

**THE CITY OF MAYFIELD HEIGHTS  
BOARD OF ZONING APPEALS**

**MINUTES**

**February 9, 2016**

Jerry Rothenberg, Vice-Chairman called the meeting to order at 7:00 p.m.

**ROLL CALL:**   PRESENT:   Mr. Giuseppe Dilulio, Councilman Joe Mercurio, Mr. Salvatore Orteca, Mr. Jerry Rothenberg,  
                  ABSENT:    Mr. Fredric Kramer

Also present was Tom Jamieson, Director of Building and Anne Weiland, Secretary.

Mr. Mercurio, seconded by Mr. Dilulio moved to suspend reading the minutes of the January 12, 2016 meeting and approve as written. All in favor, motion carried.

**TABLED ITEMS:** None

**NEW BUSINESS:**

**BZA 1087: Epic Signs & Graphics  
The Drake Apartments  
6811 Mayfield Road  
Requests a variance to place a 13' x 19' vinyl banner advertising available suites on the building facing Interstate 271.**

The application requests a variance from Section 1191.02(d)(4) & (6;) *Permitted Signs*. The following adjacent property owners were notified:

|            |                   |   |
|------------|-------------------|---|
| 862-32-001 | 1678 Parker Drive | David A. Lemmens & Sandra White   |
| 862-32-002 | 1674 Parker Drive | Boris Falberg & Victoria Morgunova  |
| 862-32-003 | 1668 Parker Drive | Elena Furman  |
| 862-32-004 | 1664 Parker Drive | Michael J. Varhola  |
| 862-32-005 | 1660 Parker Drive | Lisa Nolan  |
| 862-32-006 | 1656 Parker Drive | Brian T. Marks  |
| 862-32-007 | 1650 Parker Drive | Laura L. Gazdak   |
| 862-32-008 | 1646 Parker Drive | Barbara A. Matuska  |
| 862-32-009 | 1644 Parker Drive | Jeffrey Fortuna   |
| 862-32-010 | 1538 Parker Drive | Deborah Nemecek<br>10445 Auburndale Road, Chagrin Falls, OH 44023                         |
| 862-32-011 | 1630 Parker Drive | Deborah A. & James N. Nemecek<br>10445 Auburndale Road, Chagrin Falls, OH 44023           |
| 862-32-012 | 1628 Parker Drive | Nancy D. Veres  |
| 862-32-013 | 1620 Parker Drive | Robert C. & Margaret M. Clarke  |
| 862-32-015 | 1616 Parker Drive | Anna Maria Cianci<br>12840 Laser Drive, Chesterland, OH 44026                             |
| 862-32-016 | 1612 Parker Drive | Michael A. Tudini & Jennifer L. Matuska<br>6632 Suffield Road, Mayfield Heights, OH 44124 |
| 862-32-017 | 1606 Parker Drive | Ebony Dobbins   |
| 862-32-018 | 1602 Parker Drive | Malone Family Trust<br>12377 Carroll Drive, Chardon, OH 44024                             |
| 862-32-019 | 1598 Parker Drive | Carrie L. Clark   |
| 862-32-020 | 1594 Parker Drive | Steven Zaremba & Peter Zaremba  |
| 862-32-021 | 1590 Parker Drive | Mahdieh Veladi<br>14 Coronado Pointe, Laguna Niguel, CA 92677                             |
| 862-32-022 | 1586 Parker Drive | Laila & Adalla Ezziddin   |
| 862-32-023 | 1580 Parker Drive | Gene & Lois Salem   |
| 862-32-024 | 1576 Parker Drive | Jennifer E. & Dean Ochi   |
| 862-32-025 | 1572 Parker Drive | Donald J. Takacs  |
| 862-32-026 | 1568 Parker Drive | Allan M. Berke, Trustee<br>415 Junipero Serra Blvd. #B San Francisco, CA 94127            |

|            |                     |                                       |
|------------|---------------------|---------------------------------------|
| 862-32-027 | 1556 Parker Drive   | Elaine R. Thoren, Trustee             |
| 862-32-028 | 1552 Parker Drive   | Mark Anthony & Laurie Ann Pietropinto |
| 862-32-029 | 1548 Parker Drive   | John R. McDonnell                     |
| 862-32-030 | 1544 Parker Drive   | Anthony P. & Mary A. Iacobucci        |
| 862-32-031 | 1538 Parker Drive   | Anatoliy & Irena Zinger               |
| 863-01-002 | 1678 SOM Center Rd. | Knollwood Cemetery Association        |

Present was John Grigoli, Epic Signs & Graphics, on behalf of The Drake Apartments. Mr. Grigoli explained that his client is requesting a banner to be placed on the west side of the building facing Interstate 271 for one year to let people know they have suites available. The banner itself is not typical. It is a heavier material with reinforced edges and grommets.

Mr. Rothenberg asked if the sign can be seen while driving north on the Interstate. Mr. Grigoli said that it can be seen while driving either direction.

Mr. Rothenberg asked if he considers the banner to be any of the types of banners permitted, such as a special occasion, grand opening or holiday and if they have tried any other means of advertising. Mr. Grigoli stated that it is not classified as a special event. He had no in-depth knowledge about their marketing practices.

As there were no other questions or comments, Mr. Rothenberg declared the public portion closed. He added that the Board's decision requires action by Council and will be presented to Council in resolution form at the next scheduled meeting, Monday, February 22, 2016 at 7:00 p.m.

#### **BZA 1088: WCT, LLC**

**Proposed Ashley Furniture  
1401 Golden Gate Boulevard**

- a) Requests a variance to build a 41,580 sq. ft. retail building with only one loading dock.**
- b) Requests a variance to landbank 121 of the required 213 parking spaces.**

The application requests variances from Section 1189.09(d); *Off-Street Loading Facilities* and 1189.05(a); *Off-Street Parking Schedule*. The following adjacent property owners were notified:

|            |      |           |   |
|------------|------|-----------|---|
| 862 08 016 | 1167 | Bonnie Ln | Rebecca L. & Ehab H. Elsherif   |
| 862 08 017 | 1171 | Bonnie Ln | Anthony Leo & Anna Marie Paratore   |
| 862 08 018 | 1175 | Bonnie Ln | David Scudamore   |
| 862 08 019 | 1179 | Bonnie Ln | Radu Lupu & Monica E. Sabac   |
| 862 08 020 | 1183 | Bonnie Ln | Frank & Mary J. Camperchioli, Jr.   |
| 862 08 021 | 1187 | Bonnie Ln | William D. & Patricia L. Ambrogio   |
| 862 08 022 | 1191 | Bonnie Ln | Maureen C. Spolar<br>1243 Rae Road, Lyndhurst, OH 44124                           |
| 862 08 023 | 1195 | Bonnie Ln | First Property Advisors LLC<br>6421 Piercefield Drive, Mayfield Heights, OH 44143 |
| 862 08 024 | 1199 | Bonnie Ln | Shivam Properties LLC<br>6220 Coldstream Dr., Highland Heights, OH 44143          |
| 862 08 025 | 1203 | Bonnie Ln | Jeffery Sadar<br>6640 Ridgebury Blvd., Mayfield Heights, OH 44124                 |
| 862 07 081 | 1207 | Bonnie Ln | Ida, Dano & Umberto Montoni<br>6323 Dunfield Drive, Mayfield Heights, OH 44143    |
| 862 07 082 | 1211 | Bonnie Ln | Shivam Properties LLC<br>6220 Coldstream Drive, Highland Heights, OH 44143        |
| 862 07 083 | 1215 | Bonnie Ln | Kerr Properties LLC – 1366 Iroquois Avenue  |
| 862 07 084 | 1221 | Bonnie Ln | Frank DiTomaso<br>6808 Bramblewood Ln., Mayfield Village, OH 44143                |
| 862 07 086 | 1233 | Bonnie Ln | Lisa A. Fatica  |
| 862 07 087 | 1239 | Bonnie Ln | Wesley G. Paulin  |
| 862 07 088 | 1245 | Bonnie Ln | Frank M. & Cynthia R. Sperrazzo   |
| 862 07 089 | 1251 | Bonnie Ln | Anna Marie Tomaro<br>659 Gloucester Drive, Richmond Heights, OH 44143             |
| 862 07 090 | 1257 | Bonnie Ln | Doreen J. Veccia  |
| 862 07 091 | 1263 | Bonnie Ln | Tracy Ferrell & Donna Marko   |
| 862 07 092 | 1269 | Bonnie Ln | Fred Bahr & Hu Huang  |
| 862 07 093 | 1275 | Bonnie Ln | Umberto & Ida Montoni<br>6323 Dunfield Drive, Mayfield Heights, OH 44143          |
| 862 07 094 | 1281 | Bonnie Ln | Bronislawa, Inc.  |

|            |      |           |   |
|------------|------|-----------|---|
|            |      |           | 10303 Baltic Road, Cleveland, OH 44102  |
| 862 07 095 | 1287 | Bonnie Ln | US Bank Trust, c/o Caliber<br>2694 S. Decker Lake Lane, West Valley, UT 84122 |
| 862 07 096 | 1293 | Bonnie Ln | Joseph A. & Helen C. Galiano  |
| 862 06 061 | 1299 | Bonnie Ln | Liing Zheng & Shi Geng  |
| 862 06 062 | 1305 | Bonnie Ln | Richard P. Vance, Trustee   |
| 862 06 063 | 1311 | Bonnie Ln | Dawn M. Konar   |
| 862 06 064 | 1317 | Bonnie Ln | Salvatore K. & Karen S. Grano   |
| 862 06 065 | 1323 | Bonnie Ln | Audrey Stockmaster  |
| 862 06 066 | 1329 | Bonnie Ln | Janet M. Nyka   |
| 862 06 067 | 1335 | Bonnie Ln | Ruth C. Lawrence  |
| 862 06 068 | 1341 | Bonnie Ln | JoAnn LaRocca   |
| 862 06 069 | 1347 | Bonnie Ln | Patricia A. Debaltzo  |
| 862 06 070 | 1353 | Bonnie Ln | Albert & Maria Frabotta   |

Present was Mike Prochaska, The CW Courtney Company and Timothy Quinn representing Ashley Furniture.

Mr. Prochaska explained that he submitted two plans. One plan shows the parking in compliance with what is required and the other shows the area that will remain undeveloped (landbanked) but will satisfy the requirements for the building. He pointed out that the proposal does not include any access to Bonnie Lane.

The 121 parking spaces and the area if they were to add the extra two docks, equal about an acre of impervious cover. This area is part of the Chagrin River Watershed. The Chagrin River Watershed Partnership developed a plan in 2009 about growth which was endorsed by The City of Mayfield Heights. One of their recommendations is to reduce impervious cover whenever possible and maintain more open space. They are asking to develop only what is needed at this time.

Mr. Quinn explained this will be a full furniture line store with up to 25-30 employees. As a furniture retailer, the traffic impact will be very low. There will be no more than 15-20 customers in peak hours, excluding soft holidays such as Black Friday and Memorial Day, which may have more. Ninety-two parking spaces are more than adequate. Three docks, as required, are not needed. Deliveries are not made from the store. They are made from their warehouse in Maple Heights. They will use 24'- 26' truck to change-out product displayed on the floor. There will be no early morning or late evening deliveries. Deliveries are made between the hours of 9:00 a.m. and 3:00 p.m. The hours of operation are 10:00 a.m. – 9:00 p.m. Monday through Saturday and 10:00 a.m. – 6:00 p.m. on Sunday.

Mr. Rothenberg asked if docks can be easily added in the future. Mr. Prochaska said that it will be very easy to add docks if needed.

Mr. Mercurio asked what they will do with the landbank area. Mr. Prochaska said that it will remain in its natural state and they will enhance landscaping around the building. Mr. Quinn added that it will be cut and kept clean.

Mr. Orteca asked if there will be any landscaping around the loading dock. Mr. Prochaska stated that they can buffer the dock. The landscape plan has not been developed yet.

Mr. Dilulio asked how long a delivery truck will remain at the store, how vehicles will access the site and how much of the building will be devoted to storage. Mr. Quinn explained that the delivery truck will be there once a week for no more than six hours. Customers will use the existing drive adjacent to Costco to access the site. The 41,580 sq. ft. building will include space for unloading product, a break room, office space, restrooms, and 3,000 sq. ft. for storage. The building is primarily a showroom.

Present was Frank Sperrazzo, 1245-47 Bonnie Lane. Mr. Sperrazzo stated that many residents who live on Bonnie Lane know that you can walk to Golden Gate faster than you can drive on the weekends. They were promised, in the past, that there would be no access to Bonnie Lane via Maplewood Road, yet it happened. They have been able to tolerate the transformation of the area to include commercial. He wondered how much overload the area can handle.

Present was Sal Grano, 1317 Bonnie Lane. Mr. Grano asked if the variance stays with the property and wonders what will happen if Ashley Furniture moves out and another big company moves in. Mr. Rothenberg explained that another company can develop the parking because, as the plan shows, it is accounted for. Mr. Grano stated that they may not want to spend the money to develop more parking. Mr. Rothenberg explained that if another company has more of a demand for it, they could be made to install the parking on the land that is available. Mr.

Jamieson agreed. Mr. Grano believes that it is a problem to develop the area with less than 50% of what is required.

As there were no other questions or comments, Mr. Rothenberg declared the public portion closed. He added that the Board's decision requires action by Council and will be presented to Council in resolution form at the next scheduled meeting, Monday, February 22, 2016 at 7:00 p.m.

**Case No. 1087 – The Drake – 6811 Mayfield Road**

Mr. Orteca, seconded by Mr. Rothenberg moved to grant the applicant's request.

Roll call on motion: AYES: None  
NAYES: Orteca, Rothenberg, Dilulio, Mercurio  
**MOTION DENIED**

Said request is denied for the reason that the applicant did not demonstrate a practical difficulty which would warrant the granting of the variance.

**Case No. 1088(a) – Ashley Furniture – 1401 Golden Gate Boulevard – Loading Dock**

Mr. Orteca, seconded by Mr. Dilulio moved to grant the applicant's request.

Roll call on motion: AYES: Mercurio, Orteca, Rothenberg, Dilulio  
NAYES: None  
**MOTION GRANTED**

Said request is granted for the reason that the strict enforcement of the ordinance would impose, on the owner, a practical difficulty in the use of the property.

**Case No. 1088(b) – Ashley Furniture – 1401 Golden Gate Boulevard – Landbank Parking**

Mr. Rothenberg, seconded by Mr. Orteca moved to grant the applicant's request.

Roll call on motion: AYES: Rothenberg, Dilulio, Mercurio, Orteca  
NAYES: None  
**MOTION GRANTED**

Said request is granted for the reason that the strict enforcement of the ordinance would impose, on the owner, a practical difficulty in the use of the property.

As there was no further business, Mr. Rothenberg adjourned the meeting at 7:35 p.m.

APPROVED:



Jerry Rothenberg  
Vice-Chairman

Respectfully submitted,



Anne Weiland  
Secretary