

BRUNSWICK CITY BOARD OF ZONING APPEALS

Variance applications have been submitted to the Brunswick City Board of Zoning Appeals by:

Case #2019-0052, Circle K for property located at 2770 Boston Road, Brunswick, OH 44212, in the C-N Neighborhood Commercial District, appealing Sections 1256.02, 1256.04, 1270.05 - Table B, and 1270.07(b) of the Zoning Code pertaining to number and maximum area of wall signs and the prohibited use of an electronic monument sign.

The applicant is seeking a variance to allow a 64 square foot canopy wall sign facing Boston Road that will exceed the 1 per street frontage allowed in Section 1270.05 Table B.

The erection of an electronic monument ground sign that is not a principally or conditionally permitted use in the C-N Neighborhood Commercial District under Sections 1256.02 and 1256.04.

The applicant is also seeking to erect 10 column flag/pump identifier wall signs each measuring 1 square foot, 10 fuel pump valance wall signs each measuring 6 square feet, 10 pump skirt/bottom panel graphics wall signs each measuring 6 square feet, 2 canopy and 1 store front wall sign each measuring 64 square feet, for a total area of 322 square feet. Section 1250.05 Table B allows for a maximum area of 250 square feet.

Case #2019-0056, John Macar for property located at 865 Beacon Street, Brunswick, OH, 44212 in the R-L Low Density Residential District, appealing Sections 1252.05(c) and 1280.06(d) of the Zoning Code pertaining to the location of a corner lot garage and lot coverage.

The applicant is seeking a variance of 19'9" to construct a 640 square foot garage addition 20'3" from the front setback line on a corner lot; Code requires on a corner lot, that a garage may be erected with a minimum second front yard width of 40 feet.

The applicant is also seeking a variance of 192.73 sq. ft. for a total lot coverage of 3,282 sq. ft., which will exceed the 20 percent (3,089.27 sq. ft.) lot coverage allowed under Section 1280.06(d) of the Code.

Case #2020-0001, Jiffy Lube for property located at 3753 Center Road, Brunswick, OH 44212, in the C-G General Commercial District, appealing Sections 1270.05 - Table B, 1270.06(c), 1270.07(b), and 1274.08(a) of the Zoning Code pertaining to number of signs oriented to each right-of-way, size of lettering on an instructional sign, and maximum setback for a structure and activity area from a residential district or from a multifamily property line.

The applicant is seeking a variance of 15' to construct a new Jiffy Lube building 85' from the rear (north) property line and a variance of 89' to construct dumpster enclosure 11' from the rear (north) property line; Section 1274.08(a) requires that all structures and activity areas shall be located at least 100' from a residential district (adjacent to residential property on Warren Drive) or from a multi-family property line.

Additionally, variances are required for three wall signs on the front (south) elevation consisting of one 5.93 sq. ft. “J” logo sign; one 5.45 sq. ft. “Multicare” sign; and one 5.49 sq. ft. “Pennzoil” sign.

Furthermore, variances are required for four instructional wall signs on the west elevation consisting of one “State Inspections” sign measuring 3.03 sq. ft.; one “Brakes” sign measuring 0.95 sq. ft.; one “Tire Rotation” sign measuring 1.57 sq. ft.; and one “Oil Changes” sign measuring 2.05 sq. ft. Also, on the west elevation, variances are required for wall signs consisting of one “J” logo sign measuring 7.47 sq. ft.; one “Jiffy Lube” wall sign measuring 21.8 sq. ft.; and one “Multicare” sign measuring 9.5 sq. ft. Variances are also required on the east elevation for three wall signs consisting of one “J” logo sign measuring 7.47 sq. ft.; one “Jiffy Lube” sign measuring 21.8 sq. ft.; and one “Multicare” sign measuring 9.5 sq. ft. The applicant is also seeking a variance for two instructional “Exit” wall signs on the east elevation and four “Welcome” wall signs on the west elevation, each measuring 5.32 sq. ft. with lettering that exceeds the maximum 2” in height permitted by Section 1270.06(c).

The total square footage of all requested wall sign variance is 108.27 square feet, which does not exceed the maximum 250 sq. ft. permitted by Section 1270.05 – Table B.

The Board of Zoning Appeals will hold a public hearing for this application on Tuesday, January 21, 2020, at 7:30 p.m., in the Caucus Room of the Brunswick Municipal Center, 4095 Center Road, Brunswick, Ohio.

Laura Timura
Brunswick City Board of Zoning Appeals

To be published on Saturday, January 11, 2020.