

**CITY OF MACEDONIA
BOARD OF ZONING AND BUILDING CODE APPEALS
MEETING AGENDA
July 20, 2022**

Time: 6:30 p.m.

1. Call to Order
2. Roll Call: Mr. Shellko, Mr. Pilato, Mr. Ferraro, Mr. Ioffreda
3. Approval of Minutes
 - a. Cases 674-676

4. **NEW BUSINESS:**
Case #677

David Fike, Paul Fike Builders
on behalf of Joe Nyseth
10055 Valley View Road
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 10055 Valley View Road. The variance request is to section 1163.02(h)(6): the maximum height of accessory buildings shall be fifteen feet or the height of the main building, whichever is less, and shall not be greater than one story. The applicant is requesting a variance of 8 ft. 6 in. to have an accessory structure with a second story.

Case #678

James Lindley
on behalf of Goddard School
2073 Alexandria Way
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for an appeal at 2073 Alexandria Way. The appeal request is in regard to parking requirements. The applicant would like to maintain 38 parking stalls with the construction of a 3,534 sq. ft. addition to the existing building.

Case #679

Jordan Zickafoose
on behalf of Chipotle
8195 Golden Link Blvd
Northfield, OH 44067

The Board of Zoning and Building Code Appeals will hear a request for a variance at 8195 Golden Link Blvd. The variance request is to sections 1167.04(e) and 1167.04(f)(1) regarding setback lines and side and rear yards. The applicants are requesting a variance to reduce the required dumpster enclosure setback from the public right-of-way by 15 ft. and from the side lot line by 20 ft.

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 conference call.

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

The Crossroads of Northeast Ohio

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

INTEROFFICE MEMO

To: Zoning Board of Appeals
From: Chris Hall
Subject: Variance Request for an Oversize Accessory Building
For Consideration by the Board on July 20, 2022
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: June 24, 2022

Applicant: David Fike, Fike Builders, representing Joe Nyseth, property owner
Location: 10055 Valley View Road
Zoning: R-1 Residence District
Request: Applicant is requesting an “*area variance*” related to the height and number of stories of an accessory building.
Standards: **Ordinance 1163.02(h)(6):**
The maximum height of accessory buildings shall be fifteen feet or the height of the main building, whichever is less, and shall not be greater than one story.
Findings: The height of the proposed accessory building is 22’4” with two stories.
Board’s Action: The Board is to consider the applicant’s request for an “*area variance*” to 1163.02(h)(6) allowing an accessory building height of 22 feet 4 inches, a variance of 7 feet 4 inches; and the addition of a second story.



City of Macedonia
The Crossroads of Northeast Ohio

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(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: 10055 Valley View Road, Macedonia, OH 44056

Nature of Request: Rebuild garage, lost to fire, with additional storage and space to work

Applicant Name or Agent Therefore: David Fike

Applicant Address: _____

Applicant Phone: _____ Applicant Email: _____

Property Owner Name: Eddy J. & Terri Nyseth
(if different from applicant)

Property Owner Address: 10055 Valley View Road, Macedonia, OH 44056

Property Owner Phone: _____ Property Owner Email: _____

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

David Fike Date: 6/23/2022
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.

★ Service ★ Commitment ★ Pride ★

**PAUL FIKE BUILDERS, INC.
FIKE DEVELOPING & EXCAVATING, INC.**

9467 S. Skyland Drive
Macedonia, Ohio 44056
(330) 467-7547

fikebuilders@windstream.net

June 23, 2022

City of Macedonia
Zoning Board of Appeals
9691 Valley View Road
Macedonia, Ohio 44056

To Whom It May Concern:

This letter is in response to your request for a written statement describing the reason for a variance request. Following is our response to the factors considered by the Board to determine practical difficulty.

The property involved in this variance request is 10055 Valley View Road, Macedonia, Ohio 44056, owned by Eddy J. (Joe) Nyseth. Mr. Nyseth lost his garage to fire and would like to build a new structure, 31' x 24' x 10' plus a second story.

The property in question is narrow, the house setback is deep and Mr. Nyseth recently added a concrete drive to garage that burned. In order to provide the homeowner with additional space to accommodate tools, and equipment, and not disturb remaining greenspace at the back of the property or at the side property lines, we request a variance to build up, rather than out.

The property value would increase with the re-built garage and the additional storage it will provide. The new structure design and style is based on a neighboring structure so there will be consistency and continuity in the neighborhood.

The variance request is for an additional 7'4" in the new structure height and compliments his existing house style.

The new structure would enhance neighboring properties by enclosing all of the tools and equipment under one roof and out of sight, rather than in temporary out buildings in view of neighboring properties.

The requested variance would not adversely affect the delivery of governmental services as it will be built over the old foundation of the building lost to fire.

Mr. Nyseth, property owner, was not aware of the zoning restrictions at the time he purchased the property in 1990. At the time of purchase the existing storage structure suited his needs but, over the course of time, with the purchase of additional tools and equipment, he found it necessary to use

his yard for additional storage. Now, since the original structure was lost to fire and needs to be rebuilt, it would be ideal to build a structure that would accommodate all of Mr. Nyseth's equipment and tools under roof, out of site from neighboring properties.

It is a matter of the accumulation of materials over the years and the need to accommodate the storage of said materials that might be construed as special conditions or circumstances as a result of the homeowner's actions. Mr. Nyseth is trying to accommodate the aesthetics of the neighborhood by building a structure large enough to contain his tools, equipment and vehicles, out of sight of his neighbors, yet, not disturbing the existing greenspace on his property.

It is more cost effective to build a structure up, rather than out, saving the remaining greenspace of his backyard. By using the existing footprint and existing governmental services, i.e. water, sewer it is not only cost effective it is less detrimental to the environment.

The granting of this variance will improve this property as well as neighboring properties and thru due process, will not be construed as special privilege.

Thank you for your consideration of this variance request. Your time and effort is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Fike".

David Fike, President
Paul Fike Builders, Inc
Fike Developing & Excavating, Inc.

cc file

**PAUL FIKE BUILDERS, INC.
FIKE DEVELOPING & EXCAVATING, INC.**

9467 S. Skyland Drive
Macedonia, Ohio 44056
(330) 467-7547

fikebuilders@windstream.net

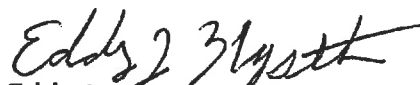
6/23/2022

City of Macedonia
Zoning Board of Appeals
9691 Valley View Road
Macedonia, Ohio 44056

To Whom It May Concern:

I, Eddy J. Nyseth, known to all as Joe Nyseth, owner of 10055 Valley View Road, Macedonia, Ohio 44056, authorize David Fike, owner and president of Paul Fike Builders, Inc., Fike Developing & Excavating, Inc. to represent me during the rebuilding process of my garage, lost to a fire. Any and all questions regarding this project should be directed to David Fike at (216) 701-1380 or fikebuilders@windstream.net.

Thank you,


Eddy J. Nyseth, Homeowner
10055 Valley View Road
Macedonia, Ohio 44056

cc file

EXISTING

Red = 6 in. DRAIN LINE
Green = 4 in. DRAIN LINE for Downspouts



DATE OF PLAN: 1/28/22
REVISIONS:
1.) Added proposed garage - 3/15/22

birch tree
already existing
SD.

MAP OF SURVEY & PLOT PLAN

for The Nyseth Residence 10055 Valley View Rd., Macedonia, OH 44056

Situated in the City of Macedonia, County of Summit
and State of Ohio And known as being a part of
Original Northfield Township Lot No. 25.



SCALE: 1" = 30'

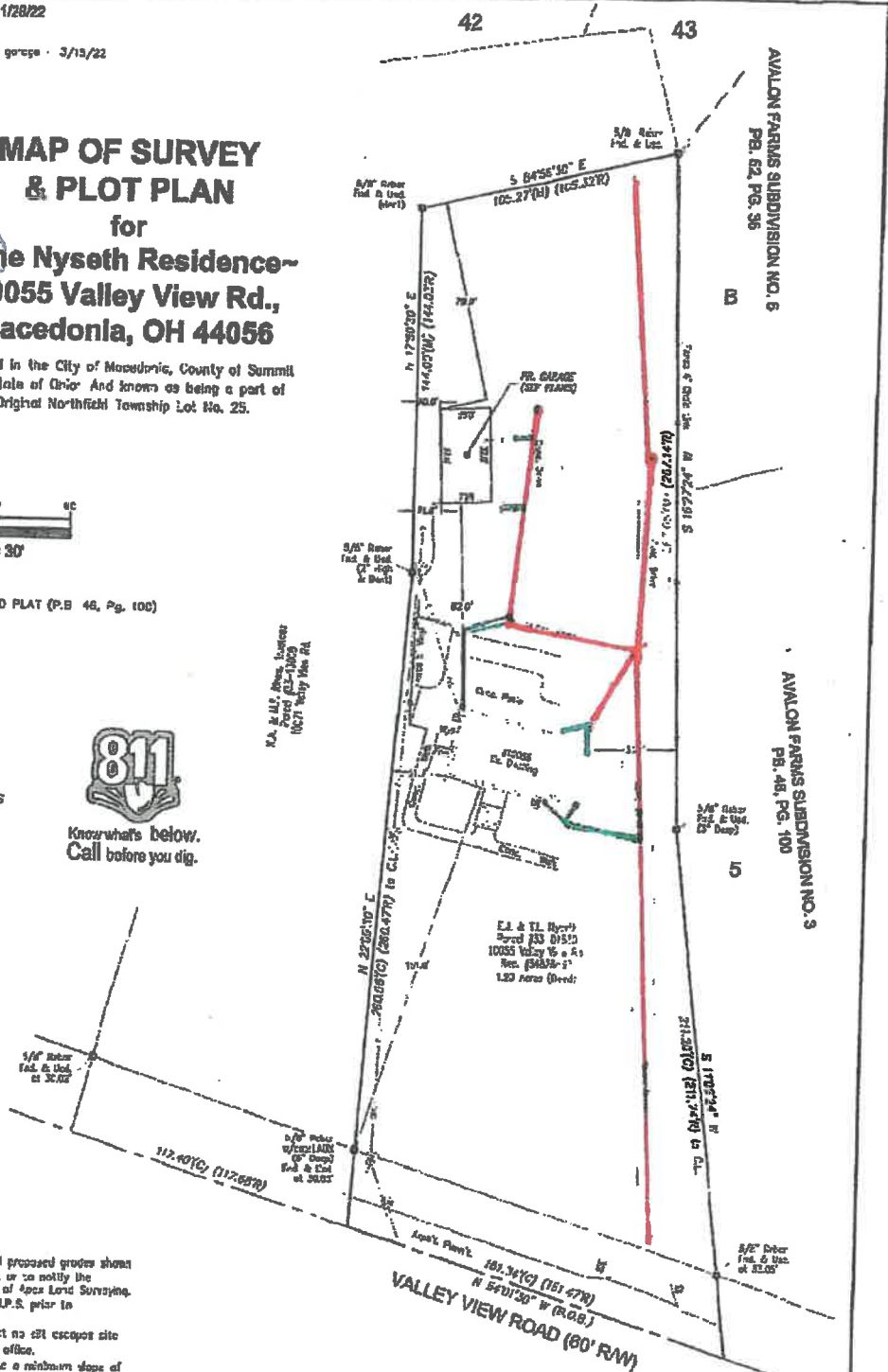
DATUM:
D.O.B.: RECORD PLAT (P.B 46, Pg. 100)
VERT: N/A

LEGEND

- - - - - Ex. Tree Line
- - - - - PR. CLIPPING LIMITS
- ⊗ - TREE TO BE REMOVED
- ⊙ - PR. DOWNSPOUT LOCATION
- Ex. = Existing PR. = PROPOSED
- ⊙ - PR. HOLE
- ⊙ - Ex. Old by Hole & Polesets
- ⊙ - Ex. Mailbox
- ⊙ - Ex. Sec./Str. MH
- ⊙ - Ex. Sbn. Islets
- ⊙ - Ex. Hyd./Valve & Shutoff
- ⊙ - Ex. Gas Valve & Shutoff
- ⊙ - Rebar or Iron Rod/Pin Fnd.
- ⊙ - Iron Pipe Fnd.
- ⊙ - Vent. Fnd.
- - PR. ADDITION FOOTPRINT



Know what's below.
Call before you dig.



CONSTRUCTION NOTES:

1. Contractor must verify all foundation dimensions and proposed grades shown on this plan. Any errors resulting from failure to check or to notify the surveyor of any changes shall not be the responsibility of Apex Land Surveying.
2. Contractor to notify utilities excavation services/ O.U.P.S. prior to construction.
3. Set fence must surround all excavation areas so that no soil escapes site.
4. All grades shall comply w/corresponding government office.
5. Mainline post/ve yard drainage away from garage and a minimum slope of 1% along all roads.
6. Factor deck & downspouts are to be tied into existing storm drain.
7. Contractor to determine current/ve light or points upon excavation & excavation of existing storm drain system.
8. The location of utilities shown hereon are based on observed evidence of above ground opportunities only. The location of these utilities may vary and are subject to field verification prior to construction. Additional utilities may be

SURVEYED BY:
APEX LAND SURVEYING

TITLE: PLOT PLAN	DATE: JAN. 2021
CLIENT: E. N. SETH	PROJECT: 2022001
SCALE: 1" = 30'	FILE: 2022001.dwg

10055

VALLEY VIEW

NTSE IN

4-18-22

RECEIVED

JUN 24 2022

CITY OF MACEDONIA
BUILDING DEPARTMENT



10055

VALLEY VIEW

NYSETH

4-18-22



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10055 VALLEY VIEW

NYSETH

4-18-22



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JUN 24 2022

CITY OF MACEDONIA
BUILDING DEPARTMENT

Nyseth Garage

New Construction

Drawing Index

A101	Cover Sheet, Floor Plans
A102	Floor Plans & Wall Sections
A103	Elevations

Date	Issue
6/22/2022	For Review

Columns

1. PIPA3-1 (3 total): 3" SCH40 adj. pipe, 10'-0" closed
2. PIPA3-2 (1 total): 3" SCH40 adj. pipe, 9'-6" closed
3. PIPE6 (1 total): 6" SCH40 non-adj. pipe with: base plate $\frac{1}{2}$ "x $\frac{1}{2}$ "x12"; cap plate $\frac{1}{2}$ "x6'-1/2"x12" 10'-0" out to out of plates

PREPARED BY: DAVID FIKE

DATE PREPARED:

THESE DRAWINGS ARE THE PROPERTY OF PAUL FIKE BUILDERS. NO PERSONS SHALL BE ALLOWED TO ALTER, ENLARGE, COPY OR USE THESE DRAWINGS EXCEPT WITH WRITTEN PERMISSION OF PAUL FIKE BUILDERS. ALTHOUGH EVERY ATTEMPT HAS BEEN MADE FOR ACCURACY OF THESE DRAWINGS, THE BUILDER OR DRAFTER CANNOT BE RESPONSIBLE FOR DIMENSIONS OF FIELD CONDITIONS. BUILDER RESERVES THE RIGHT TO ADJUST ANY DIMENSIONS PLUS OR MINUS ACCORDINGLY.

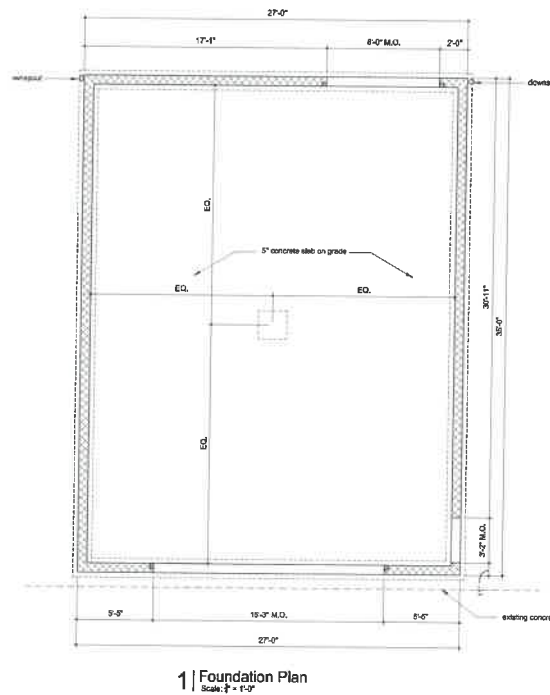
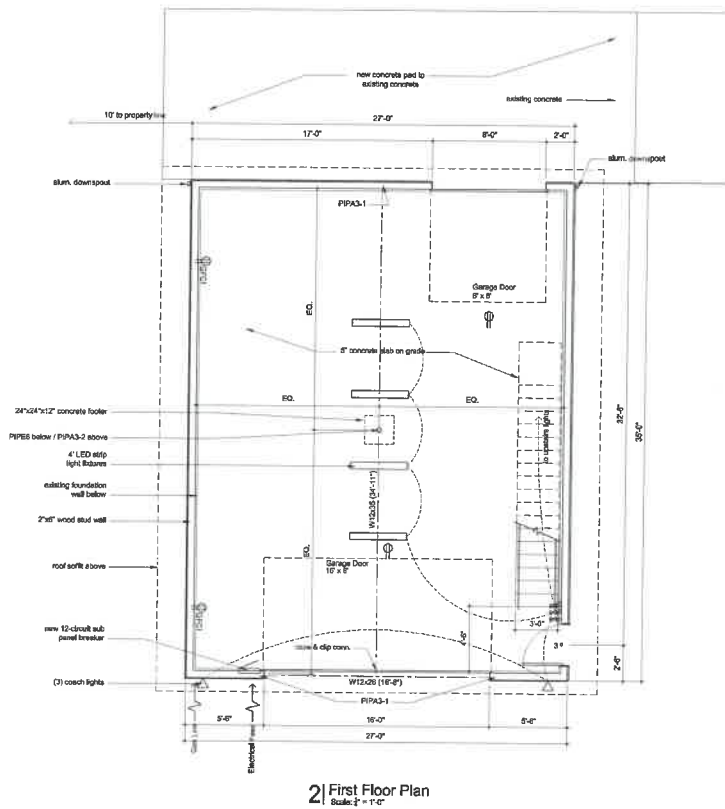
THE BUILDER MUST VERIFY ALL THE DESIGN SPECIFICATIONS SHOWN ON THESE DRAWINGS PER THE CONTRACT WITH THE OWNER. DRAFTER ASSUMES NO RESPONSIBILITY FOR DESIGN LOADS, ETC. BUILDER ASSUMES ALL RESPONSIBILITY FOR SIZES OF LVLs, STEEL BEAMS, FLOOR JOISTS, ROOF RATTERS, CEILING JOISTS, ETC.

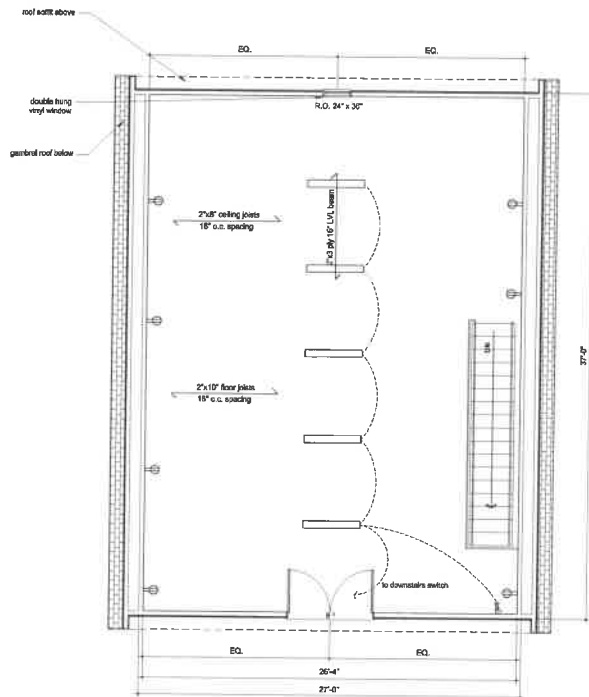
THESE PLANS GENERALLY MEET FEDERAL STANDARDS AND CODE REQUIREMENTS. DRAFTER DOES NOT GUARANTEE INDIVIDUAL OR LOCAL INTERPRETATIONS OF SUCH REQUIREMENTS. THE BUILDER IS SOLELY RESPONSIBLE FOR ANY MODIFICATIONS OR CHANGES NECESSARY TO MEET SUCH INTERPRETATIONS. THESE DRAWINGS DO NOT PROVIDE SPECIFIC DETAIL IN AREAS INCLUDING BUT NOT LIMITED TO WALKING, CHALKING, FLASHING, PAINTING AND WATERPROOFING. BUILDER RESPONSIBLE TO PROVIDE PROPER SUPERVISION TO WORKMANSHIP.

Project Address:
Nyseth Garage
10055 Valley View Road
Macedonia, Ohio 44056

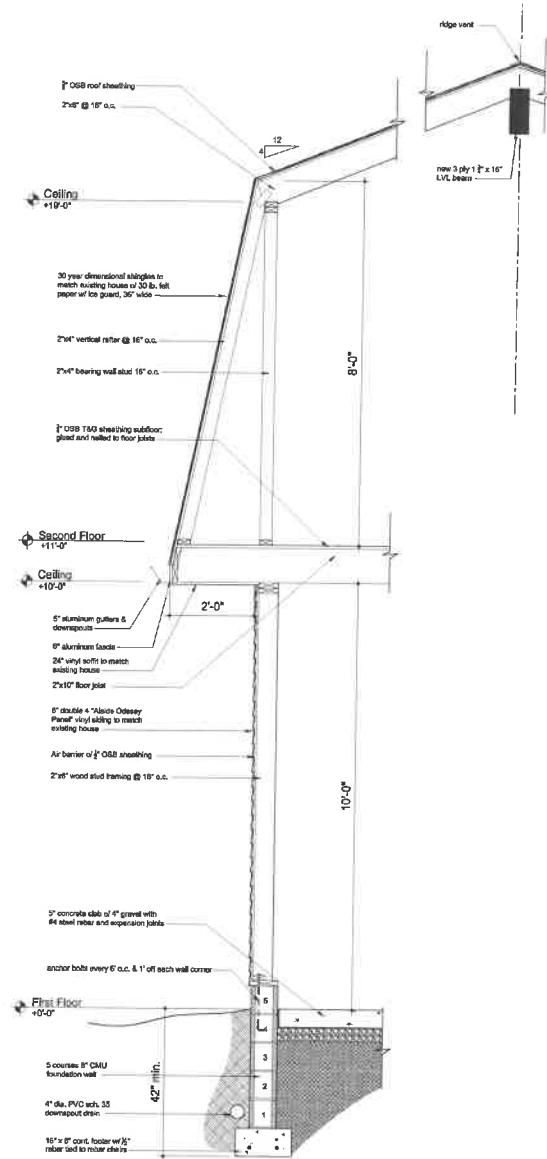


Sheet Number
A101





2 | Second Floor Plan
Scale: 1/4" = 1'-0"



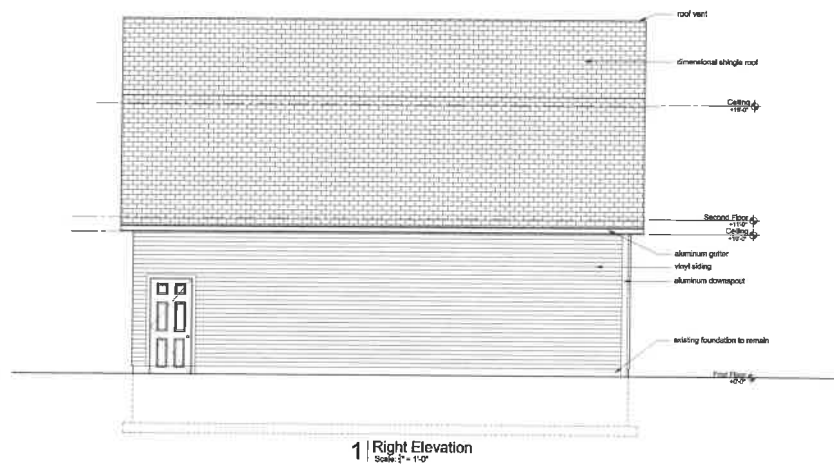
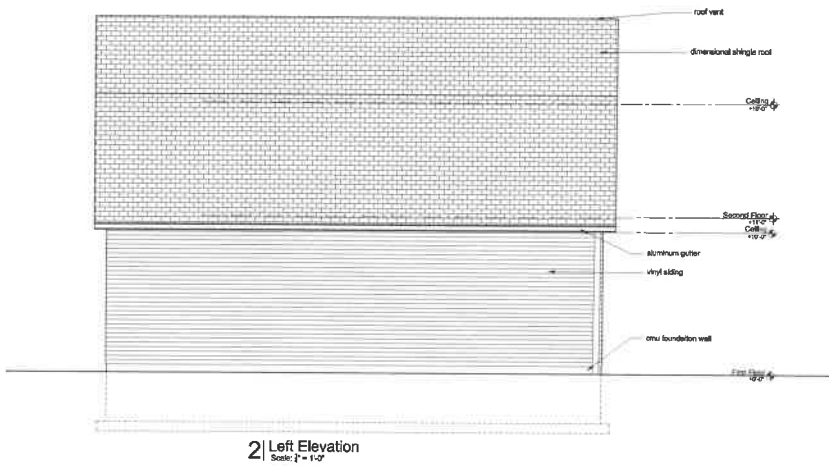
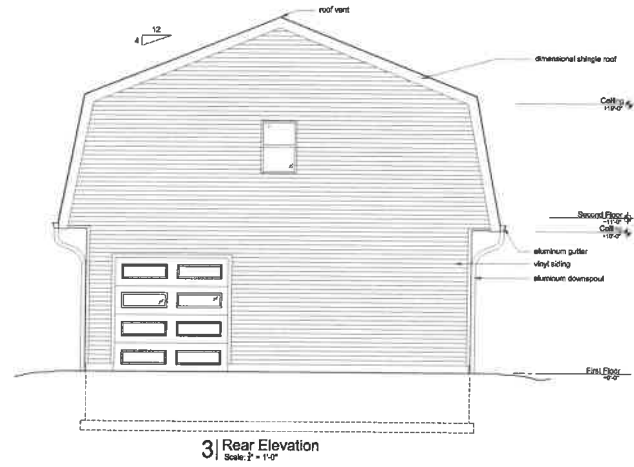
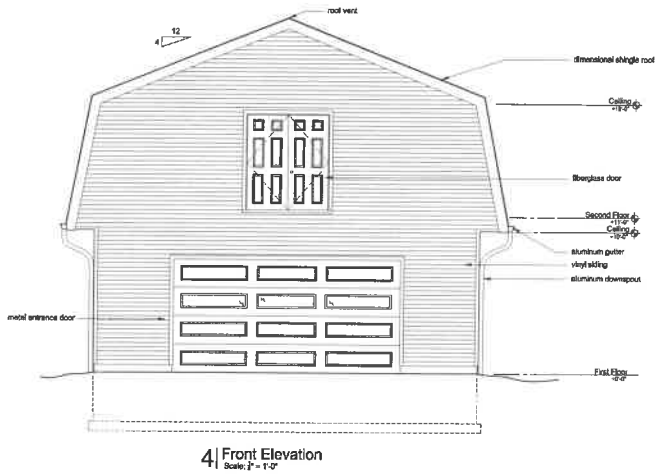
1 | Wall Section
Scale: 1/4" = 1'-0"

Date	Issue
6/22/2022	For Review

Project Address:
Nyseth Garage
 10055 Valley View Road
 Macedonia, Ohio 44056



Sheet Number
A102



Date	6/22/2022
Issue	For Review

Project Address:
Nyseth Garage
 10055 Valley View Road
 Macedonia, Ohio 44056



Sheet Number
A103



City of Macedonia

The Crossroads of Northeast Ohio

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

INTEROFFICE MEMO

To: Zoning Board of Appeals
From: Chris Hall
Subject: Goddard School Parking Variance
For Consideration by the Board on July 20, 2022
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: June 24, 2022

Applicant: James Lindley, Goddard School
Location: 2073 Alexandria Way
Zoning: B-2 Community Shopping District
Request: Maintain the current 38 parking stalls with the construction of a 3,534 sq. ft. addition to the existing building.
Standards: Section 1171.11 Off-Street Parking does not address parking requirements for child care facilities.
Findings: There are no parking calculations available in past Planning Commission minutes for construction of the Goddard School.
Board's Action: The Board of Zoning Appeals is to consider the applicant's request for a parking variance thereby maintaining the current 38 parking stalls (no additional) with the construction of a 3,534 sq. ft. addition to the existing building.



Service



Commitment



Pride





City of Macedonia
The Crossroads of Northeast Ohio
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JUN 24 2022

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: 2073 ALEXANDRIA WAY

Nature of Request: VARIANCE FOR PARKING

Applicant Name or Agent Therefore: JAMES LINDLEY LINDLEY PROP II

Applicant Address: _____

Applicant Phone: _____ Applicant Email: _____

Property Owner Name: LINDLEY PROPERTIES II
 (if different from applicant)

Property Owner Address: _____

Property Owner Phone: _____ Property Owner Email: _____

SIGNATURE OF APPELLANT. (AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)
[Signature] Gmail.com

Date: 6/24/2022
 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.

RECEIVED

JUN 28 2022

CITY OF MACEDONIA
BUILDING DEPARTMENT

The Goddard School

Macedonia

Request for parking Variance

We propose to add an additional 3,500 sq. ft. to our building to add a Multipurpose room and two additional classrooms. The multipurpose room will provide an indoor space for children to run, kick balls, shoot hoops and do active play. This will be a significant expense to add this to the school. To help break even on the expense of the multipurpose room we plan to add two classrooms for toddlers. The city of Macedonia has no space in any childcare center for toddlers, as a result parents are having to go out of town for care for their children ages 18 months to 3 years old. The additional two classrooms will help with this need in the city as well as add payroll and jobs in Macedonia.

The Goddard School in Macedonia is, at this time, full to capacity. We have counted cars in our parking lot every 15 minutes for two days and at all times we have an average of 25 vacant spots available for parking. The average number of parent cars at any time in our lot is approximately 5 cars and our teachers parking spots do not exceed 18. We would add 4 teachers for the new addition. We anticipate that we would need an additional 3-4 spots for parents for drop off with the addition. The combination of 4 teacher cars and 4 parent spots will still leave us with vacant parking spots at all times. This is proven by two charts provided. (One that is actual from our school and a second that is a case study of average Goddard Schools in the nation).

Parents only take on average 10 minutes to drop off and pick up their children from our Schools. They are not coming for dinner or to attend church. They are in and out as fast as they can, that is why the average number of parents cars in the parking lot is only about 5 at any given time. The most children dropped off or picked up in an hour is about 30. If it takes 10 minutes to drop off and the average was 30 children per hour, it will take 300 minutes in that hour to drop off. With the average drop off time of 10 minutes, 30 cars would come in during the hour, but the number of cars at any given time would be 5 parent cars.

The character of the neighborhood would not change with this variance. All of the businesses in Alexandria Square Shopping center have excess parking. We could occasionally have more cars than our parking lot can hold. In that event, parents may park in adjoining businesses lots. I don't think this would be an issue if this happened occasionally as all of these parents are also customers of those businesses. They welcome our school as we bring them customers on a frequent basis. As an example, just across the road from our school is a pediatric dentist and an orthodontist. They get many new customers from the parents in our school. Again, I reiterate that we should not have a parking issue as we have documented that we have sufficient parking today for the school and the addition.

I have attached a data set of the parking lots for the other childcare centers in Macedonia as well as the two largest in Twinsburg. I have a school in Twinsburg that was added on to in 2017, the same as we propose in Macedonia. The buildings will be twins when the addition in Macedonia is completed. Twinsburg has 14.9 children per parking spot, with thirty-six parking spots, and there are almost always

empty spots in the parking lot. The Macedonia school has 2 more spots today than Twinsburg and as such should not have any issues with parking with the new addition. Macedonia will end up with a maximum of 14.0 students per parking spot.

The addition will add not affect the delivery of any services provided to the school, Water, Sewer, or Trash pickup.

The total capacity for childcare in Macedonia is about 404 (with out Head Start, which is not childcare as it is part time and limited to low-income children). The Goddard School with the expansion will hold 56% of the children in Childcare in Macedonia. Today, many children leave the city of Macedonia for childcare as there is not enough capacity, especially for Toddlers. I have many Macedonia resident's children in my Twinsburg School.

If additional parking spots are required for the addition, the space for additional parking is not there. We will cease to consider adding on to the school and leave the school as it currently sits.

RECEIVED

JUN 28 2022

CITY OF MACEDONIA
BUILDING DEPARTMENT

Childcare Center	Parking Spots	Max Teacher Spots	Occupancy	Licensed For	Parent Spots	License Per Spot
Goddard-Macedonia	38	18	176	168	20	8.4
Kindercare	19	12	93	93	7	13.2
Kairo Kids	19	5	48	40	14	2.85
Head Start	30	8	290	146	22	7.6
Montessori Life	22	3	56	45	19	2.4
Twinsburg Goddard	36	21	224	224	15	14.9
Young Explorers	41	22	176	168	19	8.84
Expanded Goddard-Macedonia	38	22	224	224	26 16	14.0

RECEIVED

JUN 24 2022

CITY OF MACEDONIA
BUILDING DEPARTMENT

The Goddard School of Macedonia, OH
Parking Spot Analysis

6/13/2022	Parking Spots	Teacher Cars	Parent Cars	Vacant Spots
4:00 PM	38	15	2	21
4:15 PM	38	15	2	21
4:30 PM	38	15	2	21
4:45 PM	38	14	3	21
5:00 PM	38	8	5	25
5:15 PM	38	6	7	25
5:30 PM	38	5	6	27
5:45 PM	38	4	2	32
6:00 PM	38	4	1	33

6/14/2022	Parking Spots	Teacher Cars	Parent Cars	Vacant Spots
7:00 AM	38	5	1	32
7:15 AM	38	6	0	32
7:30 AM	38	8	0	30
7:45 AM	38	10	5	23
8:00 AM	38	11	5	22
8:15 AM	38	13	5	20
8:30 AM	38	14	3	21
8:45 AM	38	14	4	20
9:00 AM	38	18	3	17

4:00 PM	38	14	2	22
4:15 PM	38	14	1	23
4:30 PM	38	13	4	21
4:45 PM	38	14	4	20
5:00 PM	38	10	1	27
5:15 PM	38	8	3	27
5:30 PM	38	6	7	25
5:45 PM	38	5	2	31
6:00 PM	38	3	1	34

6/15/2022	Parking Spots	Teacher Cars	Parent Cars	Vacant Spots
7:00 AM	38	6	0	32
7:15 AM	38	6	2	30
7:30 AM	38	7	1	30
7:45 AM	38	10	4	22
8:00 AM	38	12	3	23
8:15 AM	38	13	2	23
8:30 AM	38	14	3	21
8:45 AM	38	16	2	20
9:00 AM	38	18	1	19

JUN 24 2022

CITY OF MACEDONIA
BUILDING DEPARTMENT

Anticipated Staff Parking Pattern
— Capacity 138 / Parking 40 (38+2)



SPACES	6:30-7:00	7:00-7:30	7:30-8:00	8:00-8:30	8:30-9:00	9:00-9:30	9:30-12:00	12:00-1:30	1:30-3:30	3:30-4:00	4:00-4:30	4:30-5:00	5:00-5:30	5:30-6:00
40														
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6														
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3														
2														
1														
Staff Parking	4	7	10	14	19	21	21	21	21	19	14	12	9	4
Available Parking	36	33	30	26	21	19	19	19	19	21	26	28	31	36
Drop Off Turnover	11	23	28	30	21	14	11	12	17	14	18	25	36	17



City of Macedonia

The Crossroads of Northeast Ohio

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

INTEROFFICE MEMO

To: Zoning Board of Appeals
From: Chris Hall
Subject: Chipotle Dumpster Enclosure Setback Variance
For Consideration by the Board on July 20, 2022
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: June 23, 2022

Applicant: Jordan Zickafoose, Sands Decker, representing Chipotle
Location: 8195 Golden Link Boulevard
Zoning: B-3 General Business District
Request: Applicant is requesting “*area variance*” reducing the dumpster enclosure setback from the public right-of-way and side lot line.
Standards: **1167.04 B-3 GENERAL BUSINESS DISTRICT.**
(e) **Setback Lines.** The setback line for any building or structure erected shall be a minimum of 100 feet from any public right of way existing as of January 1, 1985 and shall be a minimum of fifty feet from any new public right of way established after January 1, 1985.
(f) **Side and Rear Yards.**
(1) Every building or structure intended for business use shall have a rear and side-yard, each of which shall have a width of at least twenty-five feet from the rear and side lot lines except when adjacent to an R district the width shall be ninety feet from the lot line adjacent to the R District.
Findings: The dumpster enclosure is being relocated to accommodate the addition of a drive-thru.
Board’s Action: The Board of Zoning Appeals is to consider the applicant’s request for an “*area variance*” to 1167.04(e) and 1167.04(f)(1) reducing the required dumpster enclosure setback from the public right-of-way from fifty feet to thirty-five feet; and from the side lot line from twenty-five feet to five feet.



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

RECEIVED

JUN 23 2022

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: 8195 Golden Link Blvd, Northfield, OH 44067

Nature of Request: Dumpster enclosure in building setback

Applicant Name or Agent Therefore: Jordan Zickafoose

Applicant Address: 1495 Old Henderson Rd, Columbus, OH 43220

Applicant Phone: 614-459-6992 Applicant Email: jordanz@sandsdecker.com

Property Owner Name: AMERICAN TIMBER COMPANY
 (if different from applicant)

Property Owner Address: C/O KE ANDREWS, 2424 RIDGE RD, ROCKWALL, TX 75087

Property Owner Phone: _____ Property Owner Email: _____

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

 Date: 06/22/2022
 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.



Toll Free: 866-277-0600
www.sandsdecker.com

1495 Old Henderson Road
Columbus, OH 43220
614-459-6992

422 North Broad Street
Lancaster, OH 43130
740-385-2140

507 Main Street, Suite 203
Zanesville, OH 43701
740-450-1640

June 24, 2022

Zoning Board of Appeals
9691 Valley View Road
Macedonia, OH 44056

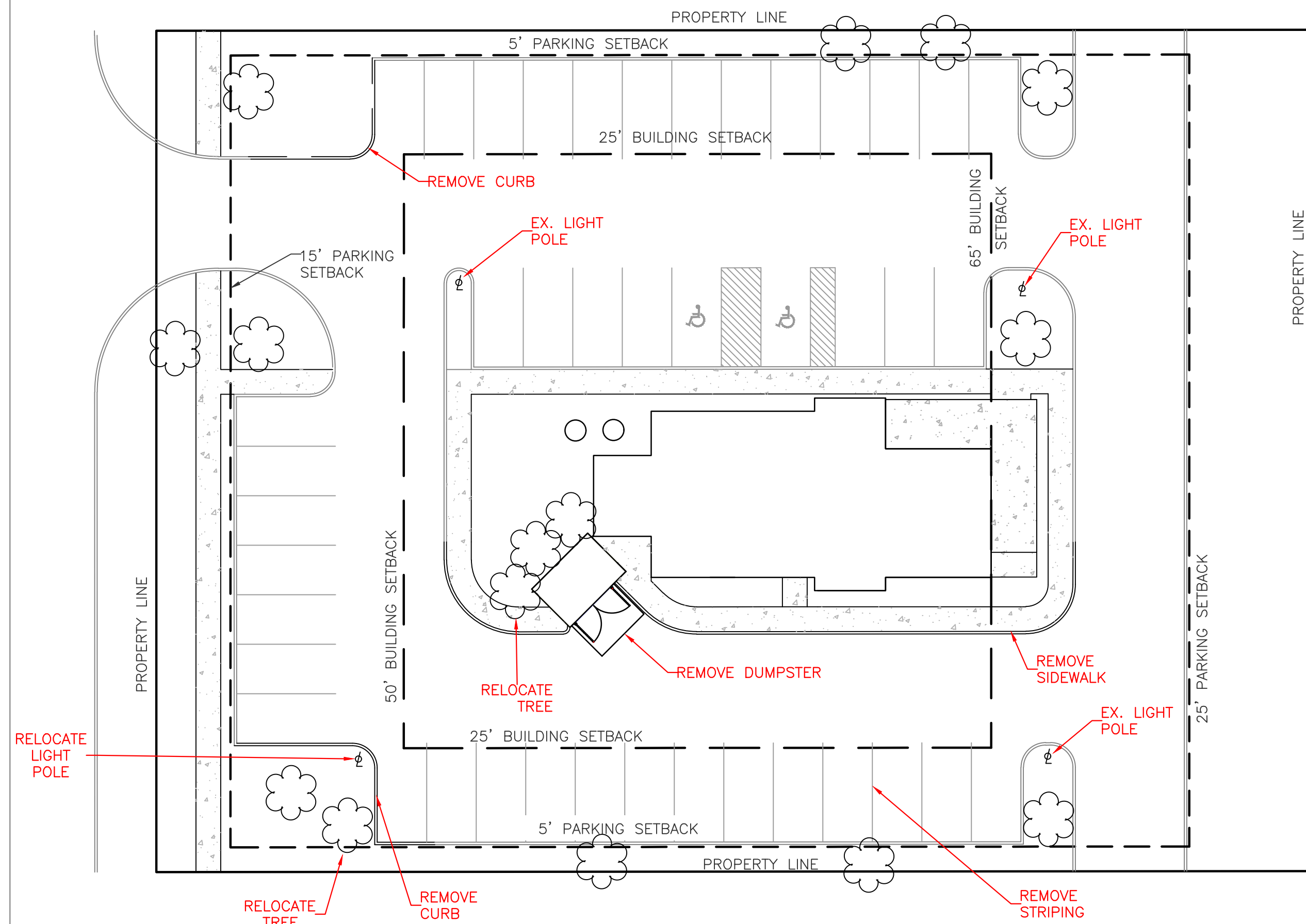
Please see the response below for the variance request.

This variance is being requested because this is the only feasible option for location of the dumpster. This location makes the maneuverability of the trash truck the simplest. This property would yield a higher return with the pickup window addition and relocation of the dumpster. This is not a substantial change. The dumpster still stays back from the main road, so it will not be seen easily. The dumpster will still have proper screening and landscaping. This variance will not affect the rights of any adjacent owner nor adversely affect public health, safety or general welfare. The hardship stems from the site parking and traffic requirements. It also stems from the dumpster setback requirements. This location cannot change because the property cannot lose any more parking spaces or it will be under the requirement. The variance will be consistent with the general spirit and intent of the planning and zoning code.

Sincerely,

Jordan Zickafoose
Sands Decker
614-459-6992
jordanz@sandsdecker.com

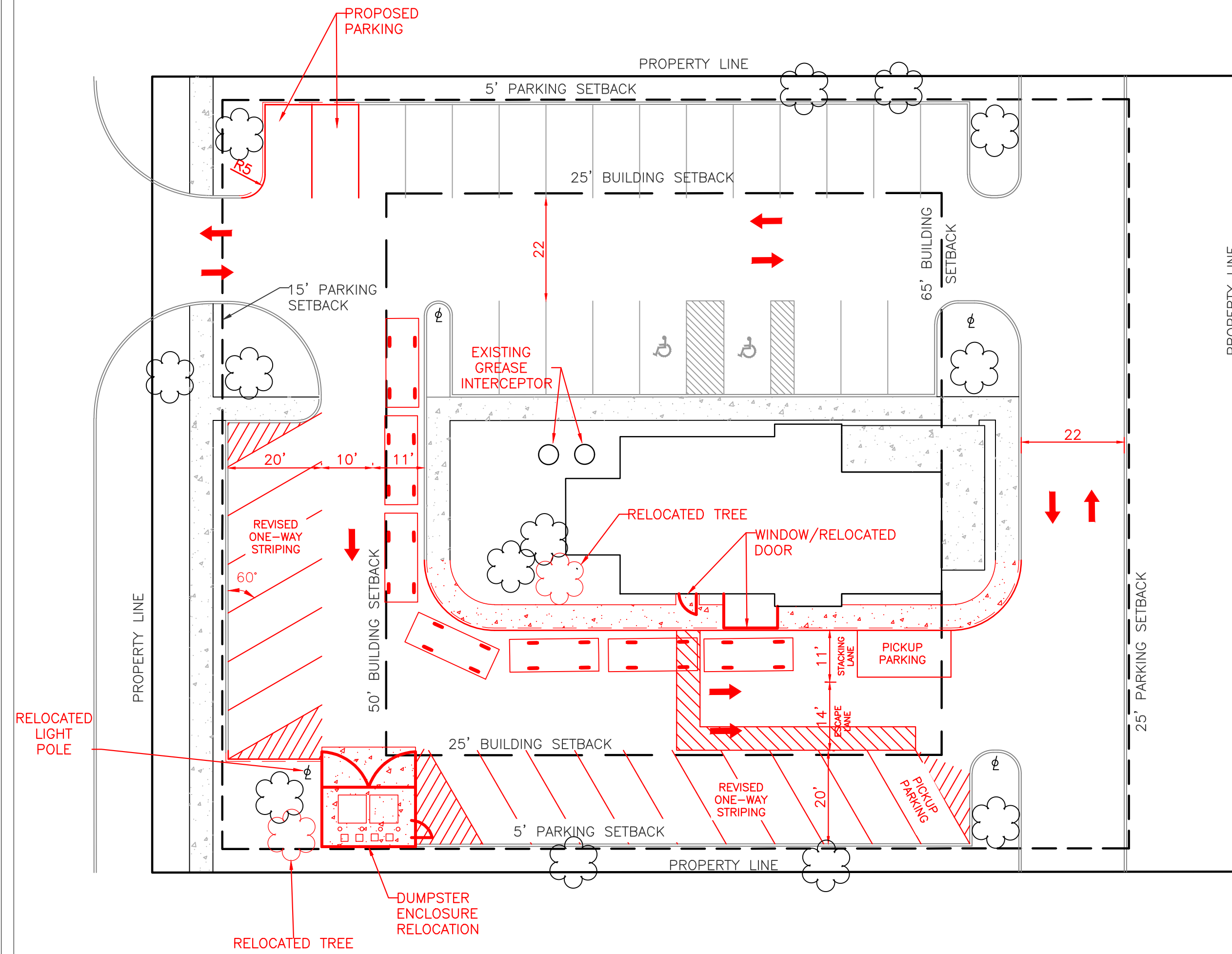
SITE CIVIL ENGINEERING
LAND SURVEYING
CONSTRUCTION SURVEYING
MUNICIPAL ENGINEERING
LAND PLANNING
WATER SYSTEMS
WASTEWATER
STORMWATER
FLOOD STUDY
TRANSPORTATION ENGINEERING
CONSTRUCTION ADMINISTRATION



EXISTING SITE LAYOUT

1"=20'

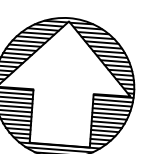
①



PROPOSED SITE LAYOUT

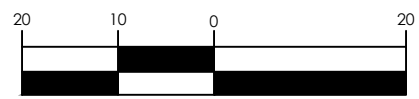
1"=20'

②



NORTH

GRAPHIC SCALE



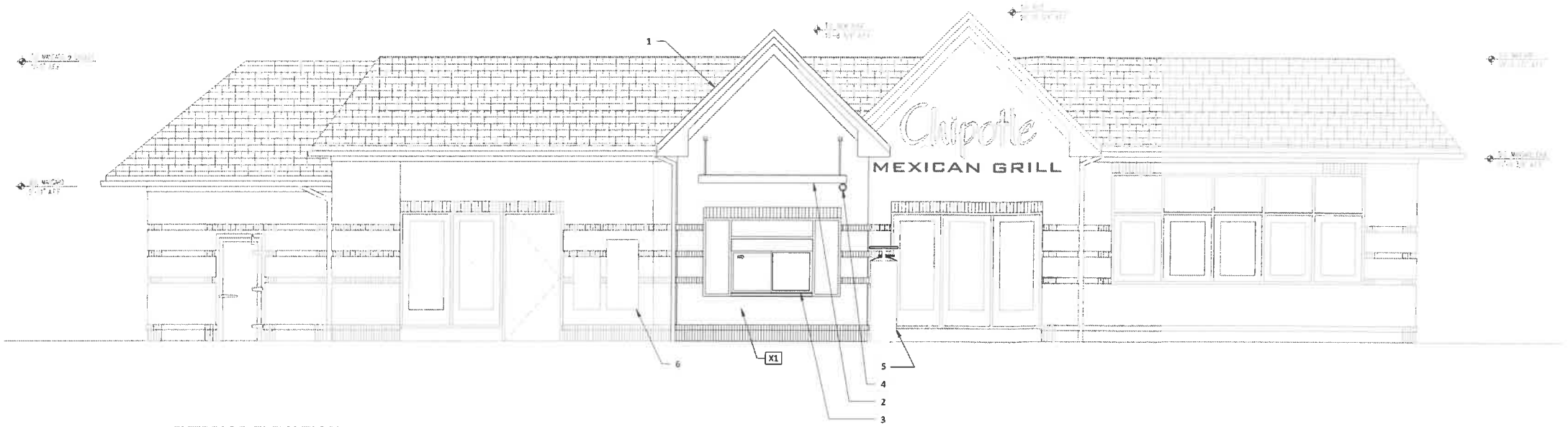
1" = 20'

**CHIPOTLANE
STORE #0559**
8195 GOLDEN LINK BLVD.

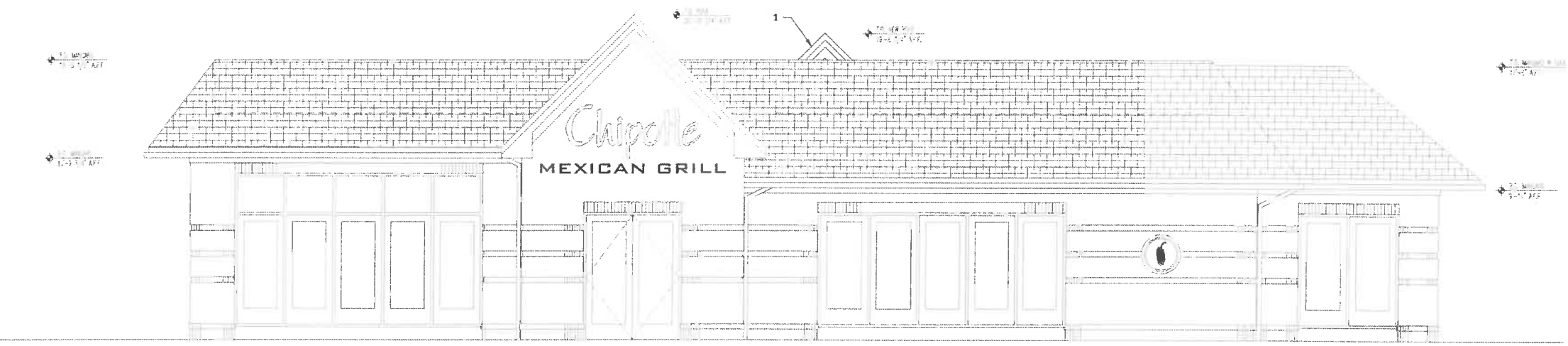
ZONING REQUIREMENTS

REQ. PARKING SPACES	----40
EX. PARKING SPACES	----42
PROP. PARKING SPACES	----40
STACKING REQUIREMENTS	----6
PROP. STACKING	-----7

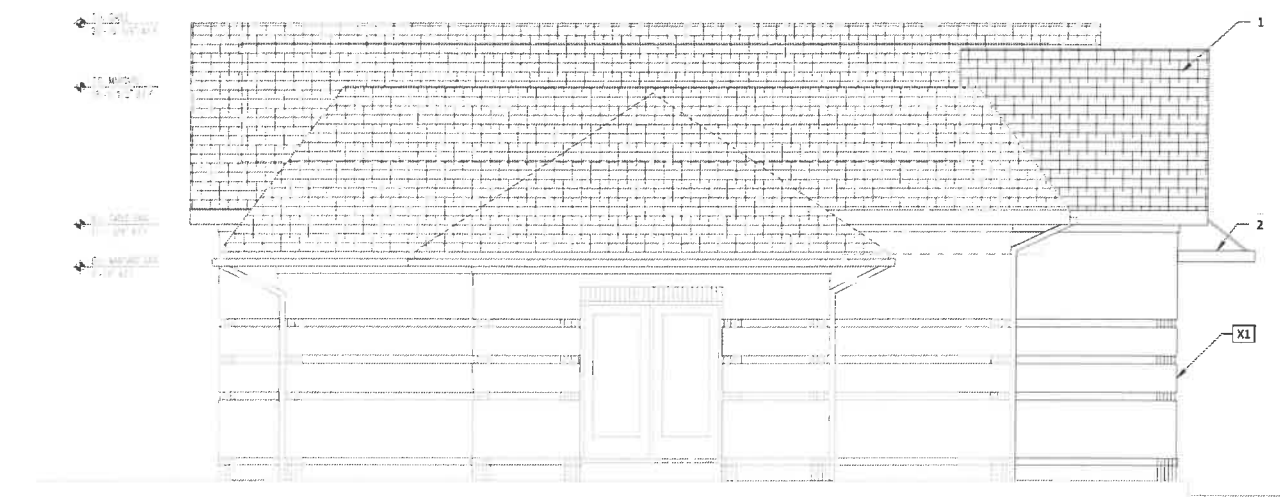
05-24-2022 PLANNING COMMISSION



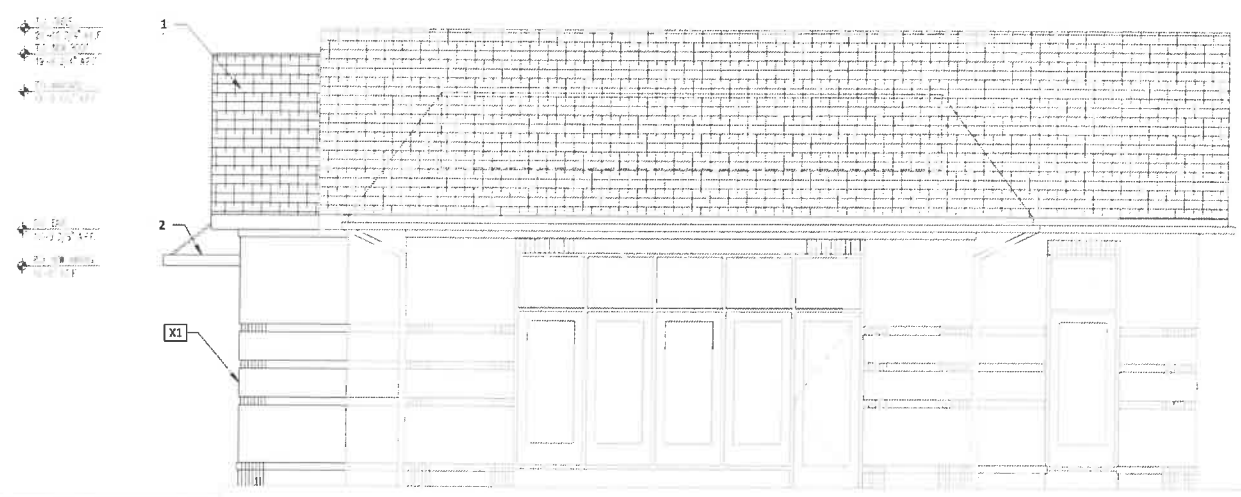
4
A301
EXTERIOR ELEVATION - REAR
1/4" = 1'-0"



3
A301
EXTERIOR ELEVATION - FRONT
1/4" = 1'-0"



2
A301
EXTERIOR ELEVATION - SIDE
1/4" = 1'-0"



1
A301
EXTERIOR ELEVATION - SIDE
1/4" = 1'-0"

GENERAL NOTES

- A. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
- B. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.
- C. PLANK WALL PANELS AND CANOPY AS MANUFACTURED BY ARCH-FAB. CONTACT: JEFF KENNY, (817) 926-7270 x109, jeff.kenny@arch-fab.com

FINISH LEGEND

- X1 BRICK VENEER TO MATCH EXISTING

CODED NOTES

- 1 SHINGLES TO MATCH EXISTING
- 2 DARK BRONZE CANOPY
- 3 DARK BRONZE ALUMINUM PASS-THRU WINDOW. REFER TO WINDOW TYPES
- 4 SECURITY CAMERA AT 9'-6" AFF U.N.O., REFER TO ELECTRICAL DRAWINGS
- 5 RELOCATED CO2
- 6 RELOCATED ELECTRICAL EQUIPMENT

Consultant:
r e d
architecture + planning

589 W Nationwide Blvd, Suite B
Columbus, Ohio 43215
tel: 614.487.8770
fax: 614.487.8777

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INTERNET: WWW.CHIPOTLE.COM

STORE NO.: 0559
MACEDONIA
CHIPOTLANE CONVERSION
GOLDEN LINK BLVD.
MACEDONIA, OH 44067

Date	Revision
06/16/22	REVIEW SET
00/00/00	PERMIT SET
00/00/00	BID SET
00/00/00	CONSTRUCTION SET

Revisions:

No.	Description

Drawn: _____ Checked: _____

Project No:
CFP489

Contents:
EXTERIOR
ELEVATIONS

A301