



## BOARD OF ZONING APPEALS PUBLIC HEARING MEETING MINUTES

Location: 120 Royal Crest Drive, Seville, OH 44273

Date: 5/28/2024

The meeting began at 6:45 pm with the Pledge of Allegiance.

### New Business:

- Welcome Amelia Bartosch, the new member of Board of Zoning Appeals
- **BZA 2024-003** - Beacon Marshall Construction on behalf of North Gateway Tire of 4900 Atlantic Drive is asking for a variance regarding front yard minimum set back of 50 feet 609.03D (industrial Zoning). They are asking for a 23 ft Variance from the road for a new fenced storage area.

**609.03 Area and Lot Requirements D. Minimum Front Yard – 50 feet. A landscaped strip with a minimum width of 10 feet shall be maintained adjacent to the street right-of-way.**

### Comments:

Emerson Marshall of Beacon Marshall construction requested a variance regarding front yard minimum set back of 50 feet. The rack they stack the tires on could be 12 ft high so the fence will be blocking this area of tire storage. The other use of this area could be for their box truck storage. 12 feet is the maximum height of stacked tires they are allowed due to the fire code and they would never be stored higher than that. The tires could be higher than fence but they are not planning on stacking them that high. The box truck is roughly 13 feet .

Mr. Frey asked about building a mound and adding some trees in front of fence as well and that was confirmed by Mr. Marshall to match the existing landscaping. Mr. Frey also commented Jim Carter from the Fire Department is asking about a 2<sup>nd</sup> entrance into that area for them to have for additional access if there is a fire. Mr. Marshall agreed they were aware they would have to add another door for exterior entry.

Mrs. Stugmyer made a motion to adjourn. The motion was seconded and carried. The meeting adjourn at 6:61 pm.

Doug Metzger, Chairman