

**CITY OF MACEDONIA  
BOARD OF ZONING AND BUILDING CODE APPEALS  
MEETING AGENDA  
April 21, 2021**

**Location:**

VIRTUAL TEAMS MEETING; view link at [www.macedonia.oh.us](http://www.macedonia.oh.us)

**Time: 6:30 p.m.**

1. Call to Order
2. Roll Call: Mr. Pilato, Mr. Ferraro, Mr. Shellko, Ms. Metzler, Mr. Ioffreda
3. Approval of Minutes
  - a. Cases 639-641

4. NEW BUSINESS:

**Case #642-** *Applicant 1: Start of meeting to 7:00 p.m.*

Max Bacher  
9692 North Bedford Road  
Macedonia, Ohio 44156

*The Board of Zoning and Building Code Appeals will hear a request for a variance at 9692 North Bedford Road. The variance being requested is to section 1163.02(h)(1): Detached accessory buildings shall be located in a rear yard and shall comply with the side and rear yard requirements for buildings as specified in Section 1163.02(d) Side and Rear Yards. The Applicant is requesting a variance to allow a detached garage in a side yard.*

5. NEW BUSINESS:

**Case #643-** *Applicant 2: 7:00 p.m. – 7:30 p.m.*

George Winkelmann, AIA Architect NCARB  
Representing St. Gregorio's Church  
1252 East Aurora Road  
Macedonia, Ohio 44156

*The Board of Zoning and Building Code Appeals will hear a request for a variance at 1252 East Aurora Road. The variance being requested is to section 1179.13(i): All signs in businesses and industrial districts may be illuminated provided that light sources to illuminate such signs shall be shielded from all adjacent residential buildings and streets, and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists or as to create reasonable objection from adjacent residential districts. The Applicant is requesting a variance to allow an illuminated backlit wall sign, and recessed LED lighting of three icon niches (artwork), in a R-1 Residence District.*

6. NEW BUSINESS:

**Case #644-** Applicant 3: 7:30 p.m. – adjournment

Drew Gatliff, OLIO Development Group  
Representing Raising Canes Restaurant  
597 East Aurora Road  
Macedonia, Ohio 44156

*The Board of Zoning and Building Code Appeals will hear a request for a variance at 597 East Aurora Road. The variance being requested is to section 1179.03(c)(1): Each building frontage shall be entitled to the sign area permitted in this Chapter. However, there shall be no more than one (1) sign on each building frontage. The Applicant is requesting a variance to allow an additional sign on the east building elevation.*

7. NEW BUSINESS:

**Case #645-** Applicant 3: 7:30 p.m. – adjournment

Drew Gatliff, OLIO Development Group  
Representing Raising Canes Restaurant  
597 East Aurora Road  
Macedonia, Ohio 44156

*The Board of Zoning and Building Code Appeals will hear a request for a variance at 597 East Aurora Road. The variance being requested is to section 1179.03(f)(2) and 1179.07(f)(1): The maximum permitted area for identification signs is two square feet for each lineal foot of building frontage, plus additional sign area when a customer entrance faces a parking lot. The Applicant is requesting a sign area variance of 86 square feet.*

8. NEW BUSINESS:

**Case #646-** Applicant 3: 7:30 p.m. – adjournment

Drew Gatliff, OLIO Development Group  
Representing Raising Canes Restaurant  
597 East Aurora Road  
Macedonia, Ohio 44156

*The Board of Zoning and Building Code Appeals will hear a request for a variance at 597 East Aurora Road. The variance being requested is to section 1179.03(c)(1): Each building frontage shall be entitled to the sign area permitted in this Chapter. However, there shall be no more than one (1) sign on each building frontage. The Applicant is requesting a variance to allow two (2) signs on the west elevation (drive-thru), considered neither a primary or secondary frontage, and therefore, not entitled to signage.*

## **Miscellaneous**

If you approve of the above-mentioned use of said property, or, if such use is thought by you to be injurious to your premises or contrary to the public interest, please file a statement by letter or email stating your viewpoint to the Building Department no later than **two** business days before the meeting. You may also contact the Building Department at 330-468-8364. All public comments received to the City will be discussed during the virtual meeting.

If you know of any affected property owners who may be interested, but who may not have read this notice, please inform them of this meeting.

If you are not interested in this matter, please disregard this notice.

**-Macedonia Board of Zoning and Building Code Appeals**

**CITY OF MACEDONIA  
REQUEST TO APPEAR BEFORE THE  
ZONING BOARD OF APPEALS**

**SEE INSTRUCTION PAGE FOR MORE INFORMATION. APPELLANT IS TO PROVIDE NINE (9) COPIES OF SITE PLANS, PICTURES, ETC AND A WRITTEN STATEMENT. RESIDENTIAL- \$100.00; COMMERCIAL- \$200.00.**

Address of property involved: 9692 N. BEDFORD RD, MACEDONIA, OH

Nature of Request: DETACHED GARAGE VARIANCE

Applicant or Agent Therefore: MAX BACHER

Address: 9692 N. BEDFORD RD. MACEDONIA, OH 44056

Phone: 330-647-9010 Email: BACHERMAX8@gmail.com

Property Owner (if different from applicant): SAME

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**SIGNATURE OF APPELLANT. (AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT).**

 3/25/21  
By my signature, I attest to the accuracy of all statements on this form. Date

**OFFICIAL USE ONLY**

Received Date: \_\_\_\_\_ Case Number: \_\_\_\_\_

Variance being requested: \_\_\_\_\_

**THE ZONING BOARD OF APPEALS MEETS AT 6:30PM ON THE THIRD WEDNESDAY OF EACH MONTH IN THE COUNCIL CHAMBERS AT MACEDONIA CITY HALL LOCATED AT 9691 VALLEY VIEW ROAD. MEETING DATES ARE SUBJECT TO CHANGE. CONTACT THE BUILDING DEPARTMENT AT 330-468-8364.**

## Garage Variance for 9692 N. Bedford Rd.

This application is for adding a three-car detached garage at the listed address above. The land parcel is over 1.5 acres with currently only a one car attached garage, and a 29x24 detached outbuilding. Based on the current configuration of the already detached outbuilding a car is not able to be parked inside. The purpose of the proposed garage is to gain storage area for belongings and to provide shelter and security to my own vehicles. This will not be for any economically viable use. The proposed location is consider a side yard by code, this location will allow me to utilize the already existing paved drive in my side yard and only add a minimal amount of paving for an apron, versus the amount needed if the garage were in the rear yard. The total width of my lot is 170' wide, and the garage will sit 218' back from the road. The garage shape, color, and dimensions will follow the appearance of the current home to better follow consistency and intent of the planning commission. By adding the additional garage it will be in a location to not hinder any electrical, sewer or water lines underground. The requested location will also not affect any neighboring land based on the distances set away from property lines, there are no retention basins or ravines that by adding this garage would be impacted.

Proposed garage dimensions:

40' wide x 26' deep, total 1040 sq feet.

9' walls, 6:12 pitch roof, highest point 15' tall.

Additional asphalt needed 26'x7' apron from existing drive to garage slab.

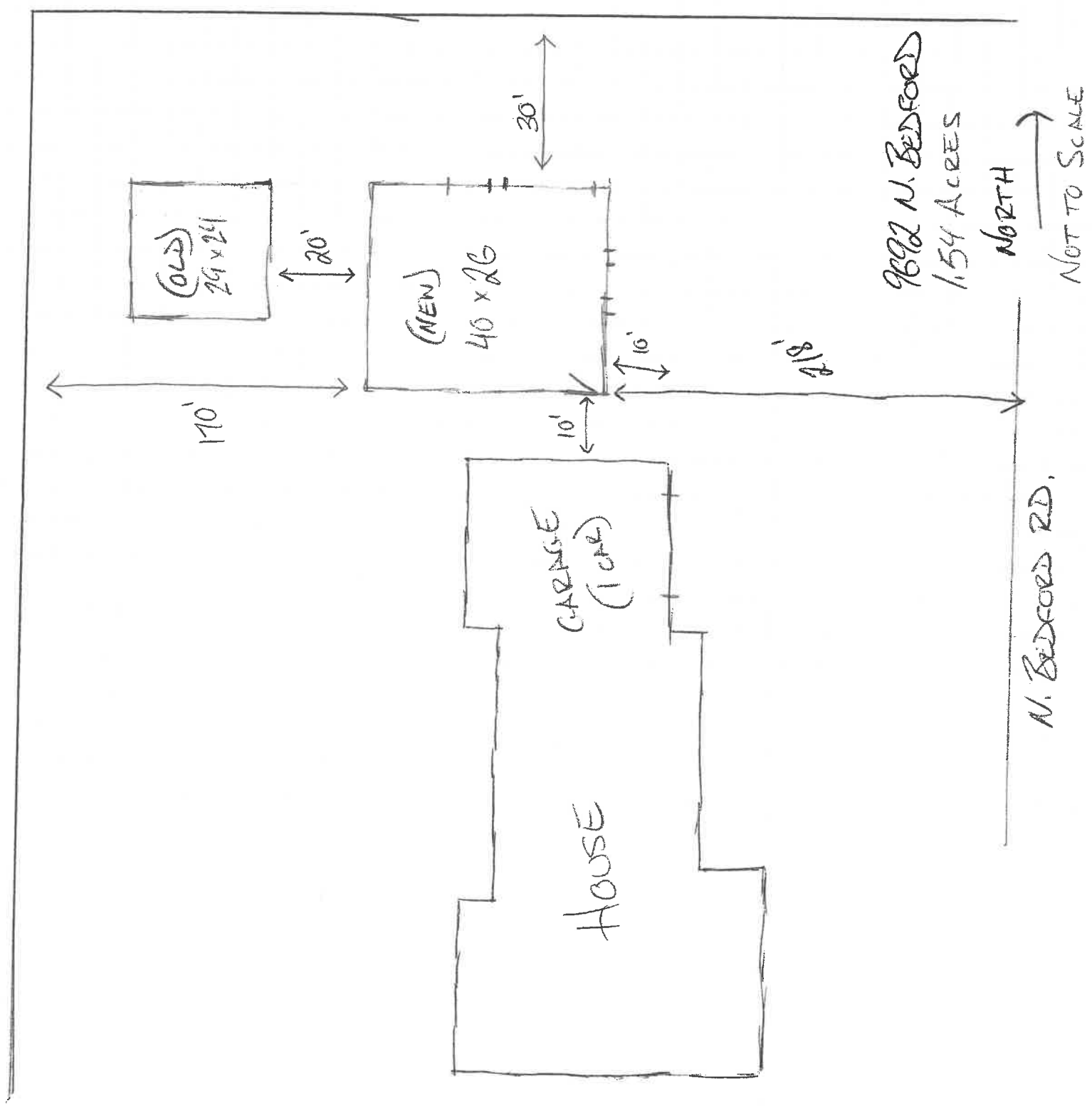
Neighboring lot to the south 9692 N. Bedford. Owner Rick Rizzo 216-789-3853

Neighboring lot to the north 9700 N. Bedford. Owner Pat Gnuschke 216-870-9078

## 9692 N. Bedford Rd. Garage Proposal Addendum

I would like to include this addendum to the documentation for the proposal of a detached garage at the above address. Currently there is an existing outbuilding on the property I am willing to tear down if the plans for the new garage are approved. Should the proposed structure be approved I will have the current structure removed within one year of starting the new structure construction. If this proposal is accepted, it will eliminate the issue of having two outbuildings over the allowed square footage.

Max Bacher



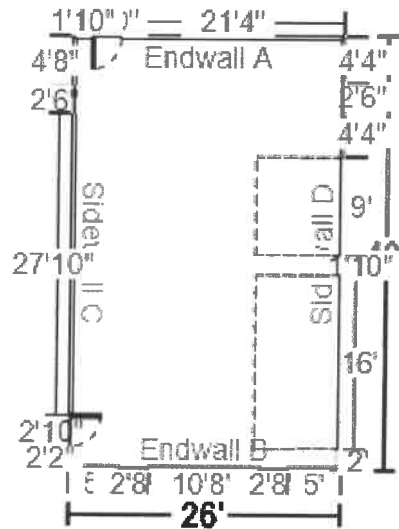
**How to purchase at the store**

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

**How to recall and purchase a saved design at home**

1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Design.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your Garage to the cart and purchase.

**Garage Image**



**Estimated Price: \$19,416.20**

\* Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



Dimensions

Wall Configurations

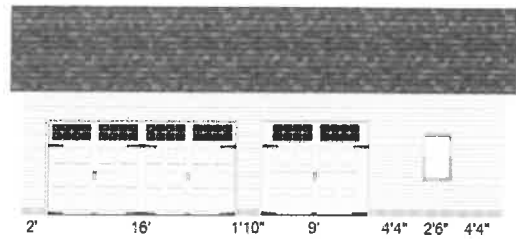
\*Illustration may not depict all options selected.



ENDWALL B

JELD-WEN®; 32"W x 48"H Good Series Vinyl Single Hung Window with Nailing Flange

JELD-WEN®; 32"W x 48"H Good Series Vinyl Single Hung Window with Nailing Flange

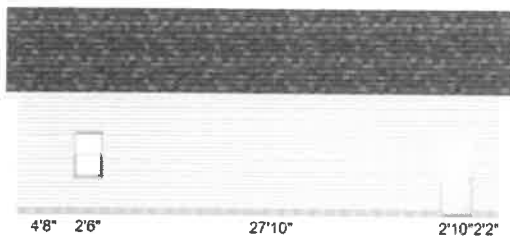


SIDEWALL D

Ideal Door®; Designer 16' x 8' White Insulated Garage Door

Ideal Door®; Designer 9' x 8' White Insulated Garage Door

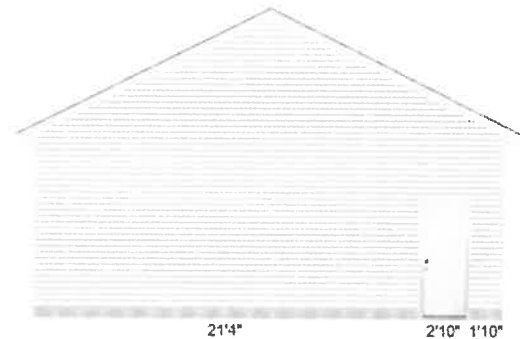
JELD-WEN®; 30"W x 48"H Good Series Vinyl Double Hung Window with Nailing Flange



SIDEWALL C

Mastercraft®; 34"W x 80"H Primed Steel 6-Panel Exterior Door

JELD-WEN®; 30"W x 48"H Good Series Vinyl Double Hung Window with Nailing Flange



ENDWALL A

Mastercraft®; 34"W x 80"H Primed Steel 6-Panel Exterior Door

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.

## Materials

### Building Info

Building Width:	26'
Building Length:	40'
Building Height:	9'
Wall Framing Stud:	2" x 4"
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	6/12 Pitch
Eave Overhang:	1'
Gable Overhang:	1'
Concrete Block Option:	1 Row
Block Type:	8" Standard Concrete Construction Block
Anchor bolt:	Grip Fast 1/2" x 8" HDG Anchor Bolt w/ Nut & Washer
Custom Garage Plan:	Yes I need a custom building plan

### Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ABCTO® Cedar Creek™ Double 4" - White
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16" OSB (Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	Novik® 16" Round Gable Vent - White



**City of Macedonia**  
**The Crossroads of Northeast Ohio**  
9691 Valley View Road • Macedonia, Ohio 44056  
(330) 468-8360 • FAX (330) 468-8396

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**INTEROFFICE MEMO**

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**To:** Zoning Board of Appeals  
**From:** Chris Hall  
**Subject:** Variance Request to Allow a Detached Garage in a Side Yard  
For Consideration by the Board on April 21, 2021  
**Cc:** Mayor Molnar, Mark Guidetti, Bob Rodic, Rachael Gambatese  
**Date:** April 1, 2021

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**Applicant:** Max Bacher  
**Location:** 9692 North Bedford Road  
**Zoning:** R-1 Residence District  
**Request:** Applicant is seeking an “*area variance*” to allow a detached garage in a side yard  
**Standards:** **Ordinance 1163.02(h)(1):**  
Detached accessory buildings shall be located in a rear yard and shall comply with the side and rear yard requirements for buildings as specified in Section 1163.02(d) Side and Rear Yards.  
**Findings:** Applicant filed an application for the April 19, 2021 Planning Commission for approval of the larger garage according to 1163.02(i) below, as 9692 North Bedford Road is 1.54 acres.  
**Ordinance 1163.02(i):**  
Provisions for Large Lots and Unique Sites. Larger accessory buildings pursuant to this section may be approved by the Planning Commission as a Conditional Use according to the procedures, review criteria and public hearing requirements of Sections 1137.04, Conditional Zoning Certificates, under the following conditions:  
(1) In a rear yard on:  
A. Any lot with a minimum of one acre;



# City of Macedonia

## The Crossroads of Northeast Ohio

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### INTEROFFICE MEMO

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#### 1133.02 Definitions.

##### (27) Yard.

"Front yard" means the yard across the full width of the lot extending from the main building to the street or lot line.

"Rear yard" means the yard across the full width of the lot between the rear line of the main building and the rear lot line.

"Side yard" means the yard between the main building and the side lot line and extending from the front yard to the rear yard.

**Board's Action:** The Board is to consider the application for a variance to allow a detached garage in a side yard.



Service



Commitment



Pride





# City of Macedonia

## The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056  
(330) 468-8360 • FAX (330) 468-8396

Building/Engineering/Zoning/Planning Department

### APPLICATION FOR HEARING BEFORE THE MACEDONIA ZONING BOARD OF APPEALS

See instruction page for more information. Appellant is to provide NINE (9) copies of site plans, pictures, etc., and a written statement. (Residential fee: \$100.00; Commercial fee: \$200.00)

Address of Property Involved: 1252 East Aurora Road

Nature of Request: We are requesting a Variance to allow lighted signage in a Residential District, and Changes in Approved Front Elevation and Signage Area and Lighting

Applicant Name or Agent Therefore: George H. Winkelmann AIA Architect NCARB for St. Gregorio's Ch.

Applicant Address: 996 Endicott Drive, Akron, OH 44313

Applicant Phone: 330-328-3516 Applicant Email: ghwink@yahoo.com

Property Owner Name: St. Gregorio's Indian Orthodox Church  
(if different from applicant)

Property Owner Address: 1252 East Aurora Rd. Macedonia, OH 44056

Property Owner Phone: 330-858-4653 Property Owner Email: abraham@engineering-group.com

**SIGNATURE OF APPELLANT. (AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)**

Date: March 23, 2021

(The Owner was unavailable for his signature in order to make the filing deadline.)

By my signature, I attest to the accuracy of all statement on this form

#### OFFICIAL USE ONLY

Received Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

Variance Requested: \_\_\_\_\_

The Zoning Board of Appeals meets at 6:30 p.m. on the third Wednesday of each month  
in Council Chambers at Macedonia City Hall located at 9691 Valley View Road.  
Meeting dates are subject to change.  
Contact the Building Department at (330) 468-8364.

Previous to this submission and request, this Board granted a request for a signage area increase, partly because the building is so far off the street that meeting the current required allowable area would render the sign on the building almost useless. When a sign company was finally retained to assist in the manufacture and installation of the sign, based on their years of experience, they suggested that the words, 'Macedonia, Ohio' were not only redundant, since the church is in Macedonia, but that, given the overall area of the sign, the letters were far too small to serve any purpose. They suggested that the church remove those letters and increase the area of the remaining letters to approximate the previously approved area. Further, they suggested, given advanced lighting technology and the nature of the design and the building's location, that LED back-lit letters would net a better looking and more readable sign to be read from 150' distance, rather than the previously approved ground lighting.

Considering the commercial nature of most of the properties along this stretch of Rt. 82, and the distance back from the road, granting this request for back-lit letters will strengthen the identity of the church, and will not be detrimental to the value of adjacent properties.

The three (3) icon niches (locations) were shown in the originally approved submission, but the nature of art work had not been determined. We chose to not show any icon picture so as to not set a precedent in our submission, and lighting the icons had never been a consideration in the original design. As Once again, when the scale and appearance of the newly remodeled elevation began to take shape, the church realized that the icons would be lost in the darkness without some permanent and tasteful lighting. As the icons are an integral part of the church's meaning and purpose, we are requesting permission to provide the same LED lighting as is being requested for the sign lettering.

We do not believe that the variance being requested is out of line with the purpose and/or intent of the Zoning Code. We believe that the Code is in place to protect the business and residential community of Macedonia, and that permitting a church to properly and adequately identify itself in a manner in keeping with their desire to improve their property and their identity, without being garish or obnoxious fulfills the intent of the Code.

Further, the following applies directly to the Variance request for the icon pictures:

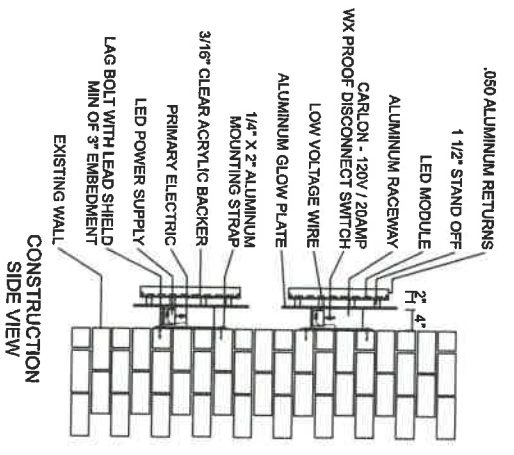
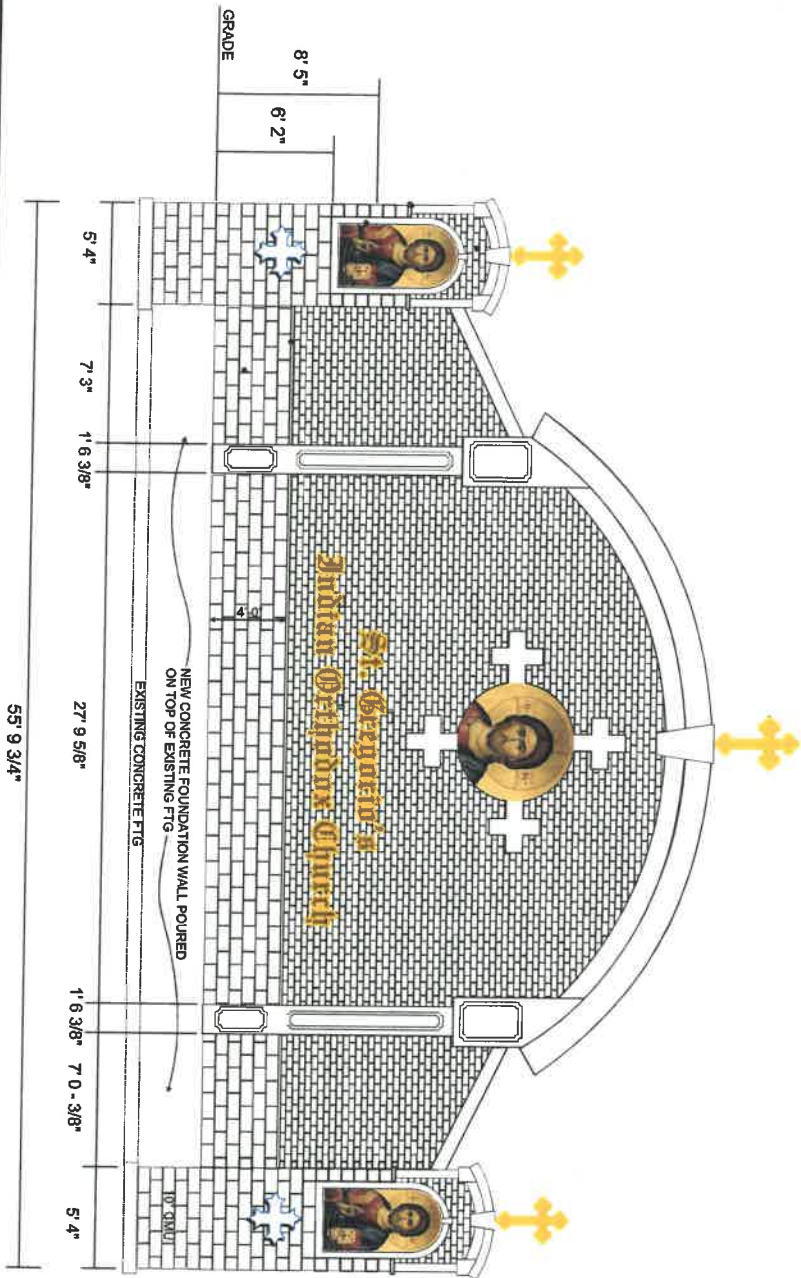
- a. The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;  
*As regards to economic viability, the church is already there and the property has carried the Conditional Zoning in a Residential District for many, many years. The church is simply working to enhance it's presence and mission;*
- b. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;  
*Surely providing lighting for church icons would be unique in any zoning or district.*
- c. The hardship condition is not created by actions of the applicant;  
*Unfortunately this request is totally created by the applicant.*
- d. The granting of the variance will not adversely affect the rights of adjacent property owners or residents;  
*The granting of this variance will have no adverse affect on the rights of adjacent property owners or residents.*

- e. The granting of the variance will not adversely affect the public health, safety or general welfare;  
*The granting of the variance will not adversely affect the public health, safety or general welfare.*
- f. The variance will be consistent with the general spirit and intent of the Planning and Zoning Code; and  
*Icons and statues are an integral part of many churches everywhere, and their presence is surely in keeping with the spirit and inter of the Planning and Zoning Code.*
- g. The variance sought is the minimum that will afford relief to the applicant.  
*Allowing the icons to be present and lighted is the minimum that will afford relief.*

Thank you very much for your kind consideration.

19' 4"  
11' 5 3/8"  
43 5/8"  
16"  
16"  
**St. Gregorio's**  
**Indian Orthodox Church**  
15.3 SQ. FT  
25.8 SQ. FT  
41.1 SQ. FT TOTAL

ONE (1) READING OF HALO ILLUMINATED CHANNEL LETTERS



**CLIENT** ST GREGORIO'S INDIAN ORTHODOX CHURCH **PROJECT/LOCATION**

**DATE** 3/3/21 **ACCOUNT REP.** AH **DESIGNER** MC **FILE** H3278.A

Upon acceptance of contract or letter of agreement, ELLET SALES & SERVICE, INC. reserves the customer's right to cancel this contract and include any changes to our office prior to any work being done.

**NO SCALE** **APPROVED** \_\_\_\_\_ **DATE** \_\_\_\_\_

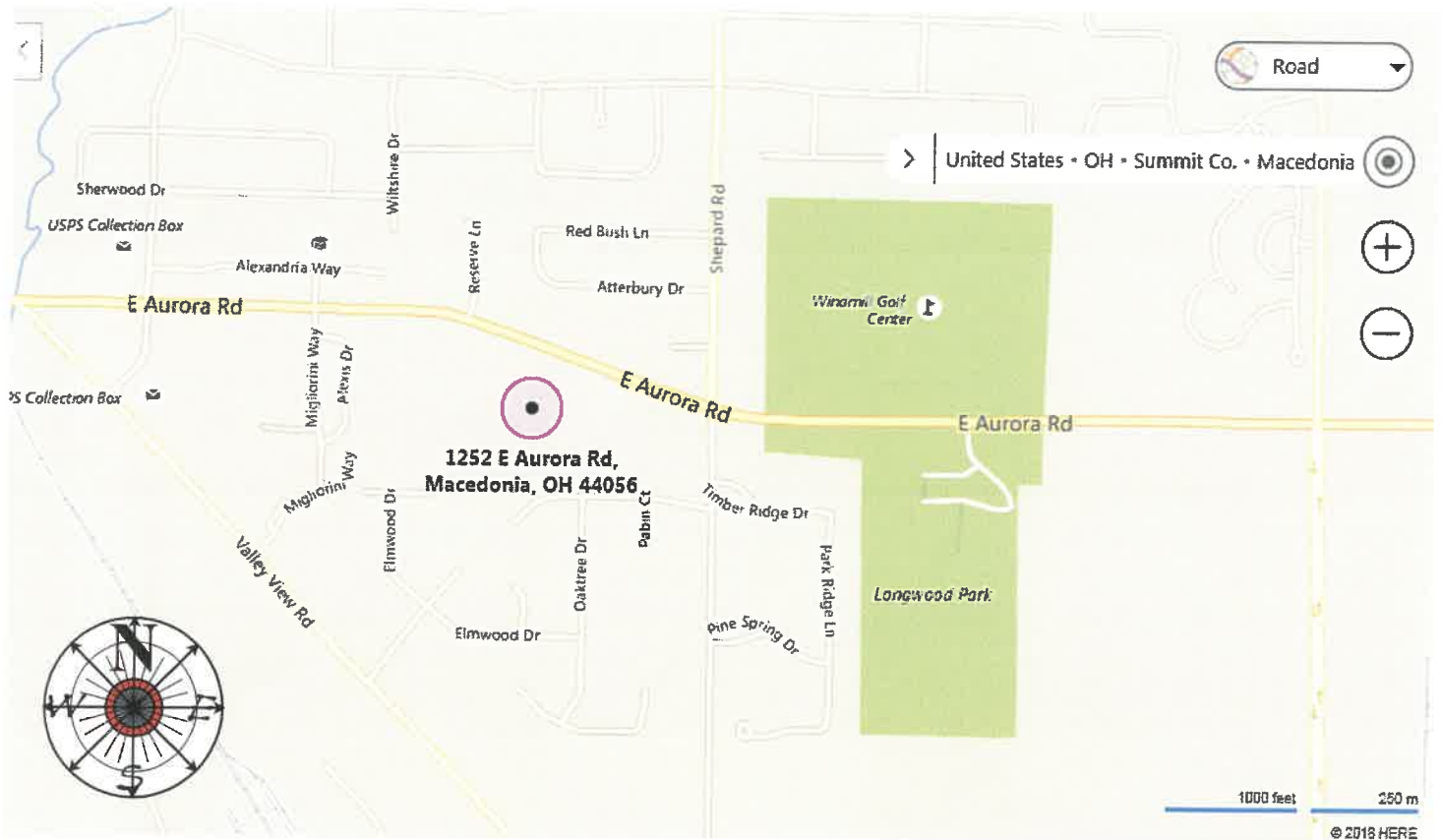
PH 1-330-628-8907  
FX 1-330-628-8347  
TOLL FREE 1-888-652-8607  
www.elletneon.com

**ESQ**  
ELLET SIGN COMPANY  
3418 E. WATERLOO RD. AKRON OH

FOR ARTISTIC PRESENTATION ONLY. TO BE RELEASED INTO PRODUCTION & INSTALLATION, DRAWING MUST BE APPROVED.

SALES AGENT \_\_\_\_\_ **DATE** \_\_\_\_\_

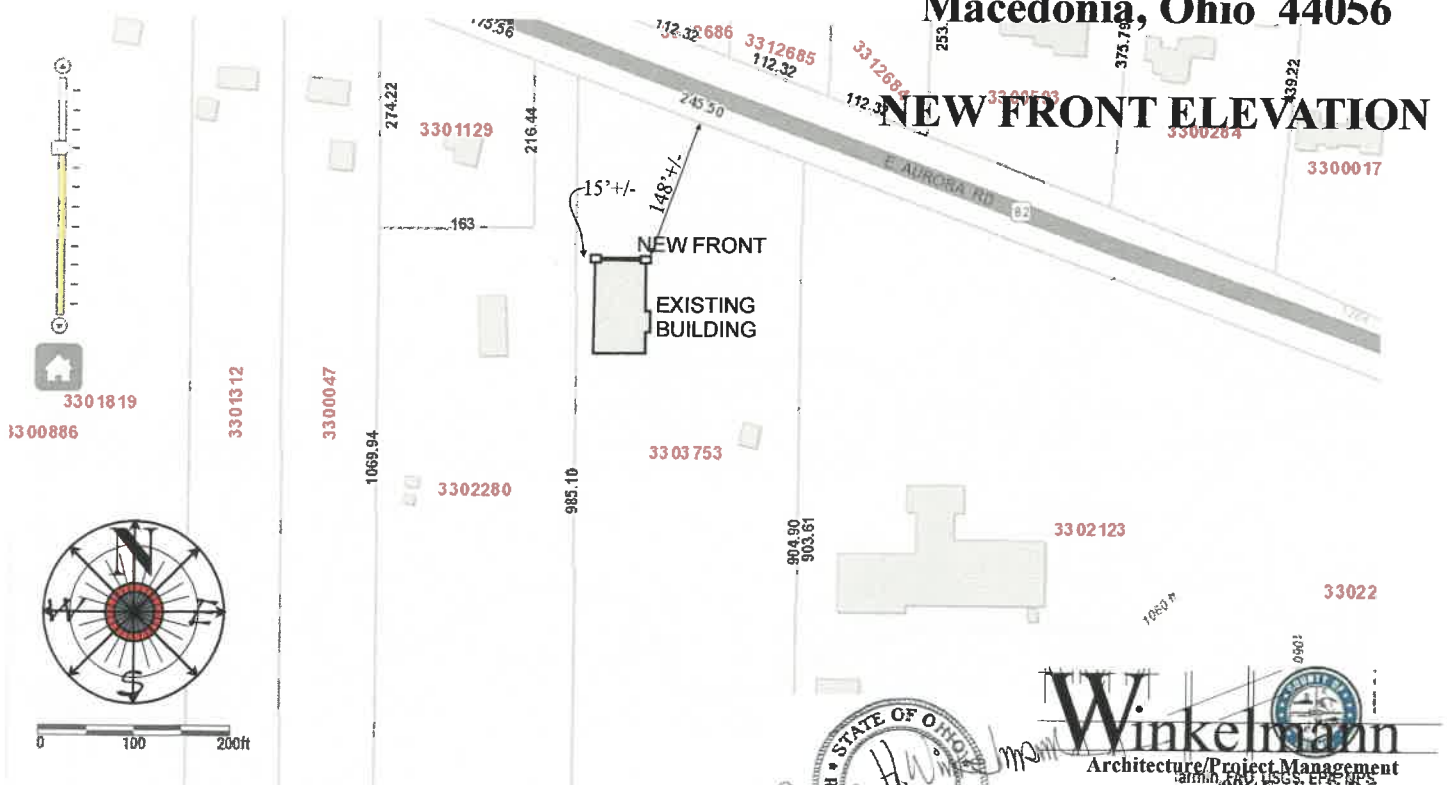




**SITE LOCATION MAP** NO SCALE

**ST. GREGORIO'S INDIAN  
ORTHODOX CHURCH**  
1252 East Aurora Road  
Macedonia, Ohio 44056

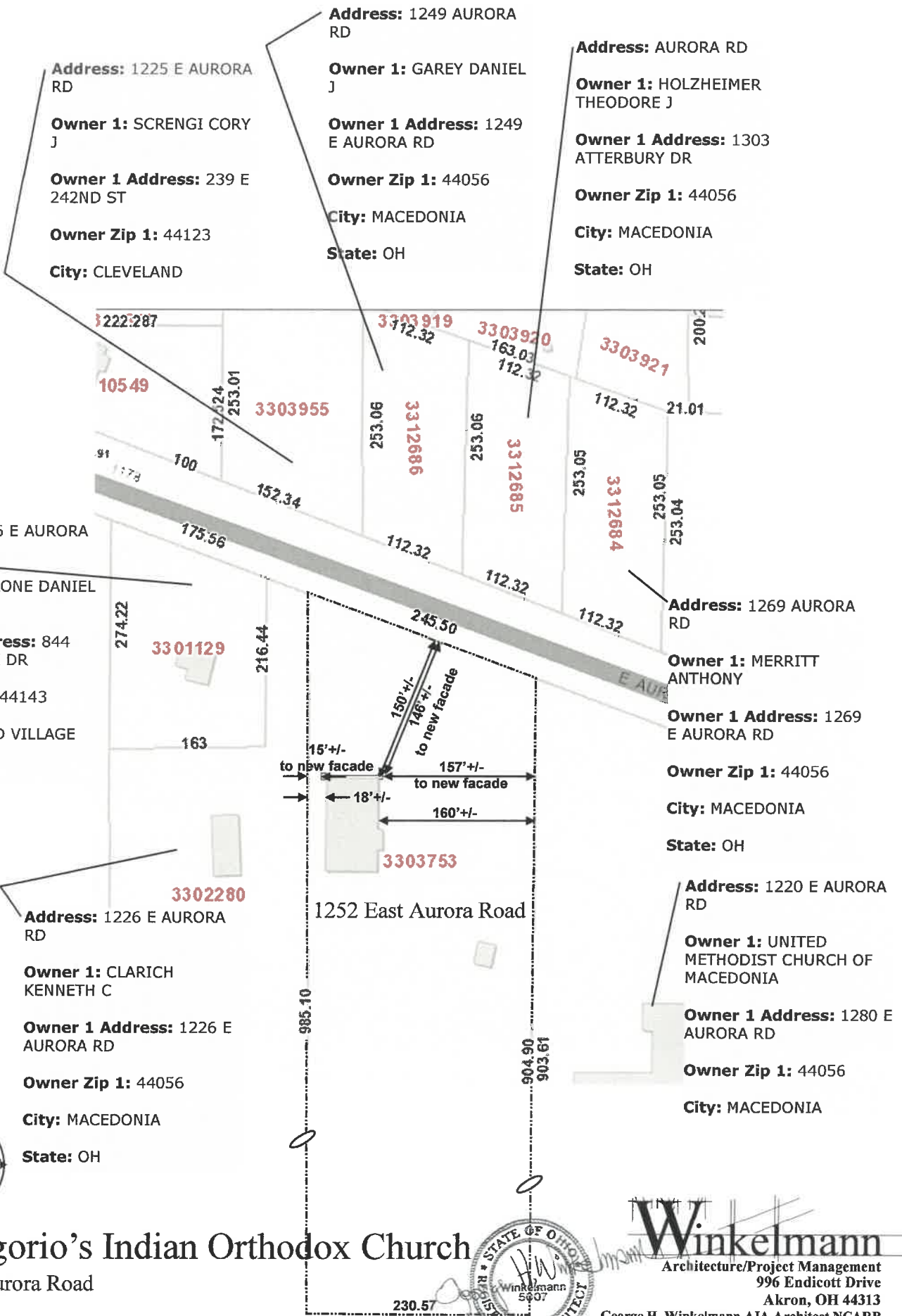
**NEW FRONT ELEVATION**



**SITE PLAN** 1" = 200'



**Winkelmann**  
Architecture/Project Management  
996 Endicott Drive  
Akron, OH 44313  
George H. Winkelmann AIA Architect NCARB  
330-328-3516  
ghwink@yahoo.com



**Address:** 1225 E AURORA RD  
**Owner 1:** SCRENGI CORY J  
**Owner 1 Address:** 239 E 242ND ST  
**Owner Zip 1:** 44123  
**City:** CLEVELAND

**Address:** 1249 AURORA RD  
**Owner 1:** GAREY DANIEL J  
**Owner 1 Address:** 1249 E AURORA RD  
**Owner Zip 1:** 44056  
**City:** MACEDONIA  
**State:** OH

**Address:** AURORA RD  
**Owner 1:** HOLZHEIMER THEODORE J  
**Owner 1 Address:** 1303 ATTERBURY DR  
**Owner Zip 1:** 44056  
**City:** MACEDONIA  
**State:** OH

**Address:** 1206 E AURORA RD  
**Owner 1:** MALONE DANIEL B  
**Owner 1 Address:** 844 WORTON PARK DR  
**Owner Zip 1:** 44143  
**City:** MAYFIELD VILLAGE  
**State:** OH

**Address:** 1269 AURORA RD  
**Owner 1:** MERRITT ANTHONY  
**Owner 1 Address:** 1269 E AURORA RD  
**Owner Zip 1:** 44056  
**City:** MACEDONIA  
**State:** OH

**Address:** 1226 E AURORA RD  
**Owner 1:** CLARICH KENNETH C  
**Owner 1 Address:** 1226 E AURORA RD  
**Owner Zip 1:** 44056  
**City:** MACEDONIA  
**State:** OH

**Address:** 1220 E AURORA RD  
**Owner 1:** UNITED METHODIST CHURCH OF MACEDONIA  
**Owner 1 Address:** 1280 E AURORA RD  
**Owner Zip 1:** 44056  
**City:** MACEDONIA



**St. Gregorio's Indian Orthodox Church**  
 1252 East Aurora Road



**Winkelmann**  
 Architecture/Project Management

996 Endicott Drive  
 Akron, OH 44313  
 George H. Winkelmann AIA Architect NCARB  
 330-328-3516  
 ghwink@yahoo.com



# City of Macedonia

## The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056  
(330) 468-8360 • FAX (330) 468-8396

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### INTEROFFICE MEMO

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**To:** Zoning Board of Appeals  
**From:** Chris Hall  
**Subject:** Variance Request to allow an illuminated backlit wall sign, and recessed LED lighting of three icon niches (artwork), in a R-1 Residence District.  
For Consideration by the Board on April 21, 2021  
**Cc:** Mayor Molnar, Mark Guidetti, Bob Rodic, Rachael Gambatese  
**Date:** April 1, 2021

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**Applicant:** George Winkelmann, AIA Architect NCARB, representing St. Gregorio's Church

**Location:** 1252 East Aurora Road

**Zoning:** R-1 Residence District

**Request:** Applicant is requesting a "use variance" to allow an illuminated backlit wall sign, and recessed LED lighting of three icon niches (artwork), in a R-1 Residence District

**Standards:** **Ordinance 1179.13(i):**  
All signs in businesses and industrial districts may be illuminated provided that light sources to illuminate such signs shall be shielded from all adjacent residential buildings and streets, and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists or as to create reasonable objection from adjacent residential districts.

**Findings:** Applicant filed an application for the April 19, 2021 Planning Commission for approval of the revised sign lettering style and addition of the icon artwork.

**Board's Action:** The Board is to consider the application for a variance to allow an illuminated backlit wall sign, and recessed LED lighting of three icon niches (artwork), in a R-1 Residence District



**City of Macedonia**  
**The Crossroads of Northeast Ohio**

9691 Valley View Road • Macedonia, Ohio 44056  
(330) 468-8360 • FAX (330) 468-8396

**RECEIVED**

MAR 25 2021

CITY OF MACEDONIA  
BUILDING DEPARTMENT

Building/Engineering/Zoning/Planning Department

**APPLICATION FOR HEARING BEFORE THE  
MACEDONIA ZONING BOARD OF APPEALS**

See instruction page for more information. Appellant is to provide NINE (9) copies of site plans, pictures, etc., and a written statement. (Residential fee: \$100.00; Commercial fee: \$200.00)

Address of Property Involved: 597 E Aurora Road

Nature of Request: Signage Variance Request

Applicant Name or Agent Therefore: OLIO Development Group (Drew Gatliff)

Applicant Address: 1062 Ridge Street | Columbus, OH 43215


Applicant Phone: (419) 306-4024 Applicant Email: dgatliff@oliodevgrp.com

Property Owner Name: J&V Investment Property LLC  
(if different from applicant)

Property Owner Address: 152 Burwick Road | Cleveland, OH 44143

Property Owner Phone: (216) 401-6994 Property Owner Email: jim.vella32@gmail.com

**SIGNATURE OF APPELLANT. (AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)**

 Date: 3/25/2021  
By my signature, I attest to the accuracy of all statement on this form

**OFFICIAL USE ONLY**

Received Date: \_\_\_\_\_ Case Number: \_\_\_\_\_

Variance Requested: \_\_\_\_\_

The Zoning Board of Appeals meets at 6:30 p.m. on the third Wednesday of each month  
in Council Chambers at Macedonia City Hall located at 9691 Valley View Road.  
Meeting dates are subject to change.  
Contact the Building Department at (330) 468-8364.



DEVELOPMENT GROUP

[www.oliodevgrp.com](http://www.oliodevgrp.com)

March 25, 2021

City of Macedonia  
Planning & Zoning  
9691 Valley View Road  
Macedonia, OH 44056

RE: Signage BZA Application, Raising Cane's, 597 Aurora Road

To Whom It May Concern,

We, OLIO Development Group, are the applicant and developer for a proposed Raising Cane's Chicken Fingers restaurant at 597 Aurora Road. We are renovating the former Steak N' Shake building with additions for a second drive-thru window, side vestibule, and rear enclosure.

We are seeking variances for the following:

- Allowing 2 signs on the side entrance (east) façade where 1 is permitted (Section 1179.03.c.1)
- Allowing 2 signs on the drive-thru (west) façade where none are permitted (Section 1179.03.c.1)
- Allow a total of 256sf of signage where 170sf is permitted (Sections 1179.04.f.2 & 1179.07.f.1)

The code permits the building to have 170sf of signage based on the primary (south) and secondary (east) frontages of the building. We are proposing to distribute this around the south, east and west facades of the building to provide a more aesthetically pleasing distribution of signage. The front entrance tower has been designed to provide a grand entrance with a 3-sided gable tower. This tower has signs on the 3 faces centered on each gable. We are also proposing a monument sign with a brick base along Aurora Road.

The variance requested will not have a negative impact on the neighboring properties or neighborhood, as we are proposing a more harmonious distribution of signage rather than singular large signs on the frontage facades. Many of the area businesses also have signage distributed to provide a more aesthetically pleasing look.

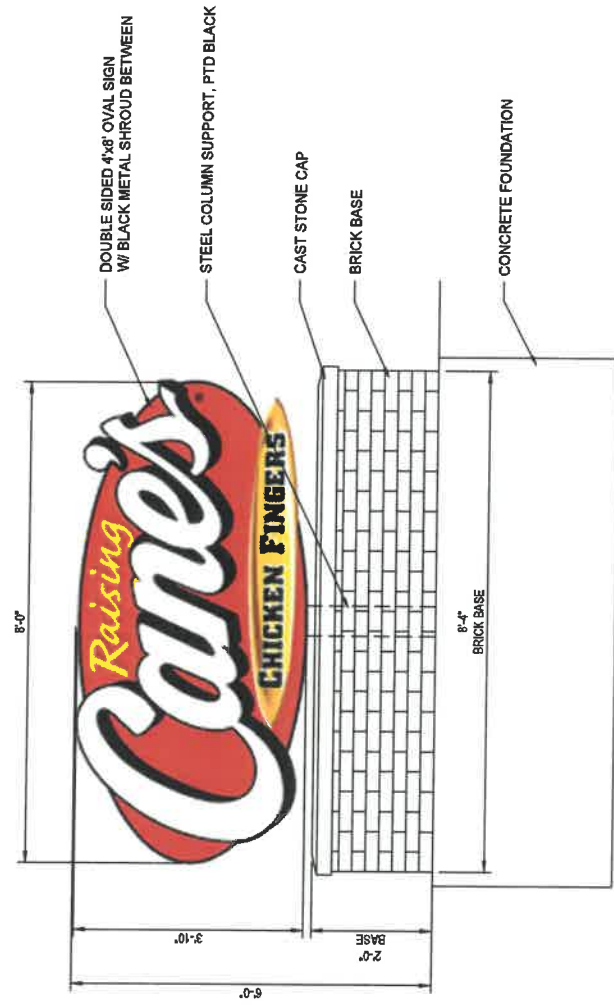
The intent of the Sign Code is to provide reasonable and appropriate methods for identifying establishments by relating the size, type and design of signs to the size, type and design of the establishment and to control the size, color, location and design so that the appearance of permanent signs will be aesthetically harmonious with their surroundings and property values are maintained. The proposed signage accomplishes both of these.

Thank you,

Drew Gatliff  
Development Manager  
OLIO Development Group

**SIGNAGE TABLE**

FACADE	# PERMITTED	# PROPOSED	SF PERMITTED	SF PROPOSED
SOUTH (FRONT)	1	1	95SF	31SF
EAST (SIDE)	1	2	76SF	62SF
WEST (DRIVE-THRU)	0	2	0SF	132SF
NORTH (REAR)	0	0	0SF	0SF
MONUMENT	1	1	40SF (INCL ABV)	31SF
<b>TOTAL SF</b>	<b>3</b>	<b>6</b>	<b>170SF</b>	<b>256SF</b>



**1 Monument Sign**

1/2" = 1'-0"

conceptual design - not to be used for construction

# Our Logo and Mural

During the renovation of the original Raising Cane's Restaurant, Todd Graves and his crew made an exciting discovery. Under layers of old paneling and stucco, they uncovered the 1930's era mural for Wolf's bakery. Todd loved the look of the mural and believed finding it was fate, so he decided to have a Raising Cane's mural painted on the outside of the newly renovated building in the same colors, arrangement and style of the uncovered Wolf's mural.



Notice the score marks made on the old mural. These marks were made to hold the stucco when the wall was covered.



## **Crew and customers loved it!**

It was decided to paint Raising Cane's murals on all future locations. An up-to-date oval version of the mural was created to serve as Raising Cane's logo. The new design maintains the spirit of the original mural uncovered at the first Raising Cane's location years ago, and has become an icon for great tasting chicken finger meals.





# City of Macedonia

## The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056  
(330) 468-8360 • FAX (330) 468-8396

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### INTEROFFICE MEMO

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**To:** Zoning Board of Appeals  
**From:** Chris Hall  
**Subject:** Variance Request for Allowable Signage at Raining Cane's Restaurant  
For Consideration by the Board on April 21, 2021  
**Cc:** Mayor Molnar, Mark Guidetti, Bob Rodic, Rachael Gambatese  
**Date:** April 1, 2021

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**Applicant:** Drew Gatliff, OLIO Development Group, Representing Raising Cain's Chicken Fingers Restaurant  
**Location:** 597 East Aurora Road  
**Zoning:** B-1 Convenience Business District  
**Request:** Applicant is requesting three "area variances" related to signage.

**Standards:** **Variance #1:**  
**Ordinance 1179.03(c)(1):**  
Each building frontage shall be entitled to the sign area permitted in this Chapter. However, there shall be no more than one (1) sign on each building frontage.

**Findings:** The applicant is proposing two (2) 31 square feet Raising Cane's Chicken Fingers wall signs on the east elevation

**Board's Action:** The Board is to consider the application for the following variance:

The Applicant is requesting a variance to allow an additional sign on the east building elevation.

**Standards:** **Variance #2:**  
**Ordinance 1179.03(f)(2):**  
The maximum permitted area for identification signs is two square feet for each lineal foot of building frontage.





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### INTEROFFICE MEMO

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**Ordinance 1179.07(f)(1):**

Corner lots and side and rear entrances. For any use which is on a corner lot or has a **customer entrance facing a parking lot** (when such parking lot does not face the main street), the maximum allowable area for identification signs may be increased for each such additional frontage. The increase for each such frontage shall be equal to forty percent (40/4) of the allowable sign area if the additional frontage were considered the principal frontage. However, no sign area on any **bonus frontage** shall exceed one (1) square foot per lineal foot of frontage, or in any case, exceed **seventy-five (75) square feet**;

**Findings:** Applicant is allowed 170 square feet of signage if south elevation is considered primary frontage; east elevation is considered secondary frontage. Applicant is allowed 252 square feet of signage if east elevation is considered primary frontage; south elevation is considered secondary frontage. Total sign area requested is 256 square feet. The Applicant is requesting a sign area variance of 86 square feet.

**Board's Action:** The Board is to consider the application for the following variances:

The maximum permitted area for identification signs is two square feet for each lineal foot of building frontage, plus an additional allowance when customer entrance faces a parking lot, not to exceed 75 square feet. The Applicant is requesting a sign area variance of 86 square feet.

**Standards:** **Variance #3: Ordinance 1179.03(c)(1):**  
Each building frontage shall be entitled to the sign area permitted in this Chapter. However, there shall be no more than one (1) sign on each building frontage.

**Findings:** The Applicant is requesting a variance to allow two (2) signs on the west elevation (drive-thru); one (1) 31 square feet Raising Cane's Chicken Fingers wall sign, and one (1) 101 square foot hand painted mural. The west elevation is considered neither primary nor secondary frontage, and therefore, not entitled to signage.

**Board's Action:** The Board is to consider the application for the following variances:

The Applicant is requesting a variance to allow two (2) signs on the west elevation (drive-thru).

RESIDENTIAL ZONING



**ZONING INFORMATION**

CURRENT ZONING - CONVENIENCE BUSINESS DISTRICT "B-1"

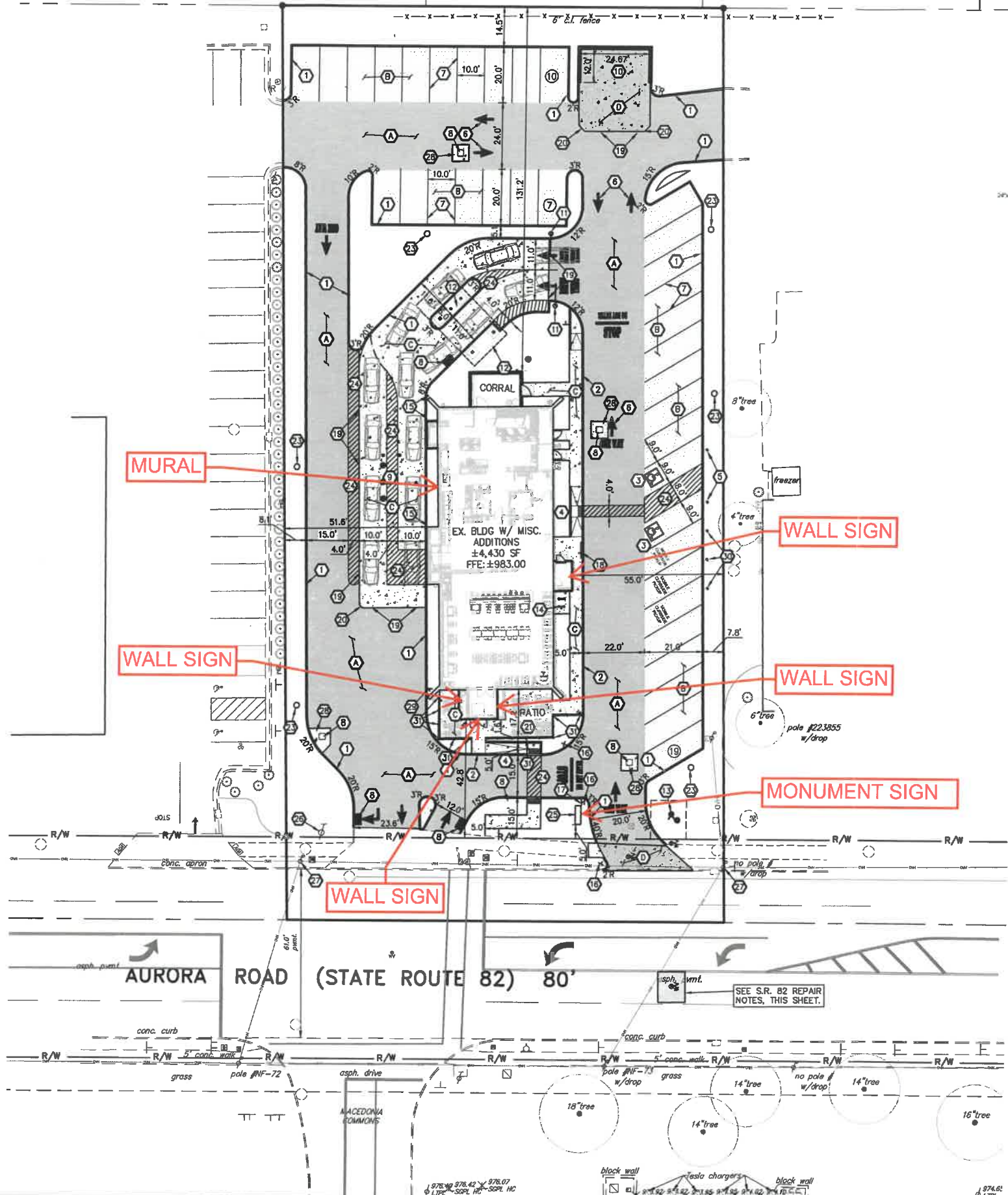
CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
1167.02(g)	MAX. HT. OF BLDG	45 ft	TBD
1167.02(j)	MIN LOT FRONTAGE	100 ft	158.6 ft
1167.02(i)	MIN LOT AREA	20,000 sq ft	52,503 sq ft
1167.02(e)	FRONT YARD SETBACK - BLDG (FROM R/W)	35 ft	42.8 ft
1171.11(a)(2)A	FRONT YARD SETBACK - PARKING (FROM R/W)	20 ft	21.4 ft
1167.02(f)(1)	SIDE SETBACK - BLDG	10 ft	51.0 ft
1171.11(a)(2)	SIDE SETBACK - PARKING	0 ft	6.8 ft
1167.02(f)(1)	REAR SETBACK - BLDG	90 ft	131.2 ft
1171.11(a)(2)B	REAR SETBACK - PARKING	15 ft	14.5 ft*
1171.11 (6)	PARKING REQUIREMENT	1 space per 50 sq ft floor area	36 SPACES**
		86 SPACE REQ.	
1171.11 (6)	MIN. # OF STACKING SPACES (DRIVE-THRU)	6 (25 ft from R district)	15

\* Rear Parking Setback Variance needed for 0.5 R, from required 15 ft. to 14.5 ft.  
 \*\* Parking Space Requirement Variance needed for 50 spaces, from required 86 spaces to 36 spaces.

**KEY NOTES**

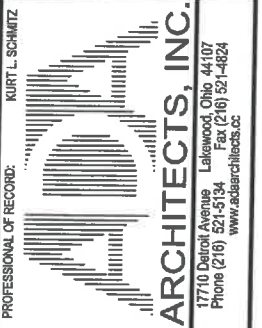
- 1) 6" VERTICAL CONCRETE CURB PER DT. 9 ON SHT. C7.0
- 2) CURB AND WALK PER DT. 8 ON SHT. C7.0
- 3) ADA ACCESSIBLE PARKING SYMBOL PER DT. 3 ON SHT. C7.2
- 4) ADA ACCESSIBLE RAMP, PER DT. 1 ON SHT. C7.2
- 5) ACCESSIBLE PARKING SIGN PER DT. 8 ON SHT. C7.0
- 6) LOT TRAFFIC FLOW ARROW (SOLID) PER DT. 3 ON SHT. C7.2
- 7) PARKING STRIPE (1) 4"WD. SOLID WHITE
- 8) UTILITY STRUCTURE (SEE UTILITY PLAN, SHT. C4.0)
- 9) GREASE INTERCEPTOR (SEE UTILITY PLAN, SHT. C4.0)
- 10) DUMPSTER LOCATION, SEE ARCH. DRAWINGS FOR DETAILS.
- 11) HEIGHT DELINEATOR BAR (SEE ARCH. DRAWINGS)
- 12) ORDER BOARD (SEE ARCH. DRAWINGS)
- 13) FDC - TO BE 5" STORZ ON 30" PER MACEDONIA FIRE DEPT. STANDARDS.
- 14) BIKE RACK PER DT. 4 ON SHT. C7.2
- 15) BOLLARD (SEE ARCH. DRAWINGS)
- 16) "DO NOT ENTER" SIGN
- 17) "STOP" SIGN
- 18) SIDEWALK GUARD RAIL, PER DT. 5 ON SHT. C7.1.
- 19) FLUSH CONCRETE PAVEMENT AT ASPHALT EDGE, PER DT. 4 ON SHT. C7.0. PROVIDE TOOLED EDGE AT CONCRETE SLAB
- 20) CHAMFER CONCRETE CORNER
- 21) PATIO AREA W/ THICKENED SLAB. SEE ARCH. PLANS FOR SLAB, SAWCUTTING, & STAINED CONC. DETAILS.
- 22) NOT USED
- 23) LIGHT POLE FOUNDATION, SEE STRUCTURAL & ELECTRICAL PLANS
- 24) TRANSVERSE STRIPING- 4"WD. SOLID WHITE STRIPES @ 45'
- 25) MONUMENT SIGN, SEE ARCH. PLANS.
- 26) EXISTING TRAFFIC SIGNAL POLE, TO REMAIN.
- 27) EXISTING POWER UTILITY POLE, TO REMAIN.
- 28) MIN. 2' CONCRETE COLLAR AROUND EX. STORM STRUCTURE.
- 29) "WATCH FOR PEDESTRIANS" SIGN
- 30) "MOBILE CURBSIDE PICKUP" SIGN
- 31) 4' TALL ARMISTAR STALWART II FENCE. CONTRACTOR TO COORDINATE FINAL STYLE, FINISH, & COLOR WITH OWNER.

	HEAVY DUTY ASPHALT PAVEMENT PER DT. 1 ON SHT. C7.0
	STANDARD DUTY ASPHALT PAVEMENT PER DT. 2 ON SHT. C7.0
	CONCRETE PAVEMENT/SIDEWALK, PER DTS. 4, 5, 6, & 8 ON SHT. C7.0
	HEAVY DUTY CONCRETE PAVEMENT, PER DT. 3 ON SHT. C7.0



Restaurant Support Office  
 6800 Bishop Road, Plano, TX 75024  
 Tel: 972-769-3100 Fax: 972-769-3101

STORE:  
**RAISING CANE'S RESTAURANT**  
 597 AURORA ROAD  
 MACEDONIA, OH 44056  
 PROTOTYPE P4E - V - AV  
 SCHEME: STANDARD - B  
 RESTAURANT #RC051  
 VERSION 2020-2.0 RELEASE 7.14.2020



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**PERMIT SET**

ENGINEER INFORMATION:



SHEET REVISIONS

#	DATE	TYPE
1	12/1/20	REVISION 1
2	1/15/21	REVISION 2
3	2/17/21	REVISION 3
4	3/11/21	REVISION 4
5		
6		
7		
8		
9		
10		

**SITE LAYOUT PLAN**

PERMIT DATE 11/04/20

JOB NO. 20196

**C5.0**

SHEET NO.

**S.R. 82 REPAIR NOTES**

- SEE DETAIL 11 ON SHEET C7.0 FOR S.R. 82 PAVEMENT REPAIR TYPICAL SECTION.
- THE RECEIVING PIT SHALL BE COMPLETELY BACKFILLED WITH LOW STRENGTH MORTAR (LSM).
- THE REPLACEMENT ASPHALT SECTION SHALL CONSIST OF 10" OF ODOT 301 AND 2" OF ODOT 441.
- THE LIMITS OF ASPHALT SURFACE REPAIR SHALL EXTEND A MINIMUM OF 5'-0" BEYOND THE LIMITS OF THE EXCAVATION (OR TO THE EXTENTS OF ANY PAVEMENT DAMAGE, WHICHEVER IS GREATER) IN ALL DIRECTIONS.
- ALL WORK SHALL TAKE PLACE BETWEEN THE HOURS OF 10PM AND 6AM, SUNDAY THROUGH THURSDAY NIGHTS. LANE CLOSURES ON SR-82 SHALL ONLY BE ALLOWED DURING THESE TIMES.
- MAINTENANCE OF TRAFFIC SHALL CONFORM TO ODOT AND ODOT MT-85.31, AS REQUIRED. SIMULTANEOUS TWO WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. SEE DETAILS & NOTES ON SHEETS C7.3 & C7.6.
- THE CONTRACTOR SHALL HIRE ONE MACEDONIA LAW ENFORCEMENT OFFICE (LEO) TO BE PRESENT ON SITE DURING ANY LANE CLOSURE. CONTACT SGT. BRIAN GLONTZ AT 330-468-1234, 48 HOURS IN ADVANCE TO SCHEDULE LEO.
- THE CONTRACTOR SHALL SCHEDULE CONSTRUCTION INSPECTION 48 HOURS IN ADVANCE OF ANY WORK WITHIN THE RIGHT-OF-WAY OF SR-82. CONTACT INSPECTION DISPATCH AT 440-358-1900.

SIGNAGE TABLE				
FAÇADE	# PERMITTED	# PROPOSED	SF PERMITTED	SF PROPOSED
SOUTH (FRONT)	1	1	95SF	31SF
EAST (SIDE)	1	2	75SF	62SF
WEST (DRIVE-THRU)	0	2	0SF	132SF
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MONUMENT	1	1	40SF (INCL ABV)	31SF
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**PERMIT SET**

ENGINEER INFORMATION:

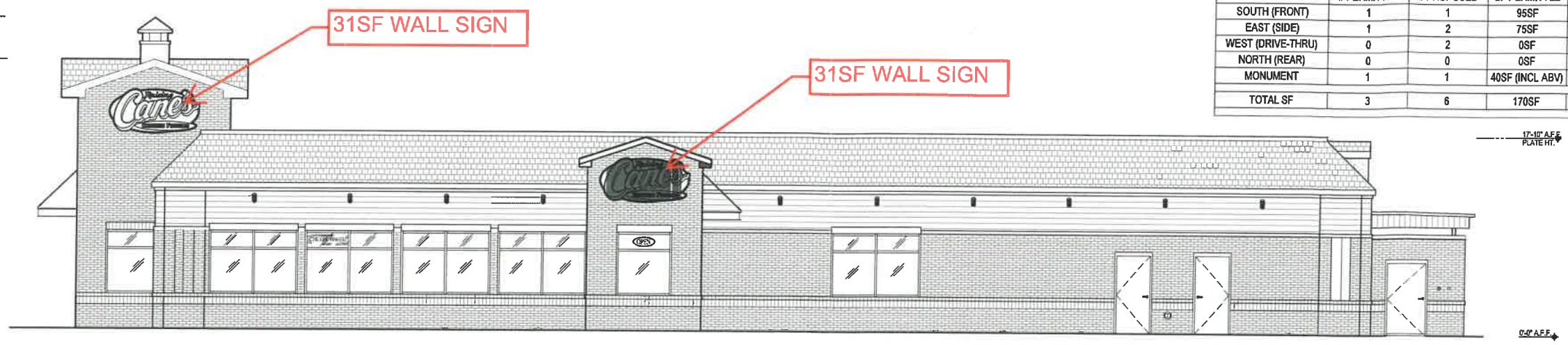
SHEET REVISIONS		
#	DATE	TYPE
1		
2		
3		
4		
5		
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10		

**PROPOSED EXTERIOR ELEVATIONS**

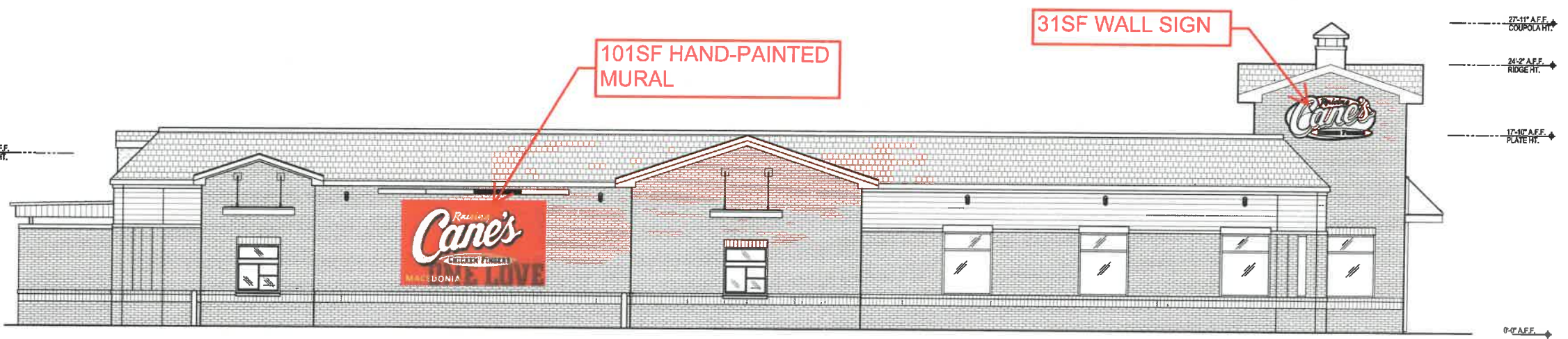
PERMIT DATE: 3/25/21  
 JOB NO.: 20196

**A4.10**

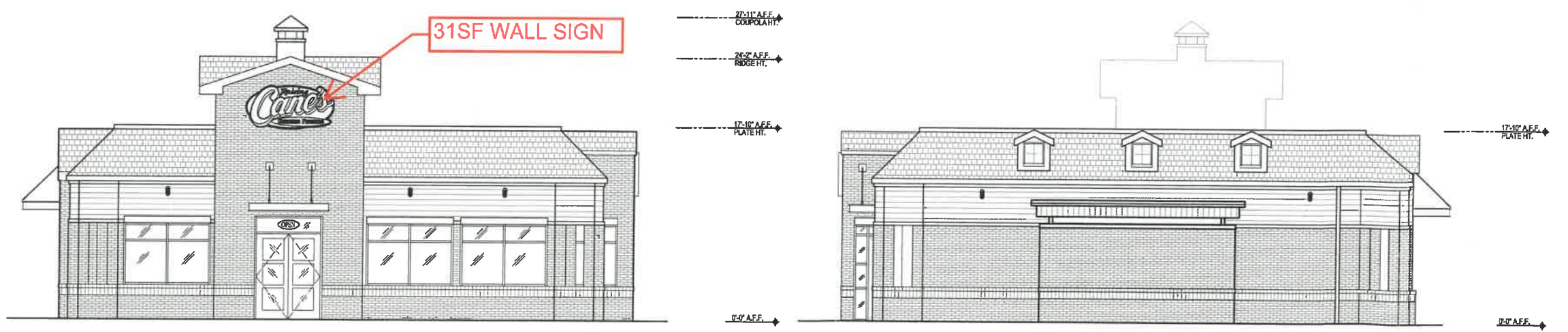
SHEET NO.



1 EAST ELEVATION  
 A4.10 SCALE: 3/16" = 1'-0"



2 WEST ELEVATION  
 A4.10 SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION  
 A4.10 SCALE: 3/16" = 1'-0"

4 NORTH ELEVATION  
 A4.10 SCALE: 3/16" = 1'-0"