**Comments:**

Mr. Nehrenz stated he is asking for a variance for a carport. Because of the way his house sits on the lot at an angle, he would need a variance to add the carport. It would not be a metal frame, it would be constructed as permanent. None of the neighbors seemed to have any issues that he is aware of.

Mr. Metzger stated it looked as if there is an existing pad there and asked if that is staying? Mr. Nehrenz stated they are brick pavers and they would remain.

No other questions or comments.

**BZA 2024-002** -Ellet Neon Sales & Service Inc. applying for Seville Business Park of 286 W Greenwich Road has submitted a variance to code book as follows:

**Section #710.B.2.c to allow for a freestanding sign 0' setback on a lot when the codes allow a minimum setback from the right-of-way of 20' and from all other property lines shall be forty (40) feet.**

Tom Yankovich with Ellet Sign Company in Akron Ohio stated he is asking for permission to build 3 directional signs

That building was repurposed with 4 separate businesses inside. With multiple businesses on one parcel, they would like to put 3 directional signs at 3 different entrances on that parcel. These signs are 6 foot high by 4 foot wide and have removable spaces to change as tenants change. Signs are made for larger truck traffic. One of the signs is already where there is vegetation so there is nothing we can do about that but the other two signs they are asking for at the right of way which is setback of 25 feet. They are asking to go just beyond that at 20 foot setback. The signs are large enough to be seen about 150 feet away. This makes it easier to see when coming around the corner after the first building. The purpose is to keep the truck traffic to a minimum. Now they are missing the entrances and then having to go down the road and turn around. The code in question is for much larger signs than the ones presented as directional signs. Asking for a 0 setback for the right away for this building for directional signs.

Mr. Metzger asked if it would be right at 20 feet and that is correct. He also asked if they would be lit and they will not be lit.

Mrs. Stugmyer asked if it is the name of the businesses. It will state name of business and direction for shipping and receiving.

Eddie Gercheck of 300 W Greenwich Road stated he lives just south of the parcel and has a horseshoe driveway. He stated that many trucks have missed the drive of the business and they use his driveway to turn around so he is in favor of the signs.

### III. Adjourn

The meeting was adjourned at 6:53 pm

Minutes approved by: X  \_\_\_\_\_

Doug Metzger, Chairman