

BRUNSWICK CITY BOARD OF ZONING APPEALS

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

Case #2019-0013, Brandon Stenzel, for property located at 3143 Woodleaf Ridge, Brunswick, OH 44212, in The Reserve at Autumn Creek Special Planning District 3, appealing Section F(6) of The Reserve at Autumn Creek SPD-3 Design Guidelines pertaining to minimum rear yard setback. The applicant is seeking a variance of 10' to construct a concrete patio approximately 25' from the rear property line; Code requires a minimum of 35 feet.

Case #2019-0021, Ed Ware, for property located at 2101 Gaylann Drive, Brunswick, OH 44212, in the R-L Low Density Residential District, appealing Section 1252.05(d) of the Zoning Code pertaining to minimum side yard width. The applicant is seeking a variance of 6.24' to construct a 960 sq. ft. (24' x 40') addition consisting of a 2-car garage, utility room, bathroom, and workshop on the south side of the existing house, which will be located 3.76' from the side property line; Code requires a minimum side yard width of 10'. The existing single-car garage will be demolished.

Case #2019-0022, Neff & Associates, on behalf of AMG Used Trucks and Service, for property located at 1240 Industrial Parkway North, Brunswick, OH 44212, in the I-L Light Industrial District, appealing Sections 1266.02 and 1266.04 pertaining to permitted and conditionally permitted uses in the I-L District, and Section 1266.06(a) pertaining to screening for outdoor storage. The applicant is seeking a use variance to allow the operation of a repair and sales facility for used semi-truck tractor trailers and cabs, which is not a permitted or conditionally permitted use in the I-L District. Additionally, the applicant is seeking a variance to waive the requirements to provide a year-round solid screen around the proposed outdoor storage area on the west side of the site (visible from Interstate 71) for the above semi-truck tractor trailers and cabs. Code requires that outdoor storage shall be screened from view from all streets (including Interstate 71), and from adjacent residential districts. Screening may include building walls, solid fences, mounds, landscaping or any combination thereof which forms a year-round solid screen.

The Board of Zoning Appeals will hold a public hearing for these applications on Tuesday, May 21, 2019, at 7:30 p.m., in the Caucus Room of the Brunswick Municipal Center, 4095 Center Road, Brunswick, Ohio.

Pamela Plavecski,
Brunswick City Board of Zoning Appeals

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