OLMSTED TOWNSHIP ZONING COMMISSION
RESOLUTION D-09

WHEREAS, The Olmsted Falls Board of Education has submitted to the Olmsted Township Zoning Commission for its review and recommendation a development plan for the Olmsted Falls Middle School located at 27045 Bagley Rd. in Olmsted Township; and,

WHEREAS, The Olmsted Township Zoning Commission has held a public hearing on July 22, 2008; and,

WHEREAS, The Olmsted Township Board of Zoning Appeals has held a public hearing on July 15, 2009 and approved the expansion of a conditional use to permit an addition to the Olmsted Falls Middle School in a residential district; and

WHEREAS, The Olmsted Township Board of Zoning Appeals has approved the number of shared parking spaces with the addition of 42 newly created parking spaces; and

WHEREAS, the addition to the middle school will alleviate overcrowding in the existing school system; and,

WHEREAS, the addition to the middle school will allow for the removal of the modular classrooms at the school; and,

WHEREAS, the Olmsted Township Zoning Commission has heard recommendations from the Olmsted Township Police Department and the Olmsted Township Fire Department; and

NOW, THEREFORE, BE IT RESOLVED that the Olmsted Township Zoning Commission recommends approval of Resolution D-09, a development plan for parcel number 263-02-007 & 263-02-005, to permit the construction of an addition to the Olmsted Falls Middle School that would be part of the Olmsted Falls Board of Education to be located at 27045 Bagley Road, to the Olmsted Township Board of Trustees; and

BE IT FURTHER RESOLVED THAT the Olmsted Township Zoning Commission recommends the following:
1. The construction must comply with the required setbacks.
2. The approval requires all aspects of construction to be approved by the Olmsted Township Building Department and the Division of Industrial Compliance for plumbing approvals, permits and inspections.
3. All signs and fencing must be approved prior to installation.
4. All buffering must meet the requirements of the Olmsted Township Zoning...
Resolution in regards to neighboring residential properties.
5. All lighting must not encroach or infringe on neighboring residential properties.
6. All storm water retention and detention must be approved by the Army Corps of Engineers, the Environmental Protection Agency, the Cuyahoga County Board of Health and the Cuyahoga County Engineers.
7. Any additions and connections to sanitary and storm sewers must be inspected and approved by the Cuyahoga County Engineer and Sanitary Engineer.
8. All construction must comply with the Olmsted Township Fire Department Resolutions.
9. All permits must be obtained prior to beginning work on the addition.

On a motion of Mr. Lavelle, seconded by Mr. McMakin, the foregoing resolution was approved.

AYES: Lavelle, Campanalie, McMakin

ABSENT: [Signature] 7/1/09
Chairman Zoning Commission Date

Adopted this 13th day of August, 2009

Attest [Signature] Township Clerk [Signature] Township Trustees

Olmsted Township Zoning Commission Resolution D-09
OLMSTED TOWNSHIP BOARD OF TRUSTEES –
August 13, 2009

The Olmsted Township Board of Trustees’ Meeting of August 13, 2009 was called to order at 7:08 p.m. Present were Trustees Jim Carr, Jim Carroll and Karen Straka. Also present was Fiscal Officer Dan Faust and Prosecutor Dale Pelsozy.

APPROVAL OF MEETING MINUTES:

- Trustee Carroll made a motion to approve meeting minutes for July 2, 2009, as amended. Trustee Straka seconded. Roll Call: All Approved

- Trustee Straka made a motion to approve meeting minutes for July 16, 2009, as amended. Trustee Carroll seconded. Roll Call: All Approved

REPORTS:

The Fiscal Officer’s report was made available.

Trustee Carr Report:
1. Gave speech to historical society: reviewing research/interest in history of our community and health of US president
2. Aug 3 – motivation seminar at Strongsville
3. On September 16 – township will be host to Lorain County trustee meeting – held on a rotation basis with the next meeting to be held in Columbia Station town hall at 7:00
4. On August 25 – assisting Lorain County trustees at Lorain county fair
5. Noted that the Fire Dept has applied for a grant in the amount of $2.8m, results of which may not be known until year-end.
6. Asked chairman for approval to inquire with Fire Chief re: new development. Chief Bellido reported: In conjunction with Olmsted Falls and Parma Heights, they have applied for grants to split between 3 communities to update the radio communication system. August 1 – official commencement of new radio system.

Trustee Straka Report:
1. Met with labor attorney regarding an ongoing case – preparation/documentation
2. Attended mediation hearing – conclusion: no agreement reached and proceeded to trial (July 13). Trial resulted in unanimous in favor of Olmsted Township
3. Met w/ parties to secure grant for park land
4. Updates to land use master plan – to be completed shortly
5. Met w/ residents – installation of gas lines. To meet with add’l residents regarding the program
6. Discussion w/ police lieutenant regarding noise resolution for the township. Need to set parameters.
7. Review of financial reports
8. Continue to work on drug free workplace plan to secure discounts. Aug 19, 20 and 21 – seminar for all employees – required to attend.
9. Continue to work on IAAF to amend current contract language re: drug free workplace

Trustee Carroll Report:
1. Attended Cemetery Board meeting – replaced current secretary

PAYMENT OF BILLS:

Trustee Carroll moved to approve the payment of bills and payroll – Vouchers 250-253, Warrants 7038-7129 and 6850 (Jackie Ketterer insurance waiver pmnt) and EOs 8047-8078. Trustee Carroll rescinded his original motion and moved to approve the payment of bills and payroll – Vouchers 250-253, Warrants 7038-7129 and EOs 8047-8078. Trustee Carr seconded. Trustee Straka noted that the payment in lieu of insurance requires a calculation pursuant to resolution, which needs to be reviewed for accuracy. Trustee Straka noted there are two payments noted for NOCOP both for the same amount of $2,197.92. Trustee Straka further noted that both invoices noted “as per contract” and questioned Trustee Carr, as the NOCOP representative, if he was aware of any changes in the Township’s payment structure. Trustee Carr did not know. Therefore, Trustee Straka recommended that the warrants be held until accuracy could be ensured. Trustee Straka further noted that Warrant 7108 utilized a distribution code of 100-120-351 which is solely for expenditures of the Service Department, yet the expenses incurred were also for the town hall, fire and police departments. Trustee Straka requested that the distribution code be changed to accurately reflect the respective departments incurring the expenses.—Trustee Straka also questioned the validity of Warrant 7115 for Allied Waste in the amount of $91.18. Straka noted that the contract with Allied provides for a container at “no charge” and that this invoice should not be paid. Trustee Straka also requested that the Fiscal Officer seek a refund from Allied for any prior payments made for this purpose.

Trustee Straka made a motion to amend the chairman’s motion to delete warrants 7097 (NOCOP - $2,197.92), 7108 (Illuminating Company - $3,796.37), 7115 (Allied Waste - $91.18) and 7125 (NOCOP - $2,197.92). Trustee Carroll seconded. Roll Call: Trustees Carroll and Straka Approved. Trustee Carr abstained.

Trustee Carroll made a motion to approve the payment of bills and payroll, as amended. Trustee Straka seconded. Roll: Trustees Carroll and Straka approved. Trustee Carr abstained.

NEW BUSINESS:
• Trustee Carroll moved to accept Expenditure Resolution 25-09 to encumber funds for the payment of expenditures. Trustee Carr seconded. Trustee Straka moved to amend Expenditure Resolution 25-09, removing POs 767-09 (Duman’s Lock & Safe - $250), 796-09 (John Lance Ford $750), 800-209 (Robinson Pipe Cleaning $750), 825-09 (Unique Paving Materials $750), 832-09 (Carnegie Body Company $750), 833-09 (Carnegie Body Company - $750), 841-09 (National Tire & Battery $750) and 846-09 (Rose Products & Services $750). Trustee Carroll seconded. On the motion to accept the amendment to Resolution 25-09, Roll Call: All Approved. On the motion to accept Expenditure Resolution 25-09, as amended. Roll Call: All Approved.

• Trustee Carroll made a motion to accept the recommendation of Olmsted Township Zoning Commission for approval of Resolution D-09 regarding additions and renovations to the existing Middle School. Trustee Straka seconded. Roll Call: All Approved.

• Trustee Carroll moved to accept the 2010 Alternate Budget, as presented. Trustee Carr seconded. Roll Call: Trustees Carroll and Carr Approved. Trustee Straka abstained.

• Trustee Straka made a motion to accept Resolution 26-09 to encumber funds for Road Project Materials in the amount of $2,000, payable to Kokosing Materials and $1,200 for Taylor Rental. Trustee Carroll seconded. Roll Call: All Approved.

• Trustee Carroll made a motion to approve expenditure request for the Fire Dept in the amount of $1,000 for sharing agreement with Olmsted Falls for an equipment trailer purchase. Trustee Straka seconded with discussion. Trustee Straka moved to amend the motion to include that $1,000 be encumbered against 2111-760-740 with payment to Olmsted Falls. Trustee Carroll seconded. Roll Call: All Approved. On the amended motion to approve the expenditure request. Roll Call: All Approved.

• Trustee Carroll made a motion to amend the agenda to include an expenditure request made by the Police Dept for payment to Speedway for gas purchase as the Board of Education facility was inoperable. Trustee Straka seconded. Roll Call: All Approved.

• Trustee Straka moved to approve an encumbrance in the amount of $432.66, payable to Speedway-Olmsted Falls Store #3654 and further, to approve payment to same utilizing Warrant 7130 in the amount of $432.66, payment to be made from 2081-210-420 (Operating Supplies). Trustee Carroll seconded. Roll Call: All Approved.

• Trustee Carroll moved to adjourn the meeting at 9:47 Trustee Straka seconded. Roll Call: All Approved.

Trustee Meeting – August 13, 2009
Respectfully Submitted,

\[\text{Signature}\] 
\text{Jim Carroll, Trustee} 
\text{Date}

\[\text{Signature}\] 
\text{Jim Carroll, Trustee} 
\text{Date}

\[\text{Signature}\] 
\text{Karen Strake, Trustee} 
\text{Date}

Trustee Meeting – August 13, 2009
10/1/09

Fire Department, Chief Belido
Police Department, Chief Minek
Service Department, Service Director Salk

Approve _____  Disapprove _____  Approve with conditions

West Side Irish American Club Addition

FD REQUESTING FOR ON NEW ADDITION, NOSE CABINETS AT AGREED LOCATIONS

Approve _____  Disapprove _____  Approve with conditions

Olmsted Falls High School Parking

HARD BARRIER BETWEEN PARKING LOT & PEDESTRIAN WALK Way

Approve _____  Disapprove _____  Approve with conditions

American Wire & Cable

Adequate fire access and/or availability to use new pump house and reservoir for fire suppression
COMMERCIAL BUILDING PERMIT APPLICATION

DATE OF SUBMITTAL: 06/30/2009

PROJECT ADDRESS: 27045 Bagley Road
Parcel #: 263-08-005/007

PROPERTY OWNER'S NAME: Olmsted Falls City School BOC

PROPERTY OWNER'S ADDRESS: 26937 Bagley Road, Olmsted Falls, OH 44138

PROPERTY OWNER'S PHONE: 440-427-6000

CONTRACTOR NAME: N.A.
CONTRACTOR'S PHONE: 440-427-6010

DRAWINGS AUTH: Architectural Vision Group, Ltd.

CONTACT: Eric R. Yates
ADDRESS: 3150 Center Ridge Road, Westlake, OH 44145

DRAWINGS AUTH PHONE: 440-865-8520

GENERAL PROJECT INFORMATION

APPROXIMATELY 27,500 SF CLASSROOM ADDITION
ESTIMATED COST: $7,000,000.00

ENCOMPASSES THE WEST SIDE OF EXISTING MIDDLE SCHOOL. P. & F. MUSIC AND P.E. EXPANSION.

HVAC FOR PROPOSED ADDITION.

CHANGE OF OCCUPANCY? √ Yes □ No

IF YES, WHAT TYPE OF ESTABLISHMENT WAS LOCATED AT THE ABOVE ADDRESS PREVIOUSLY? N.A.

WHAT WAS THE NAME OF THE ESTABLISHMENT? N.A.

WHAT IS THE PROPOSED TYPE OF ESTABLISHMENT? N.A.

WHAT IS THE PROPOSED NAME OF THE ESTABLISHMENT? N.A.

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL AND ANY NEW ELECTRICAL WORK PERFORMED IN CONJUNCTION WITH THIS PROJECT, ALONG WITH ANY NEW SIGNAGE BEING INSTALLED OR REPLACED.

AUTHORIZATION

The undersigned stated that he/she is the owner of the property or authorized agent for the owner of the project address. This permit is subject to the observance of all resolutions of Olmsted Township and the laws of the State of Ohio, and is subject to revocation if these are not observed.

Signature of Property Owner (required): √ Yes □ No
Printed Name: Eric R. Yates (Architectural Vision Group, Ltd.)

Signature of Contractor: √ Yes □ No
Printed Name: N.A.

It is the responsibility of the owner and/or contractor to notify the Building Department for all required inspections.

DEPARTMENT USE ONLY

Permit fee (a) $0.00
Permit fee (b) $0.00
Permit fee (c) $0.00
Permit fee (d) $0.00

BUILDING / ZONING REVIEW
Permit Fee: $0.00
+ State 3%: $0.00

= Total Permit fee: $0.00

ZONING USE
Zoning District

Zoning Use
Zoning District

Review Approved by: Date:
Review Disapproved by: Date:

NOTES:
July 1, 2009

Dear Resident:

Please be advised that the Olmsted Township Board of Appeals will hold a public hearing on an application, submitted by Olmsted Falls Board of Education, 26937 Bagley Rd., for expansion of a conditional use. The Board of Education is requesting approval to construct an addition to the Olmsted Falls Middle School, 27045 Bagley Rd. The hearing will be held on July 15, 2009 at 7:00 p.m. at the Town Hall, 26900 Cook Rd. Copies of this application are available for review at the Olmsted Township Building Department.

Sincerely,

Tammy Tabor
Secretary
July 1, 2009

Olmsted Falls Board of Education
Attn: Timothy Atkinson
26937 Bagley Rd.
Olmsted Twp, Ohio 44138

Dear Mr. Atkinson:

The Olmsted Township Board of Zoning Appeals will hold a public hearing on your request for a conditional use for the expansion of the Olmsted falls Middle School on July 15, 2009. The meeting will be held at the Township Hall 26900 Cook Road at 7:00 P.M. You or your representative must attend this meeting, please notify this office if you will not be able to attend. Thank you.

Sincerely,

Tammy Tabor
Secretary

Cc: Eric Yates, Architectural Vision Group
BOARD OF EDUCATION
26937 BAGLEY RD.
OLMSTED TWP, OH 44138

BAWA OR CURRENT RESIDENT
26935 BAGLEY RD.
OLMSTED TWP, OH 44138

GALYAS OR CURRENT RESIDENT
26933 BAGLEY RD.
OLMSTED TWP, OH 44138

SZANTO OR CURRENT RESIDENT
26993 BAGLEY RD.
OLMSTED TWP, OH 44138

MCDONALD OR CURRENT RESIDENT
26921 BAGLEY RD.
OLMSTED TWP, OH 44138

CERNEY OR CURRENT RESIDENT
26934 BAGLEY RD.
OLMSTED TWP, OH 44138

GIANVITO OR CURRENT RESIDENT
26940 BAGLEY RD.
OLMSTED TWP, OH 44138

GASPAR OR CURRENT RESIDENT
26944 BAGLEY RD.
OLMSTED TWP, OH 44138

ZELTEN OR CURRENT RESIDENT
26950 BAGLEY RD.
OLMSTED TWP, OH 44138

DANDO OR CURRENT RESIDENT
26954 BAGLEY RD.
OLMSTED TWP, OH 44138

ABRAHAM OR CURRENT RESIDENT
26958 BAGLEY RD.
OLMSTED TWP, OH 44138

SANNER OR CURRENT RESIDENT
26966 BAGLEY RD.
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NEMETH OR CURRENT RESIDENT
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NEWSON OR CURRENT RESIDENT
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HUBBARD OR CURRENT RESIDENT
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MOYSE OR CURRENT RESIDENT
26977 BAGLEY RD.
OLMSTED TWP, OH 44138

NEMETH OR CURRENT RESIDENT
26965 BAGLEY RD.
OLMSTED TWP, OH 44138

GINLEY OR CURRENT RESIDENT
26961 BAGLEY RD.
OLMSTED TWP, OH 44138

HORVAT OR CURRENT RESIDENT
26957 BAGLEY RD.
OLMSTED TWP, OH 44138

ERIC YATES
ARCHITECTURAL VISION GROUP
31150 CENTER RIDGE RD
CLEVELAND, OH 44145
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The Olmsted Township Board of Zoning Appeals will hold the following public hearings on Wednesday, July 15, 2009 at 7:00 P.M. at the Township Hall, 26900 Cook Road in Olmsted Township.

Application # 20090364, submitted by James Williams, 9820 Seton Dr, Olmsted Twp., is requesting a variance from Section 220.07 of the Olmsted Township Zoning Resolution. The request is to construct a patio that will encroach into the rear yard setback.

Application # 20090365, submitted by the Olmsted Falls Board of Education, 26937 Bagley Rd., requesting the approval of a sign to be located at the entrance to the Intermediate School, 27043 Bagley Rd. The sign exceeds the maximum size permitted in residential districts.

Application # 20090366, requesting the relocation of two modular classroom units from the Olmsted Falls Middle School to be placed at the Olmsted Falls High School, 26939 Bagley Rd.

Application #20090368, submitted by the Olmsted Falls Board of Education, 26937 Bagley Rd., requesting the approval to construct an addition to the Olmsted Falls Middle School located at 27045 Bagley Rd.

Copies of these applications are available for review at the Olmsted Township Building Department.

T Tabor
News July 2, 2009
Olmsted Township Building Department
26908 Cook Road
Olmsted Twp., OH 44138

Re: Storm Sewer Plan, relocated modular classrooms, Olmsted Falls Middle School

Enclosed is one approved plan for the above referenced project.

Very truly yours

Ruth Langsner, P.E
Date: 07-20-2009  Project: Olmsted Falls Elementary School  Type of Construction: 2B
Addition - 12 Classrooms, Connecting corridors, removal of 2 modular units
Address: 27043 Bagley Road PPN 263-02-005/7  Use Group: E Owner/Applicant: O F Board of Education
Zoning Use: R-40
Plans by/number: Architectural Vision Group, LTD.

☐ Plans have not been approved

In response to your application for plan approval [Olmsted Township Resolutions], we have reviewed the plans to determine compliance with the Olmsted Township Resolutions. The following items require clarification, plans to conform to all required codes per Olmsted Township even if not specifically addressed in the following:

1) Section 120.02 Zoning District Map - area is zoned R-40
2) Section 210.03(e) (2) Schedule of permitted uses- Schools are a conditional use requiring approval of the Board of Zoning Appeals - addition of 12 classrooms
3) Section 210.06 height regulations for principal buildings limited to 35 feet
4) Section 210.08(i) fences walls and hedges- none indicated clarify method used to screen or fence required areas
5) Section 270.02 (k) General Criteria for all conditional uses parking regulations see 310
6) Section 270.03(c) exception to height regulation - height can be 50 feet note building setbacks indicated at 75 feet on all sides
7) Section 270.03(d) Specific development standards - (1) & (2) clarify hours of operation, lighting as it effects adjacent residential property and traffic
8) Section 270.04(d) Parking setback side/rear yard to be 20 feet - west side of existing parking lot less than 20 feet
9) Section 310.04(e)(11) 2 spaces per classroom + 1 space for every 4 seats Off-street Parking standards 70 + 66 = 136 additional 20 spaces required & 24 spaces provided
10) Section 310.04(g) Off-street Parking standards - 2 spaces per classroom + 1 space for every 4 seats in largest assembly hall 315 + 238 = 553, additional 20 spaces required & 24 spaces provided
   • Required number of spaces 689, spaces proposed 477, this is 212 spaces short of requirements
11) Section 310.06(c) deferred constructions of required spaces - Zoning Commission sets number of spaces to be constructed
12) Section 310.10(b) Number of access drives - parking areas over 25 spaces require 2 access drives-only one provided, 3 lanes wide
13) Section 310.10(c) (2) width limited to 3 lanes -3 lanes provided lane is not one way but 2 way
14) Section 310.12(c) Lighting clarify location of lights on the east side required to be 20 feet from property lines and residential districts
15) Section 310.13 Parking lot landscaping and screening per 330
16) Section 310.14 Development plan review per chapter 330
17) Section320 no signage considered at this time
18) Section 330.02(b) Screening no screening indicated clarify method of compliance
19) Section 330.04 Screening and Landscaping of parking lots - clarify method of compliance
20) Section 330.07 Approval process for required landscaping, fences and walls per Chapter 520
21) Sections 340.02 Nonconforming buildings and structures - existing parking lot is non conforming - setbacks
22) Section 510.05 Approval of Zoning Certificate
   • (b) application of development plans per Zoning Commission per Chapter 520
   • Number of parking spaces
   • (c) conditional uses to be transmitted to Board of Zoning Appeals per Chapter 530
   • (d) applications for a variance shall be transmitted to Board of Zoning Appeals per Chapter 540
   • Single access drive
   • Screening of parking areas and along property lines, lighting
23) Section 520.02(b) Development plan review by Board of Zoning Appeals required
24) Section 530.01 Conditional uses to be reviewed by the Board of Zoning Appeals
25) Section 540.01 Appeals for variance require review by Board of Zoning Appeals
Please return letter with signature and statement of compliance for items indicated, or revise and resubmit 2 sets of corrected plans to our office. It will help the plan reviewer and expedite the review your project (If you identify the changes you have made by circling them in red or otherwise indicating how you have resolved the items of non-compliance [correction letter]). If you have any questions about any of the above items please contact the building department for further clarification. Items that cannot be resolved can be appealed.

Notice of appeal shall be filed with the officer from whom the appeal is taken and with the secretary of the Board of Zoning Appeals within 20 days after the date of any adverse order, requirement, decision, or determination. Such written notice of appeal shall specify therein the grounds and reasons for the appeal. The officer from whom the appeal is taken shall transmit to the secretary of the Board of Zoning Appeals all data pertaining to the subject matter upon which the action so appealed was taken.

Application to be filed at:
Olmsted Township Board of Zoning Appeals
26908 Cook Rd.
Olmsted Township, Ohio 44138
440-235-4225

Respectfully,

[sig]

Anthony Bumbalis
Building Commissioner
Olmsted Township Building Department  
26908 Cook Road • Olmsted Township, Ohio 44138
Phone: 440-235-4225
Fax: 440-235-8025

APPLICATION FOR VARIANCE
OF MS ADDITIONS AND RENOVATIONS

Department Use Only
Application # 2009-0368  Date Received 6/30/09  Hearing Date 7/15/09

Applicant’s Name  Olmsted Falls City Schools  Date 06/30/2009
Address 26937 Bayley Road, Olmsted Falls, OH 44138
Project Address 27045 Bayley Road  Sub Lot #  Permanent Parcel # 263-02-005/007

Property Owner’s Name  SAME AS APPLICANT ABOVE  Phone 440-437-6080
Property Owner’s Address  S.A.A
Property Owner’s Phone 440-437-6000  Fax 440-437-6010  Wireless Phone 5/4

Variance Request from Section 210.04 of the Olmsted Township Zoning Resolution:
(1) Conditional use for School Facility in R-40 Single Family District.
(2) Required off-street Parking Facilities

Evidence of practical difficulty (see Section 540.06 (b) 1-9)
(1) Two existing public schools located on site under lot coverage requirements.
(2) Shared parking between schools for events exceed the Ohio School Facilities Commission requirements for parking.

Please provide seven (7) copies of the following when applying for this variance:
1. Completed application.
2. Site plan drawn to scale or clearly dimensioned indicating all buildings and lot dimensions.
3. Detail drawings such as: Elevations, Floor plans, and other drawings that convey need for variance.*
4. Samples of intended construction, drawings, brochures, manufacturers images, etc.

* It is to the applicant’s advantage to provide any information that shows evidence of practical difficulty.

OLMSTED TOWNSHIP BUILDING DEPARTMENT

JUN 30 2009

Authorization/ Property Access
The undersigned states that he/she is the owner of the property or authorized agent for the owner of the project address indicated in this application, and furthermore by signing below, I authorize members of Olmsted Township Building Department and Board of Zoning Appeals access to the property for the limited purposes of photographing and or viewing the area affected by the variance requested in this application and verification of project dimensions.

C.M. 06/30/09 BRIAN YATES (Architectural Vision Group, Ltd.)

Property Owner/Agent  Date  Printed Name

DEPARTMENT USE ONLY

ADMINISTRATIVE ACTION
1st – BZA ACTION: Approved 7-15-09

CHAIR SIGNATURE: 

COMMENT/CONDITIONS:

2nd – BZA ACTION:

CHAIR SIGNATURE:

COMMENT/CONDITIONS:

3rd – BZA ACTION:

CHAIR SIGNATURE:

COMMENT/CONDITIONS:

Page 1 of 2
COMMERCIAL BUILDING PERMIT APPLICATION

Date of submittal: 06/30/2009

Project Address: 27045 Bagley Road  Parcel # 263-08-005/007

Property Owner's Name: Olmsted Falls City School BOS
Property Owner's Address: 26937 Bagley Road, Olmsted Falls, OH 44138
Property Owner's Phone: 440-427-6000 Fax: 440-427-6012 Wireless Phone: N/A

Contractor Name: N/A Contact Person: License #:
Address: Fax: Wireless Phone:

Drawings Author: Architectural Vision Group, Ltd. Contact: Eric R. Yates
Address: 31550 Center Ridge Road, Westlake, OH 44145
Drawings Author Phone: 440-865-8307 Fax: 440-865-8361 Wireless Phone: 440-865-6870

GENERAL PROJECT INFORMATION

Approximately 27,500 SF Classroom addition Estimated Cost: $7,000,000.00
East of ex. Middle School 4,300 SF Music and P.E. Expansion
An northeast of ex. Middle School. Renovations include:
 HVAC for gyms and locker rooms electrical, life safety, technology upgrades.

Change of Occupancy? ☐ Yes ☐ No
If yes, what type of establishment was located at the above address previously? N/A
What was the name of the establishment? N/A
What is the proposed type of establishment? N/A
What is the proposed name of the establishment? N/A

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL AND ANY NEW ELECTRICAL WORK PERFORMED IN
CONJUNCTION WITH THIS PROJECT, ALONG WITH ANY NEW SIGNAGE BEING INSTALLED OR
REPLACED.

Authorization

The undersigned stated that he/she is the owner of the property or authorized agent for the owner of the project address.
This permit is subject to the observance of all resolutions of Olmsted Township and the laws of the State of Ohio, and is
subject to revocation if these are not observed.

[Signature and Date]

Printed Name

[Signature and Date]

Printed Name

It is the responsibility of the owner and/or contractor to notify the Building Department for all required inspections.
Memo

To: Mario Bellido, OT Fire Dept
   Lt. John Minek-OT Police Dept.
   Ed Salk – OT Dept of Public Works

From: Tammy Tabor
      OT Zoning Commission

Date: July 9, 2009

Subject: Olmsted Falls Middle School- Modular classrooms
         Addition
         Sign

Please complete a plan review of the proposed projects and return a written response expressing any concerns or comments by July 13, 2009. I have attached copies of the proposed plans for your convenience.

Please note any concerns regarding the placement of the trailers at the high school, the location and size of the sign at the Intermediate School and the addition to the Middle School.
Mario Bellido, OT Fire Dept
Lt John Minek-OT Police Dept.
Ed Salk – OT Dept of Public Works

Approve ___  Disapprove ___  Approve with conditions ___

Olmsted Falls Intermediate School Sign

SIGN DOES NOT INTERFERE WITH FLOW OF TRAFFIC.

__________________________

__________________________

__________________________

__________________________

Olmsted Falls High School Modular Classroom Relocation

NONE

__________________________

__________________________

__________________________

__________________________

Olmsted Falls Middle School Addition

NONE

__________________________

__________________________

__________________________

__________________________
Mario Bellido, OT Fire Dept
Lt. John Minke-OT Police Dept.
Ed Salk – OT Dept of Public Works

Approve _____ Disapprove _____ Approve with conditions ✓

Olmsted Falls Intermediate School Sign

OK - NO CONDITIONS

Olmsted Falls High School Modular Classroom Relocation

GUARD RAIL PROTECTION FROM VEHICLES

Olmsted Falls Middle School Addition

INSTALLATION OF FLEX SUPPRESSION HOSE CABINETS AT LOCATIONS DESIGNATED BY OTFD FIRE PREVENTION
July 1, 2009

Dear Resident:

Please be advised that the Olmsted Township Board of Appeals will hold a public hearing on an application, submitted by Olmsted Falls Board of Education, 26937 Bagley Rd., for expansion of a conditional use. The Board of Education is requesting approval to construct an addition to the Olmsted Falls Middle School, 27045 Bagley Rd. The hearing will be held on July 15, 2009 at 7:00 p.m. at the Town Hall, 26900 Cook Rd. Copies of this application are available for review at the Olmsted Township Building Department.

Sincerely,

Tammy Tabor
Secretary
July 1, 2009

Olmsted Falls Board of Education
Attn: Timothy Atkinson
26937 Bagley Rd.
Olmsted Twp, Ohio 44138

Dear Mr. Atkinson:

The Olmsted Township Board of Zoning Appeals will hold a public hearing on your request for a conditional use for the expansion of the Olmsted falls Middle School on July 15, 2009. The meeting will be held at the Township Hall 26900 Cook Road at 7:00 P.M. You or your representative must attend this meeting, please notify this office if you will not be able to attend. Thank you.

Sincerely,

[Signature]

Tammy Tabor
Secretary

Cc: Eric Yates, Architectural Vision Group
BOARD OF EDUCATION  
26937 BAGLEY RD.  
OLMSTED TWP, OH 44138

BAWA OR CURRENT RESIDENT  
26935 BAGLEY RD.  
OLMSTED TWP, OH 44138

GALYAS OR CURRENT RESIDENT  
26933 BAGLEY RD.  
OLMSTED TWP, OH 44138

SZANTO OR CURRENT RESIDENT  
26993 BAGLEY RD.  
OLMSTED TWP, OH 44138

MCDONALD OR CURRENT RESIDENT  
26921 BAGLEY RD.  
OLMSTED TWP, OH 44138

CERNEY OR CURRENT RESIDENT  
26934 BAGLEY RD.  
OLMSTED TWP, OH 44138

GIANVITO OR CURRENT RESIDENT  
26940 BAGLEY RD.  
OLMSTED TWP, OH 44138

GASPAR OR CURRENT RESIDENT  
26944 BAGLEY RD.  
OLMSTED TWP, OH 44138

ZELTEN OR CURRENT RESIDENT  
26950 BAGLEY RD.  
OLMSTED TWP, OH 44138

DANDO OR CURRENT RESIDENT  
26954 BAGLEY RD.  
OLMSTED TWP, OH 44138

ABRAHAM OR CURRENT RESIDENT  
26958 BAGLEY RD.  
OLMSTED TWP, OH 44138

SANNER OR CURRENT RESIDENT  
26966 BAGLEY RD.  
OLMSTED TWP, OH 44138

NEMETH OR CURRENT RESIDENT  
26970 BAGLEY RD.  
OLMSTED TWP, OH 44138

NEWSON OR CURRENT RESIDENT  
26974 BAGLEY RD.  
OLMSTED TWP, OH 44138

HUBBARD OR CURRENT RESIDENT  
26969 BAGLEY RD.  
OLMSTED TWP, OH 44138

MOYSE OR CURRENT RESIDENT  
26977 BAGLEY RD.  
OLMSTED TWP, OH 44138

NEMETH OR CURRENT RESIDENT  
26965 BAGLEY RD.  
OLMSTED TWP, OH 44138

GINLEY OR CURRENT RESIDENT  
26961 BAGLEY RD.  
OLMSTED TWP, OH 44138

HORVAT OR CURRENT RESIDENT  
26957 BAGLEY RD.  
OLMSTED TWP, OH 44138

ERIC YATES  
ARCHITECTURAL VISION GROUP  
31150 CENTER RIDGE RD  
CLEVELAND, OH 44145
<table>
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<tr>
<th>OLMSTED FALLS BOARD OF EDUCATION</th>
<th>ERIC YATES</th>
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<tr>
<td>ATTN: CHARLES MURPHY</td>
<td>ARCHITECTURAL VISION GROUP</td>
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KROFTA OR CURRENT RESIDENT
27030 SCHADY RD
OLMSTED TWP, OH 44138

PARKER OR CURRENT RESIDENT
27034 SCHADY RD
OLMSTED TWP, OH 44138

VASIL OR CURRENT RESIDENT
27030 BAGLEY RD
OLMSTED TWP, OH 44138

VEDDA OR CURRENT RESIDENT
27034 BAGLEY RD
OLMSTED TWP, OH 44138

COLLISTER OR CURRENT RESIDENT
27038 BAGLEY RD
OLMSTED TWP, OH 44138

HARTUNG OR CURRENT RESIDENT
27044 BAGLEY RD
OLMSTED TWP, OH 44138

HOFFSTETTER OR CURRENT RESIDENT
27014 SCHADY RD
OLMSTED TWP, OH 44138

HEBDA OR CURRENT RESIDENT
27026 SCHADY RD
OLMSTED TWP, OH 44138
The Olmsted Township Board of Zoning Appeals will hold the following public hearings on Wednesday, July 15, 2009 at 7:00 P.M. at the Township Hall, 26900 Cook Road in Olmsted Township.
Application # 20090364, submitted by James Williams, 9820 Seton Dr, Olmsted Twp., is requesting a variance from Section 220.07 of the Olmsted Township Zoning Resolution. The request is to construct a patio that will encroach into the rear yard setback.
Application # 20090365, submitted by the Olmsted Falls Board of Education, 26937 Bagley Rd., requesting the approval of a sign to be located at the entrance to the Intermediate School, 27043 Bagley Rd. The sign exceeds the maximum size permitted in residential districts.
Application # 20090366, requesting the relocation of two modular classroom units from the Olmsted Falls Middle School to be placed at the Olmsted Falls High School, 26939 Bagley Rd.
Application #20090368, submitted by the Olmsted Falls Board of Education, 26937 Bagley Rd., requesting the approval to construct an addition to the Olmsted Falls Middle School located at 27045 Bagley Rd.
Copies of these applications are available for review at the Olmsted Township Building Department.
T Tabor
News July 2, 2009
**GROUND SIGN ELEVATION**

**SCALE:** 1/4" = 1'-0"

**NOTES:**

- Double sided internally illuminated changeable type sign to be constructed from 1 1/4" x 1" x 1" steel angle and 1/8" steel plate and 24 gauge sheet steel painted inside and outside box, with interior acrylic/revampl paint. Interior sign faces to be high impact frosted flemiglas. Provide continuous strips for 13 rows of 6" changeable type letters. Each side, sign to be illuminated with high output fluorescent lamps with a quick start ballast. Include clear Flemiglas vandal resistant, hinged covers on each side. Sign to be ztv.

**SIGN TOP VIEW**

**SCALE:** 1/4" = 1'-0"

- Grout cavity solid (typical)
- Utility brick (typical)

**SIGN PLAN VIEW**

**SCALE:** 1/4" = 1'-0"

- 8" CMU (typical)
- 4" split-face CMU (typical)
# Zoning Code Review: Olmsted Township Zoning Code

## Title I
### Purpose, Interpretation, Establishment

<table>
<thead>
<tr>
<th>Title</th>
<th>Section</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Pursue, Interpretation, Establishment</td>
<td>Section 100.02 Definitions</td>
<td>(34) Conditional Use Permit: A Permit Issued by the Zoning Inspector upon Approval by the Board of Zoning Appeals to Allow a Use Other than a Principally Permitted Use to Be Established Within the District on a Specific Parcel.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(35) Floor Area: The Floor Area of the Specified Use Excluding Stairs, Bathrooms, Elevator Shafts, Maintenance Shafts and RCO-75, Storage Spaces, Display Windows, Fitting Rooms, and Similar Area.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(36) Lot: A Parcel of Land of Sufficient Size to Meet Minimum Zoning Requirements for Use, Coverage, and Area and to Provide Such Yards and Other Open Spaces Are Herein Required</td>
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<td></td>
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<td>(37) Lot Area: The Area Contained Within the Lot Lines Exclusive of Any Portion of the Right-of-Way of Any Public Street.</td>
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## Title II
### District Regulations

<table>
<thead>
<tr>
<th>Title</th>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinct Regulations</td>
<td>Section 200.02 Use Regulations</td>
<td>(b) A Use Listed in Schedule 200.03 Shall Be Permitted As a Conditional Use in a District When Denoted by the Letter &quot;C&quot;. Provided the Board of Zoning Appeals First Makes the Determination That the Requirements of Chapter 210 Have Been Met According to the Procedures Set Forth in Chapter 250.</td>
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<tr>
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<td>M-40 Land Use Category:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(c) Institutional</td>
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<td></td>
<td>(d) School Facilities, Public or Private &quot;C&quot;</td>
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## Title III
### Regulations Applicable to All Districts Chapter 320 Signs

<table>
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<tr>
<th>Title</th>
<th>Section</th>
<th>Description</th>
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<tbody>
<tr>
<td>Regulations Applicable to All Districts Chapter 320 Signs</td>
<td>Section 320.02 Classification of Signs</td>
<td>(a) (b) Freestanding Sign: A Sign Which Is Supported From the Ground or a Structure Other Than a Building.</td>
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<tr>
<td></td>
<td></td>
<td>(b) (b) Institution Identification Sign: A Sign Displaying the Name and/or Organization Occupying the Premises of a Public Use Such As...Schools.</td>
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<td>(c) (d) When Two Identical Sign Faces Are Placed Back to Back So That Both Faces Cannot Be Viewed From Any Point at the Same Time, and When Such Sign Faces Are Part of the Same Sign Structure and Are Not More Than 40 Inches Apart, the Sign Area Shall Be Computed by the Measurement of One of the Faces.</td>
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<td>(e) Determining Building Frontage and Building Unit: Length of the...Wall of the Building That Contains the Main Entrance to the Uses Therein Shall Be Considered the Building Frontage.</td>
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<td>Single-Family District: 2 Institution Identification Sign = 300S(c)</td>
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<td></td>
<td>(a) May Be Either a Wall Sign or a Ground Sign.</td>
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<td>Freestanding Identification Signs in Residential Districts.</td>
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<td>(b) Such Signs Shall Be Placed...No Closer Than 8 Feet to the Street Right-of-Way Line and Shall Be No Closer Than 20 Feet to a Side Lot Line.</td>
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<td>Single-Family District: 1 Institution Identification Sign = 6 Feet</td>
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