

Terry Repak

8250 Harmon Drive
Macedonia, Ohio 44056



May 8, 2021

City of Macedonia
Board of Zoning and Building Code Appeals
9691 Valley View Road
Macedonia, OH 44056

Re: Proposed Building for Dominion Energy, BZA Case no.649
9796 Shepard Road

Dear Members of the Board,

Having watched the process taken by Dominion Energy through their architect, Curt Smock of Four Points Architectural Services, I believe that there are several things of which you should be aware before considering granting any variance.

From the beginning of this process and indeed on the supporting documents for this application, this project has been described as a “storage garage” for Dominion’s equipment, with support spaces and toilet/locker rooms attached. It is much more than that. It is, in reality, a working facility for gas line repair equipment and personnel. At the time the vehicles “stored” there are needed, workers will arrive at this location, pick up their trucks, trailers, backhoes and other equipment and supplies necessary for the repairs. This activity will be daily, taking place at any hour, day or night. In addition, the yard (at the rear of the building) will be used for the storage of bulk materials – gravel for back-fill, pipe, valves and other miscellaneous materials. Further, contaminated excavated materials will be stored in this same area until it is safe and necessary to haul it away. These processes alone will require a front-end loader and large trucks both delivering and removing materials on a regular basis. This use is considerably more than a “storage garage” as described.

All this activity will be in a residential neighborhood, on residential streets, in both directions on Shepard Road – not just to Broadway, but to Aurora road as well, since Dominion Energy trucks both in and out will routinely take the easiest route to their destination, ignoring “no trucks” restrictions and signs.

I ask you to understand what will really happen in and around Dominion’s site by asking simple but probing questions rather than assume you are being told the whole story. Consider how it may affect the homeowners in this neighborhood, in both Macedonia and Twinsburg (and the



church right next door). Consider how many trucks this will add to residential streets. Consider the noise and dirt that is generated with activity on our streets day and night. Would you like to live near this facility should it be allowed, given its true nature?

I is my clear hope that you honor and uphold all ordinances, which are written to guide and assure competent and proper development, and therefore protecting our city and its residents. The Dominion site is not the proper site for this use. Other suitable commercial/industrial sites in Macedonia and surrounding areas are appropriate.

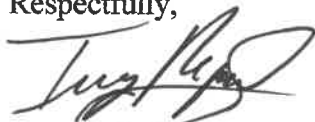
In prior meetings, we were told that since the site drops away from the level of the road toward the rear, the implication and maybe even the comment was made that the building's visual height would be reduced because its floor would be below the road. If you look at the plans, you will find that the floor of the building is at the same level as the road in front. Its visibility will not be minimized. The 24-foot high building will be highly visible, and it will look like an industrial building, given its design.

It believe too, that since the frontage of the building is more than 150 ft., a variance of three parking spaces is also required.

Our ordinances have been set aside for expediency and convenience on too many occasions. I strongly but respectfully request that you deny these variances. This site is in the midst of a residential area, and even though Dominion Energy currently maintains a mostly benign facility here, this new operation will dramatically and harmfully alter this neighborhood forever.

Please provide copies of this letter to the members the BZA, and I request it be read into the record when this project is discussed. Thank you.

Respectfully,



Terry Repak