

**CITY OF MACEDONIA
BOARD OF ZONING AND BUILDING CODE APPEALS
MEETING AGENDA
August 17, 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 677-678

4. **NEW BUSINESS:**
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.

Case #680

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 section 1171.11(c) regarding off-street parking. The applicants are requesting to reduce the number of parking spaces from 42 spaces to 35 spaces.

5. **OLD BUSINESS:**
Case #677- continued

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 continue to 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.

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

RECEIVED

JUL 25 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. Required parking count to be 35 instead of 40.

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)

[Handwritten Signature]

Date: 7/22/2022

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.

★ Service ★ Commitment ★ Pride ★



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

July 22, 2022

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

Please see the response below for the two variance requests.

The dumpster variance is being requested because this is the only feasible location for the site to function with a pick-up window. 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, and the materials will be consistent with the city requirements. This location makes the maneuverability of the trash truck the simplest. This hardship stems from the dumpster setback requirements.

This parking variance is being requested because there are no other locations to add spaces on site due to the site being very narrow. This hardship stems from the required drive aisle widths. This property would yield a higher return with these variances because there will be quicker service, shorter lines, and overall improved customer experience. Please see the Chipotle Operations Study submitted with the city, showing that the queue line is 4 vehicles or less 99% of the time. This change still retains the original intent for the site. With the pickup window addition and the increased use of mobile orders using a smartphone, there will be less customers parking on site for take-out orders. This variance will not affect the rights of any adjacent owner nor adversely affect public health, safety or general welfare. 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



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 and Parking Space Variances
For Consideration by the Board on August 17, 2022
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: July 25, 2022

Applicant: Jordan Zickafoose, Sands Decker, representing Chipotle

Location: 8195 Golden Link Boulevard

Zoning: B-3 General Business District

Request I: 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 the south-west corner to accommodate the addition of the 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 minimum dumpster enclosure setback from the public right-of-way from 50 feet to 36.3 feet; and setback from the side lot line from 25 feet to 5 feet.



City of Macedonia

The Crossroads of Northeast Ohio

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

INTEROFFICE MEMO

Request II: Applicant is requesting “*area variance*” reducing the number of parking spaces from the current 42 spaces to 35.

Standards: **1171.11 OFF-STREET PARKING.**
(c) Schedule of Required Off-Street Parking.

Business (Small Development)

The following schedule shall apply if a development comprises less than 100 feet of building frontage:

Eating places, bars, taverns and drive-thru	1 space per 50 sq. ft. floor area; for drive-thru a minimum of 6 stacking spaces
--	---

Findings:

1. Chipotle receive a variance on January 27, 2003, reducing the number of parking spaces from the required 47 to 45 (see attached).
2. The current number of parking spaces on-site is 42.
3. Chipotle is requesting 35 parking spaces to accommodate the drive thru.

Board’s Action: The Board of Zoning Appeals is to consider the applicant’s request for an “*area variance*” to 1171.11(c) reducing the number of parking spaces from the current 42 spaces (required 47) to 35 spaces.

CITY OF MACEDONIA
BOARD OF ZONING APPEALS

AGENDA

January 27, 2003 Tuesday Meeting 6:30 p.m.

1. Case No. 386

Golden Link LLC
30195 Chagrin Blvd #108W
Pepper Pike, Oh 44124

The appellant is seeking two variances for the Chipotle Mexican Grill parcel at the Golden Link. A variance is required for the setback, the required setback is 100' a 65' setback is requested. For the size of the parcel 47 parking spaces are required, the request is for 45 spaces.

STATE OF OHIO
SUMMIT COUNTY

SS

IN THE MACEDONIA BOARD OF ZONING
AND BUILDING CODE APPEALS

CASE 386

Golden Link LLC
30195 CHAGRIN BLVD. #108W
PEPPER PIKE, OHIO 44124
Appellant

-vs-

ZONING INSPECTOR OF
THE CITY OF MACEDONIA and
THE CITY OF MACEDONIA
9691 Valley View Road
Macedonia, Ohio 44056
Appellee

This matter came before the Board on Tuesday January 27, 2004 at or about 6:30 p.m. in the City Hall Conference Room, Macedonia, Ohio. Notice of said hearing was duly published in The News Leader, a newspaper of general circulation in the City of Macedonia, in accordance with the City Zoning Ordinances. Board members present: Mark Farley, Anna Hejduk, Joan Blackwell Sue Metzell & Greg Sott. Al Kalish from the Building Department. Discussions and voting were all conducted in accordance with the Ohio "Sunshine Law".

Al Kalish stated the Planning Commission recommends to the Zoning Board to approve the two variances, the setback is to go from 100' to 65', and to eliminate two parking spaces.

Due to the weather no representative was present from Chipotle.

Greg Sott made the motion to approve the variance. Anna Hejduk seconded the motion. The vote was as follows Mark Farley - no, Anna Hejduk - yes Joan Blackwell - yes Sue Metzell - yes & Greg Sott - yes the motion was approved.


SHIRLEY MIKOLAY Secretary


GREG SOTT - PRESIDENT

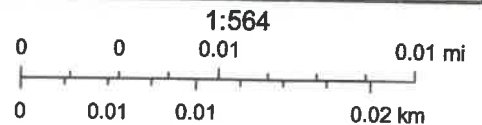
BY THE BOARD OF ZONING AND BUILDING CODE APPEALS
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE
MINUTES OF THE MEETING OF THE BOARD OF ZONING AND BUILDING CODE APPEALS
HELD AT THE CITY HALL CONFERENCE ROOM, MACEDONIA, OHIO, ON JANUARY 27, 2004.
ATTEST:
SECRETARY

ArcGIS Web Map



7/25/2022, 8:27:50 AM

- Parcels
- Road Labels
- Jurisdictions



Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: Chipotle Drive-thru Addition – 8195 Golden Link Blvd.

DATE: July 3, 2022

The applicant is proposing to alter their site layout and façade by adding a drive-thru on the south building elevation. The building is located in the Crossings at Golden Link retail development.

I have reviewed an application (and site plan) dated June 22, 2022 in connection with this request and offer the Planning Commission with the following comments for their consideration:

Analysis

- 1) The south building elevation will receive a new drive-thru lane and associated pick-up window. To accomplish this, the existing two-way traffic (and 90-degree parking) will be reconfigured. Entering the site, drivers will be directed to the south into a reconfigured 10-foot-wide one-way drive-isle with 60-degree parking along the western edge of the drive-isle. The 10-foot-wide separation is proposed between the side face of cars in the drive-thru stacking lane. Pursuant to Section 1171.11 (b) (6), the minimum drive-isle width for one way traffic is 19 feet. **ACTION ITEM: Normally I would say a variance is needed from the Board of Zoning Appeals (BZA) for the drive-isle width, but in this instance, I don't believe 10 feet is safe. In my opinion, the only way the drive-thru can work is by eliminating parking along the entire west and south side of the site. This will provide enough spacing for cars to safely maneuver the drive-thru area. However, this will require a fairly significant variance for the number of off-street parking spaces from the BZA.**
- 2) The traffic adjacent the drive-thru lane (and in the drive-thru lane) will intersect two-way traffic traveling north/south along the east side of the site. This intersection is a “pinch-point” for potential traffic conflicts. To avoid this, appropriate signage must be installed on the site to help avoid accidents. **ACTION ITEM: A stop bar/painting (similar to the Chick-Fil-A and Panera Bread drive-thru markings) should be added at the drive-thru on the east elevation to control the traffic exiting onto the driveway located between the neighboring restaurants.**
- 3) The existing dumpster is proposed to be relocated from the southwest corner of the building to southern edge of the site. Parking spaces are being eliminated to accomplish this move, but two new parking spaces are being created in the northwest corner of the site by reducing the overall size of an existing landscape island. I don't necessarily have an issue with this approach, but the location of the relocated dumpster enclosure is within the required building setback. Moreover, as illustrated, a mere 10 feet is being provided for garbage trucks to access this area. **ACTION ITEM: A variance from the BZA is needed for the dumpster enclosure to be located in the required setback. Unless parking is eliminated as noted in item #1 above, 10 feet is not enough width for a garbage truck to access the enclosure. If the**

variance is granted, Planning Commission should confirm the materials for the dumpster enclosure and the gate materials for the doors.

- 4) If this plan advances beyond BZA approval, I suggest that the applicant be required to include a black decorative fence (with brick columns and lights) along the Route 8 frontage to match the fencing created along the frontage of neighbor's property to the north and south.
ACTION ITEM: Add the black decorative fence along Route 8 to match the existing neighbors to the north and south.

Conclusion

In general, the proposal over builds the site and is not appropriate given the parcel size. The only method I see to bring this project to fruition is by eliminating the parking along the western and southern side of the site. Variances from the BZA will be needed. I question whether this site should provide drive-thru accommodations given the overall size of the property. The Planning Commission should continue this matter until the applicant secures variances from the BZA.



OFFICES

128 East Main Street
Logan, Ohio 43138
740-385-2140

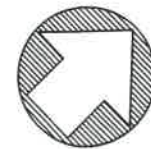
1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

ZONING REQUIREMENTS

REQ. PARKING SPACES ----40
EX. PARKING SPACES ----42
PROP. PARKING SPACES ---35*
*VARIANCE REQUESTED
STACKING REQUIREMENTS ---6
PROP. STACKING ----7

SITE ADDRESS
8195 GOLDEN LINK BLVD.
NORTHFIELD, OH 44067



NORTH

GRAPHIC SCALE

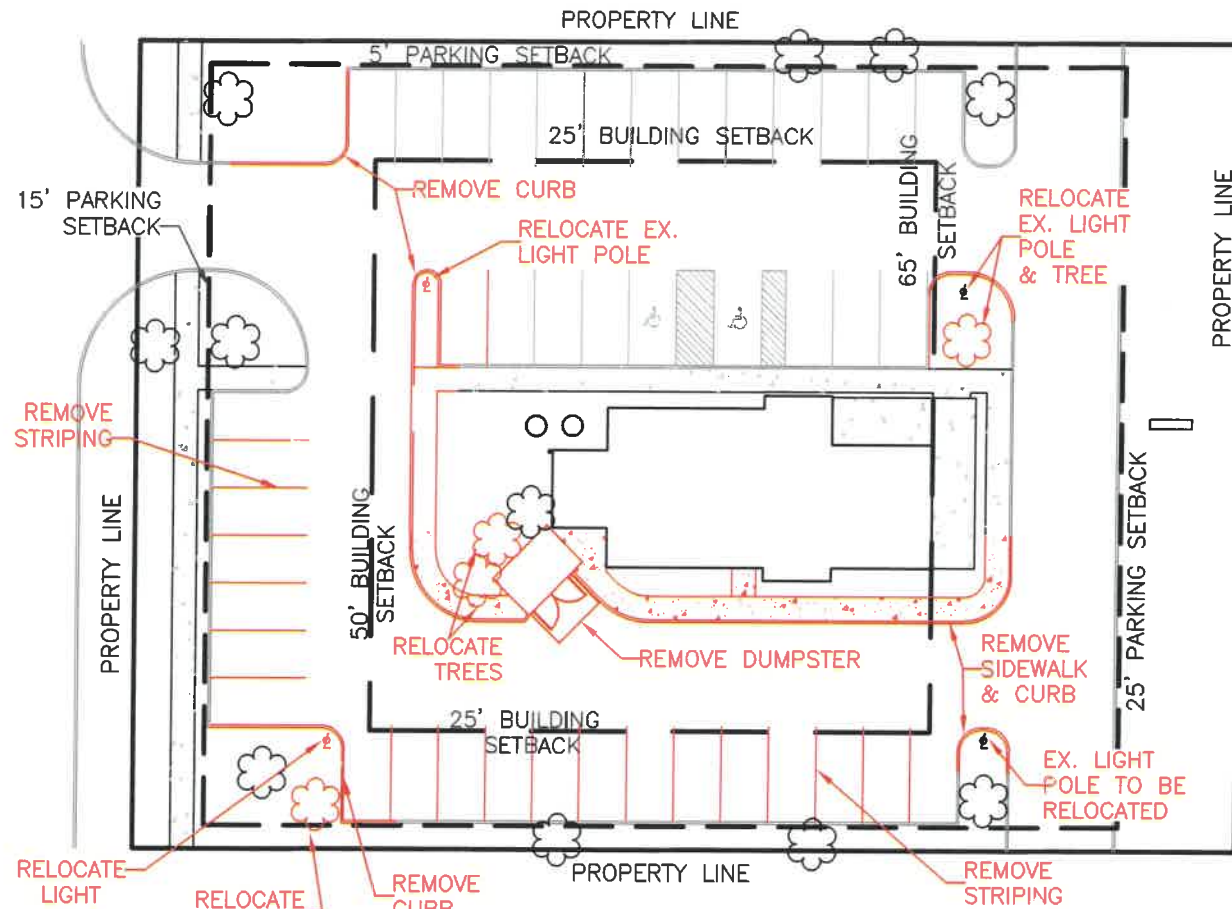


1" = 40'

RECEIVED

JUL 25 2022

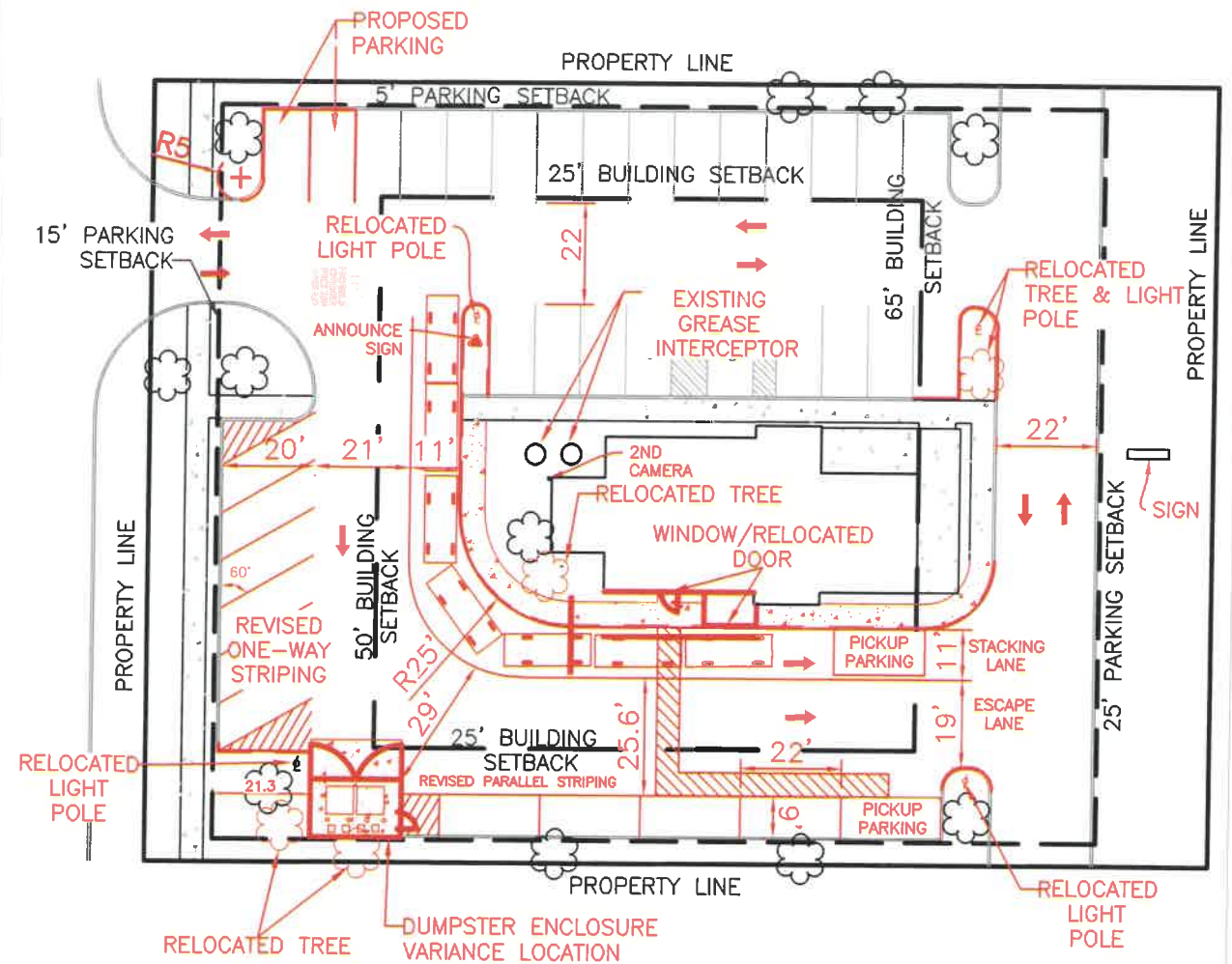
CITY OF MACEDONIA
BUILDING DEPARTMENT



EXISTING SITE LAYOUT

1

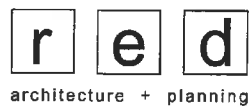
1"=40'



PROPOSED SITE LAYOUT

2

1"=40'



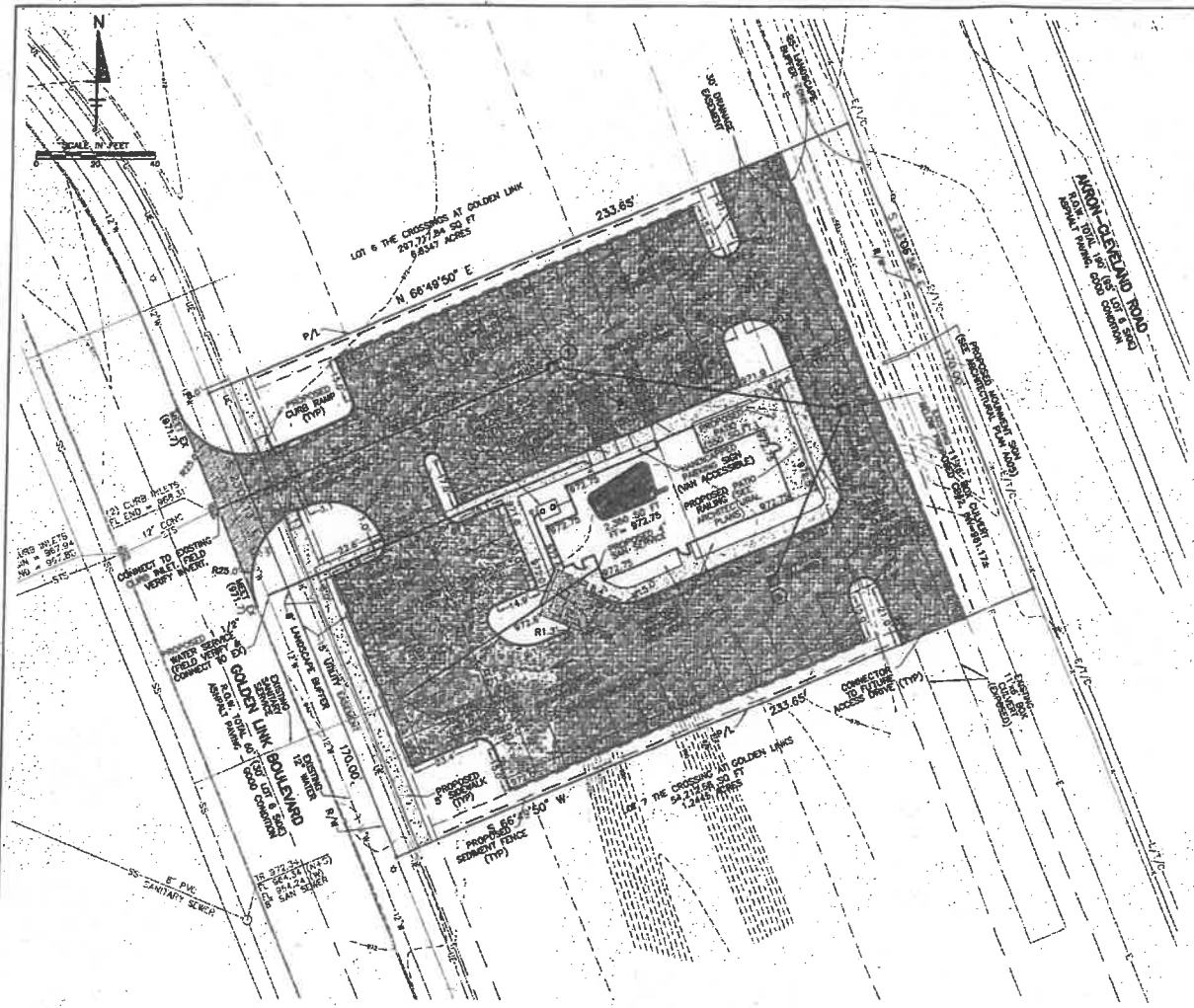
589 W Nationwide Blvd, Suite B
Columbus, OH 43215
tel: 614.487.8770

MACEDONIA, OH - #0559: CHIPOTLANE REMODEL

07/20/22

SK-1





PROJECT ZONING INFORMATION

STREET ADDRESS: OUT PARCEL OF "THE CROSSINGS AT GOLDEN LINK" MACEDONIA, OHIO 44056.
 ZONING: B-3 GENERAL BUSINESS
 ACREAGE: 0.911 ac. or 39,720.50 s.f.
 OWNER: CHIPOTLE MEXICAN GRILL 2600 CORPORATE EXCHANGE DRIVE COLUMBUS, OHIO 43215 PHONE: (614)-228-3400 CONTACT: MARK HEATH
 ARCHITECT: CLAVAN FEHER ARCHITECTS, INC. 2 MIRAMONA PLACE, SUITE 700 COLUMBUS, OHIO 43231 PHONE: (614)-818-5371

BUILDING DATA

BUILDING HEIGHT: (AVERAGE) 18'-0"
 FLOOR AREA: 2,350 S.F.
 PATIO AREA: 550 S.F.
 MAXIMUM SEATING CAPACITY: BUILDING: 50 SEATS PATIO: 26 SEATS

PARKING SPACES

TOTAL REQUIRED: 58 SPACES
 2,900 SQ FT/1 SPACE PER 50 SQ FT
 TOTAL PROVIDED: 45 SPACES (INCLUDES 2 HANDICAP)

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE C, AREAS DETERMINED TO BE OUTSIDE OF THE 100 & 500 YEAR FLOOD PLAIN, PER FLOOD INSURANCE RATE MAP COMMUNITY AND PANEL NUMBER 390750-0001 A, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 1981. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
 Zone "C": Areas determined to be outside the 100 and 500 Year Flood Plain.

LEGEND

- EASEMENT OR SETBACK
- - - RIGHT OF WAY
- PROPOSED 4" CONCRETE SIDEWALK, ODOT ITEM 808
- PROPOSED 18" STRAIGHT CURB (ODOT ITEM 609)
- PROPOSED PAVEMENT STRIPING
- PROPOSED ROOF DRAIN
- PROPOSED SILT FENCE
- PROPOSED 6" CONCRETE PAVING, ODOT ITEM 451 (DUMPSTER PAD)
- PROPOSED ASPHALT CONCRETE
- PROPOSED ELEVATION (ELEVATIONS SHOWN AT CURB LOCATIONS ARE BOTTOM OF CURB)
- 755 --- EXISTING CONTOUR
- SS --- EXISTING SANITARY SEWER
- SIS --- EXISTING STORM SEWER
- 12"W --- EXISTING WATER MAIN
- EXISTING GAS LINE
- U/E --- UNDERGROUND ELECTRIC LINE
- E --- OVERHEAD ELECTRIC LINES
- E/T/C --- OVERHEAD ELECTRIC, TELEPHONE, & CABLE LINES
- IRON PIN
- MANHOLE
- ⊗ FIRE HYDRANT
- STORM SEWER (CATCH BASIN)
- ⊕ POWER POLE
- △ LIGHT POLE
- ⊞ STORM SEWER (C&G INLET)
- DRAINAGE FLOW DIRECTION
- ⬢ MAJOR FLOOD ROUTE

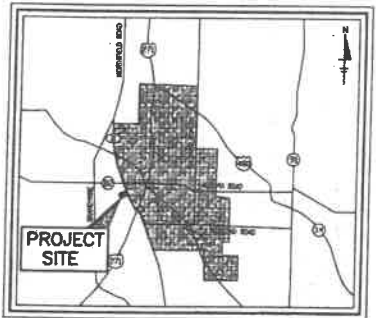
GENERAL NOTES

1. THIS SITE DEVELOPMENT PLAN IS INTENDED FOR ZONING APPROVAL ONLY.
2. ON-SITE STORMWATER DETENTION WILL NOT BE REQUIRED. FROM INFORMATION PROVIDED BY THE CITY OF MACEDONIA, THIS SITE'S STORMWATER DETENTION REQUIREMENTS ARE MET DUE TO THE STORMWATER RUNOFF DISCHARGING TO AN EXISTING DETENTION BASIN LOCATED BEHIND THE LOWE'S SHOPPING CENTER. THE LOWE'S SHOPPING CENTER IS LOCATED TO THE SOUTHWEST OF THIS SITE.
3. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF SUMMIT COUNTY.

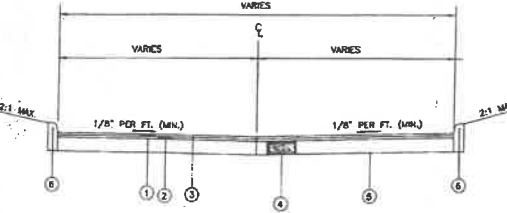


PLANS PREPARED BY: CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 REGISTERED ENGINEER
 DATE: 12/5/27

REVISION RECORD	
DATE	DESCRIPTION



LOCATION MAP
 N.T.S.



TYPICAL PAVEMENT DETAIL
 NOT TO SCALE

PAVEMENT MATERIAL

- ① 1.5" ODOT 404 ASPHALT CONCRETE (RS-100) OR AC-20 (STANDARD DUTY PAVEMENT)
- ② 1.5" ODOT 402 ASPHALT CONCRETE (RS-100) OR AC-20 (STANDARD DUTY PAVEMENT)
- ③ ODOT 408 BITUMINOUS PRIME COAT (RC-20, MC-70, RS-2, RS-1, OR RT-2) @ 0.35 GAL./S.Y.
- ④ 6" ODOT 304 AGGREGATE BASE (STANDARD DUTY PAVEMENT)
- ⑤ ODOT 203 SUBGRADE PREPARATION
- ⑥ CONCRETE 18" STRAIGHT CURB (ODOT ITEM 609)

Civil & Environmental Consultants, Inc.
 8740 Orion Place, Suite 100
 Columbus, OH 43240
 (614) 540-8633 • (608) 298-8808
 Cincinnati, OH • Pittsburgh, PA • Indianapolis, IN • Nashville, TN

CHIPOTLE MEXICAN GRILL
"THE CROSSINGS AT GOLDEN LINK"
 CITY OF MACEDONIA
 SUMMIT COUNTY, OHIO

DATE: 12-08-2007 APPROVED BY: DIMITYBY: JTI
 SCALE: AS NOTED MWA CHKD. BY: DBB
 SHEET 1 OF 1
 DRAWING NUMBER
231284

DEVELOPMENT PLAN



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.



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: 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 ★

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JUL 07 2022

CITY OF MACEDONIA
BUILDING DEPARTMENT

**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, 27' x 35' x 10' plus a second story (overall height will be 23' 6").

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 8'6" in the new structure height.

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 re-

built, 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,



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

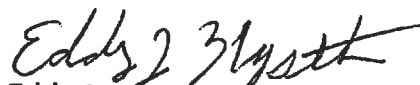
6/23/2022

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'

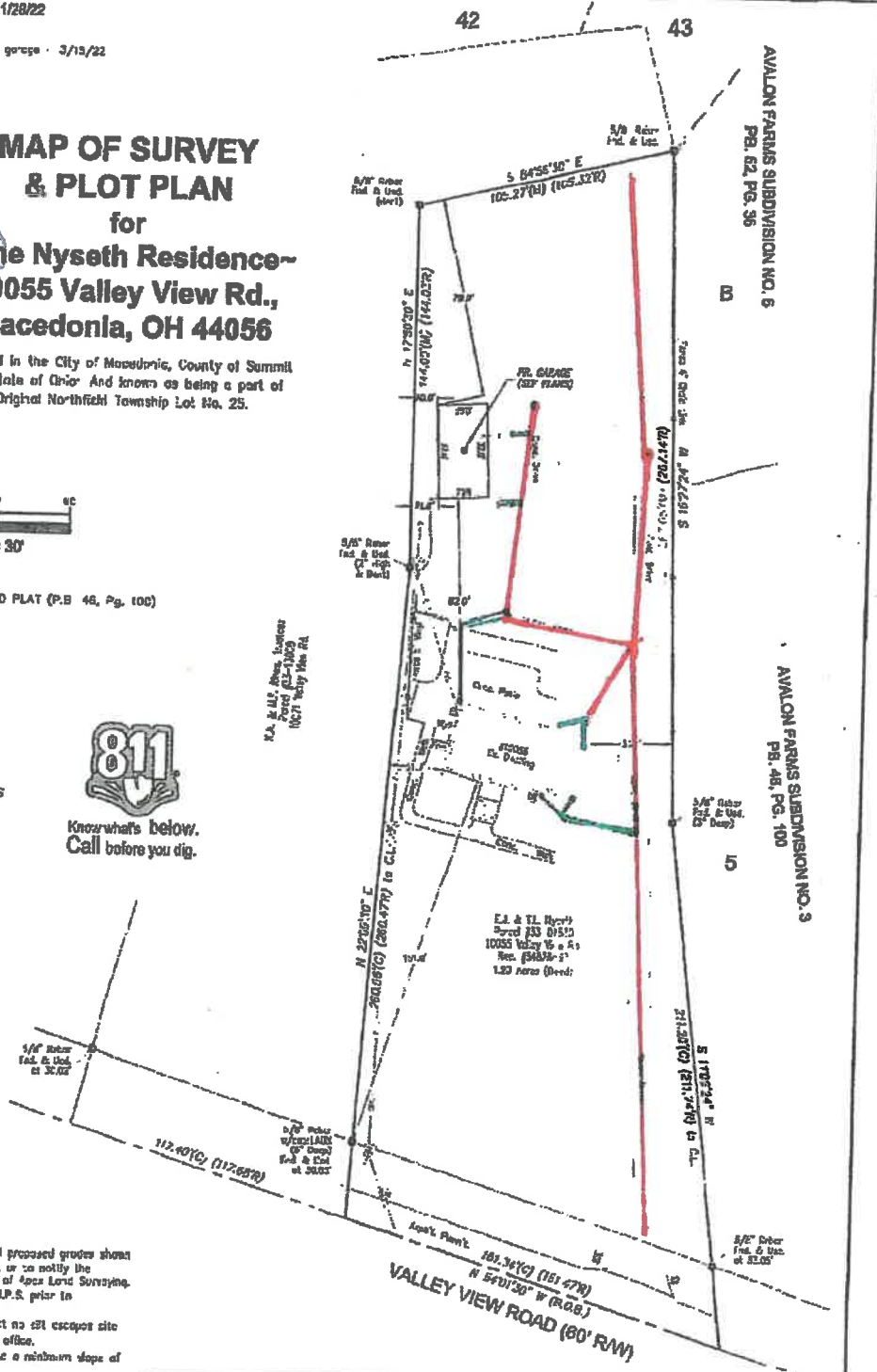
DATUM:
D.O.B.: RECORD PLAT (P.B 46, Pg. 100)
VERT: N/A

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. Footer ditch & downspouts are to be tied into existing storm ditch.
7. Contractor to determine current/old right of ways upon excavation & continuation 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. NETH	PROJECT: 2022001
SCALE: 1" = 30'	FILE: 2022001.dwg

AVALON FARMS SUBDIVISION NO. 6
PB. 62, PG. 36

AVALON FARMS SUBDIVISION NO. 3
PB. 48, PG. 100

10055

VALLEY VIEW

NTSE IN

4-18-22

RECEIVED

JUN 24 2022

CITY OF MACEDONIA
BUILDING DEPARTMENT



10055

VALLEY VIEW

NYSETH

4-18-22



((

((

((

10055 VALLEY VIEW

NYSETH

4-18-22



RECEIVED

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.

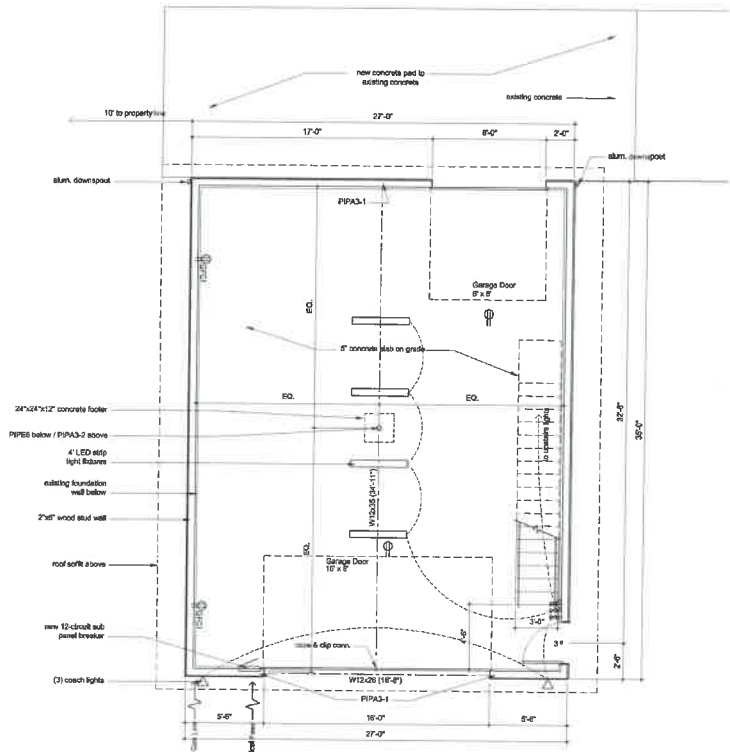
THE BUILDER MUST VERIFY ALL THE DESIGN SPECIFICATIONS SHOWN ON THESE DRAWINGS PER THE CONTRACT WITH THE OWNER. DRAFTER ASSUMES NO RESPONSIBILITY FOR DESIGN LOADS, ETC. BUILDER ASSUMES ALL RESPONSIBILITY FOR SIZES OF LVLs, STEEL BEAMS, FLOOR JOISTS, ROOF RATTERS, CEILING JOISTS, ETC.

THESE PLANS GENERALLY MEET FEDERAL STANDARDS AND CODE REQUIREMENTS. DRAFTER DOES NOT GUARANTEE INDIVIDUAL OR LOCAL INTERPRETATIONS OF SUCH REQUIREMENT. 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.

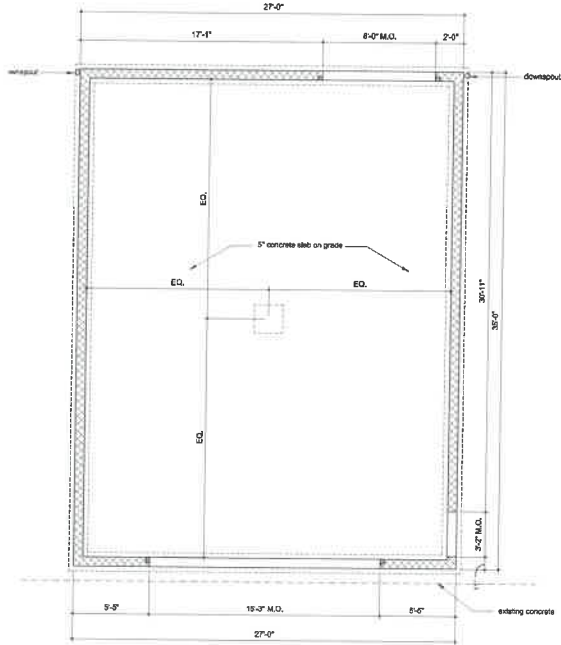
Project Address:
Nyseth Garage
10055 Valley View Road
Macedonia, Ohio 44056



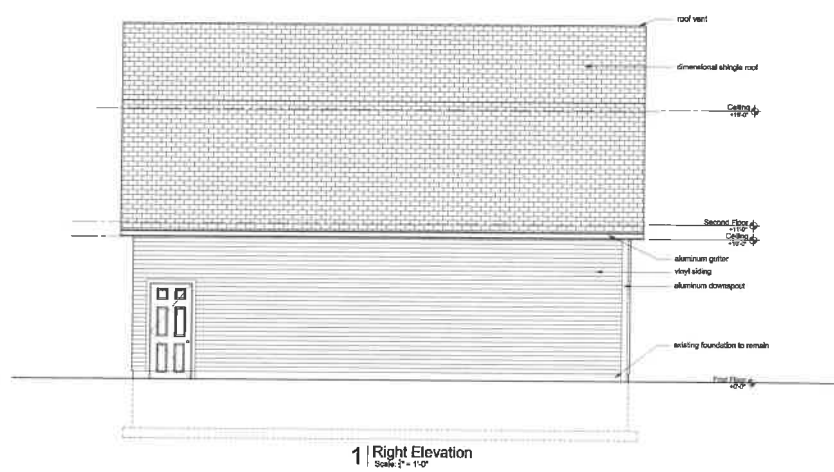
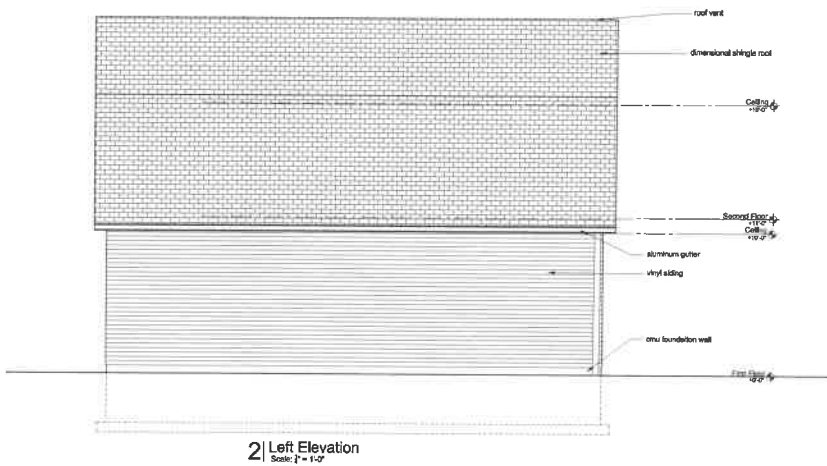
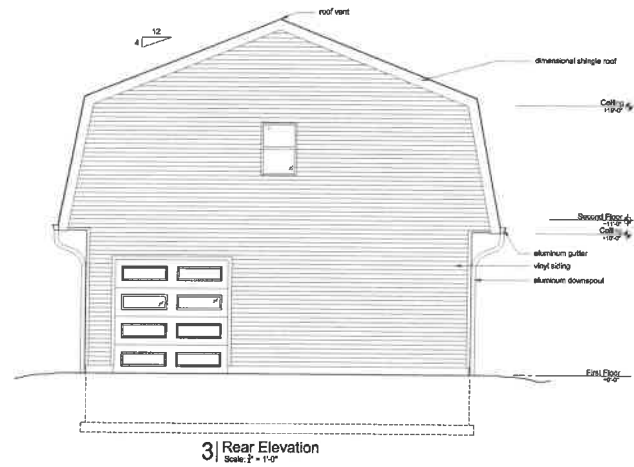
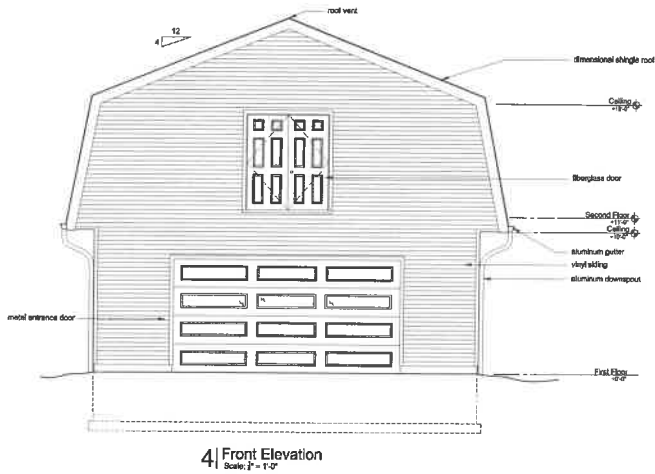
Sheet Number
A101



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



1 | Foundation Plan
Scale: 1/4" = 1'-0"



Date	6/22/2022
Issue	For Review

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



Sheet Number
A103