OLMSTED TOWNSHIP ZONING COMMISSION
RESOLUTION E-11

Recommendation for a Development Plan for Olmsted Auto Care

WHEREAS, Section 520 of the Olmsted Township Zoning Resolution requires plan approval for any existing or previously approved development meeting the criteria which proposes to alter, reconstruct or otherwise modify a use or site including expanding the floor area of the permitted use or changing the use which requires an increase in the amount of parking or a change in the site's circulation; and,

WHEREAS, The Board of Zoning Appeals shall review development plans for conditional uses when the conditional use involves new construction of a building or structure or any change or alteration to a conditional use that expands the floor area of the permitted use, increases the number of dwelling units in a multi-family development, or changes the use which requires an increase in the amount of parking or a change in the site's circulation; and,

WHEREAS, William Engelmann, 26855 Cook Rd., Olmsted Falls, Ohio has submitted to the Olmsted Township Board of Zoning Appeals for the conditional use to permit the expansion of the Auto repair facility at 27098 Cook Rd. in a retail district; and,

WHEREAS, The Olmsted Township Board of Zoning Appeals has approved the request for the expansion of the conditional use provided the development plan is approved by the Olmsted Township Board of Trustees; and,

WHEREAS, William Engelmann has submitted to the Olmsted Township Zoning Commission for its review and recommendations to the Olmsted Township Board of Trustees a development plan for the expansion of the Olmsted Auto Care facility located at 27098 Cook Rd.; and,
WHEREAS, The Olmsted Township Zoning Commission has held the required public hearing on September 28, 2011; and,

NOW, THEREFORE, BE IT RESOLVED that the Olmsted Township Zoning Commission recommends to the Olmsted Township Board of Trustees conditional approval of the plan for the expansion of the Olmsted Auto Care Facility located at 27098 Cook Rd.

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

AYES: McMakin, Dobies, Lavelle, Gareau

John Lavelle-Chairman Zoning Commission
9/28/11

Adopted this day of _____________, 20__

Attest: 
Township Clerk

Township Trustees
1. MEETING CALLED TO ORDER

2. APPROVAL OF MINUTES

3. OLD BUSINESS

4. NEW BUSINESS
   1. JoJo's Restaurant - Sign
   2. Community for Better Living - Sign
   3. Resolution E-11 Olmsted Auto Care Expansion
   4. Resolution F-11 Vita Mix Expansion

5. FLOOR DISCUSSION
   1. Landings of Timber Lakes Sign
   2. Proposed Resolution Changes- 210.08

6. ADJOURNMENT

Next Meeting
October 26, 2011
September 22, 2011

Olmsted Auto Care
27098 Cook Rd.
Olmsted Twp., Ohio 44138

Dear Sirs:
At the September 21, 2011 meeting of the Olmsted Township Board of Appeals, the board approved your request, as submitted, for a variance for application #20110752.

The approval grants the expansion of the non conforming use at 27088 Cook Road for Olmsted Auto Care. Approval was granted for the plan #11053.01 dated 8-29-2011.

Please contact this office if you have any further questions.

Sincerely,

[Signature]

Tammy Tabor
Secretary

Cc: Olmsted Auto Care
Gary Fischer AIA
September 22, 2011

Arkinaics
Att: Gary Fischer
201 ½ 5th Street
Lorain, Ohio 44052

Dear Mr. Fischer:

At the September 21, 2011 meeting of the Olmsted Township Board of Appeals, the board approved your request, as submitted, for a variance for application #20110752.

The approval grants the expansion of the non conforming uses at 27098 Cook Road for Olmsted Auto Care. Approval was granted for the plan #11053.01 dated 8-28-2011.

Please contact this office if you have any further questions.

Sincerely,

Tammy Tabor
Secretary

Cc: Olmsted Auto Care
Gary Fischer AIA
OLMSTED TOWNSHIP, OHIO
27893 Bagley Road, Olmsted Township, Ohio 44138
DEVELOPMENT PLAN APPROVAL
440-235-4225

Date of Public Hearing: September 28, 2011
Application No: 2011-751
Date Filed: August 30, 2011
Date Accepted: 

(File ___ copies with the Township Zoning Inspector)

Please Check One: General Development Plan Review Final Development Plan Review

Applicant's Name: Fincara
Address: 27893 Bagley Road Phone: 440-724-5180

Name and address of present owner (if other than above):

Landowner: ELLIOTT, L. J.
Address: 27893 E. Bagley Road Phone: 440-724-5180

Interest of applicant if other than owner:

Location of parcel:

Address: 27893 E. Bagley Road
Permanent Parcel Number: 013-12-0066
Existing Zoning Classification: C-3

Existing Land Use: N/A

Square feet of Proposed Conditional Use (if residential, also include number of proposed dwelling units):

New construction: Addition: 2050 S.F.
Accessory Building: Reconstruction

Parking Lot: Area: 34,000 S.F.

Other:

Estimated cost of construction: $70,000

Written description of proposed use (including hours of operation, if applicable):

Expansion of existing auto repair business.
Adding 3 repair bays.
Olmsted Township Building Department

AUG 30 2011

RECEIVED
OLMSTED TOWNSHIP, OHIO
2608 Cook Rd
DEVELOPMENT PLAN APPROVAL
440-233-4225

Lot Measurements and Data:
Percentage of lot to be occupied 10%
Lot Area 4,021.00
Lot Width 219.30
Lot Depth 214.00
Side Yards 10
Rear Yards 10
Front Setback 60
Building Height 20

Information included in this submission (please circle):
- Legal description of the parcel drawn by a registered surveyor
- Location map
- Topography map
- Site plan drawn to scale
- Rendering, showing front, side and rear elevations
- Proposed traffic circulation, parking and loading spaces, pedestrian walks
- Landscaped areas, fencing, signs, open spaces, buffer areas and outdoor lighting facilities
- Final development plan

Approval of Conditional Use or Variances, if required
Signature of Applicant
Date 5/11

For questions regarding this application, please contact the Olmsted Township Zoning Inspector at 440-233-4225.

(Do Not Write in the Space Provided Below)

<table>
<thead>
<tr>
<th>Action</th>
<th>Date</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Returned</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tabled</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Denied</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
29 August 2011

Ms. Tammy Tabor
Administrator
Olmsted Township Zoning Board
25908 Cook Road
Olmsted Township, Ohio 44138

RE: Zoning Requirements | Olinsted Auto Care, 27065 Cook Road

Dear Ms. Tabor:

We are proposing an addition that would add 3 additional garage bays to the property giving a total of 7 bays. Based upon the parking requirements we will maintain the existing hard surface parking in the lots. Currently, there are 20 paved spaces and approximately 4 spaces that are currently gravel along the North property line. In addition the Zoning Board has eliminated use of the drive to Steams Road to prevent cut-through to avoid the light at the corner of Cook and Steams. This allows us to provide additional hard surface parking for 3 employee vehicles. The owners are planning to have one employee for every two bays and then a single bay mechanic and one office person. This would give an employee count of 5.

Based upon the number of bays and the number of employees the parking requirement would be 19. The lot is currently striped at 10'x20' spaces, (the 9'x19' spaces shown on our plans are allowed by the zoning code). With the re-striping of the lot after construction we will have a total of 27 spaces which is 8 more than required by code. This satisfies the parking requirement.

Based upon the development plan requirements please see the following:

(1.) A legal description of the existing property is included with this letter. Please note that we are not proposing any additional property be added to the parcel or a division of the property.

(3.) The drawings show the existing and proposed addition as well as the required heights and dimensions. Parking and drives are also shown.

(4.) Property, streets and lot lines are shown.

(Continued)
(5) No new fences or signs are proposed.

(6) Drainage and storm water management are unaffected as we are building on the existing hard surface area. The existing sewer and water service will remain.

(7) Dimensions as required are shown.

(d) Existing grades shall be maintained.

(e) Landscaping will be unaffected. All existing landscaping will be maintained.

(f) Sketches of the proposed building façade are included in the submission.

(g) The development is existing and the acreage of the property is indicated. The area of the addition is shown.

I hope that this information is helpful to the board in making a determination for the above named project. Please feel free to call with any questions or if you need additional information.

Sincerely,

Gary R. Fischer, AIA
Principal / Architect
LEGAL DESCRIPTION

Situated in the Township of Clinedt, County of Cuyahoga and State of Ohio, and known as being the same premises conveyed to the said grantor by deed recorded in Volume 10314, Page 307 of the Records of said County, more fully described as follows: Being part of Original Clinedt Township Tract No. 5, Lot No. 11, and bounded as follows: Beginning in the Northerly line of Cook Road, 60 feet wide at its intersection with the Easterly line of Stearns Road, 60 feet wide: Thence due North along the Easterly line of Stearns Road, 219.99 feet to a point: Thence South 88 degrees 21 minutes 50 seconds East parallel with the Northerly line of Cook Road, 219.99 feet to a point: Thence due South parallel with the Easterly line of Stearns Road, 219.99 feet to a point in the Northerly line of Cook Road: Thence North 88 degrees 21 minutes 50 seconds West along the Northerly line of Cook Road, 219.99 feet to the place of beginning, according to the Survey of Warren J. Root & Associates, Civil Engineers & Surveyors. The sources used in this description are given to an assumed meridian and are used to indicate angles only. Be the same more or less, but subject to all legal highways.
OLMSTED TOWNSHIP, OHIO
27093 Bagley Road, Olmsted Township, Ohio 44138
(440) 233-4255

APPLICATION FOR VARIANCE
BOARD OF ZONING APPEALS

Date of Public Hearing: Sept 21, 2011
Application No: 0016752
Date Filed: 8/30/2011
Date Accepted: 8/30/2011

(File 1 copy with the Township Zoning Inspector and 1 copy with the Board of Appeals)

Applicant’s Name: C.D. EICHEL III, AIA - ARCHITECT
Address: 29118 Shaker Blvd, Cleveland, OH 44122
Phone: 216-241-3600

Name and address of present owner (if other than above):

Landowner: BILL DYKEMA
Address: 26709 E. Oak Rd, Avon Lake, OH 44012
Phone: 440-239-5768

Interest of applicant if other than owner:

Location of parcel:
Address: 27093 Oak Rd.
Permanent Parcel Number: 66A - 12- 000
Existing Zoning Classification: R-8

Nature of Variance Requested from Section 250.02 of the Olmsted Township Zoning Resolution:

SECTION 250.02 - EXISTING NON-COMPLIANCE
USE AT SITE - OWNER REQUESTING VARIANCE TO EXISTING STRUCTURE

Reasons for Variance Request:

1. PROPERTY LAYOUT IS NOT COMMENDABLE
2. EXISTING USES ARE NON-CONFORMING
3. BUILDING LOT IS AT OR BEYOND "COOK & STEAM"民間 COMMERCIAL CENTER

I certify that the information contained in this application and its supplements is true and correct.

Signature of applicant: [Signature]
Date: 8/30/2011

OLMSTED TOWNSHIP
BUILDING DEPARTMENT

RECEIVED
OLMSTED TOWNSHIP, OHIO
26900 Cook Road, Olmsted Township, Ohio 44138
(440) 335-4223

BOARD OF ZONING APPEALS

Page 2

Lot Measurements and Data:
Percentage of lot to be occupied 10%          Lot Area 4342.5
Lot width 219.69                        Side Yards 15
Lot depth 120.69                        Rear Yard 12
Front Setback 0.01                       Building Height 28

Please provide eight (8) copies of the following when applying for this variance:
Completed application, Location Map, Site plan drawn to scale indicating all buildings and lot dimensions,
Rendering, showing front, side and rear elevations, Landscaped areas, fencing, signs, open spaces, buffer
areas and outdoor lighting facilities, Samples of intended construction, drawings, brochures, images, etc.

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

Signature of Applicant  (Handwritten)
Date 8/29/17

For questions regarding this application, please contact the Olmsted Township Zoning Inspector at (440) 335-4223.

(Do Not Write in the Space Provided Below)

<table>
<thead>
<tr>
<th>Action</th>
<th>Date</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Returned</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tabled</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Denied</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
September 1, 2011

William Engelmann
26555 Cook Rd.
Olmsted Falls, Ohio 44138

Dear Mr. Engelmann:

The Olmsted Township Zoning Commission will hold a public hearing on your application, #20110751, a request for the expansion of the structure at 27088 Cook Rd. on September 28, 2011. The meeting will be held at the Township Hall 26600 Cook Road at 7:00 P.M. The request is for development plan approval of the expansion to the existing non-conforming use at that location. 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

Cc: Arkineklos
Olmsted Auto Care
September 1, 2011

Dear Resident;

Please be advised that the Olmsted Township Zoning Commission will hold a public hearing on September 28, 2011 at the Township Hall, 26900 Cook Road, Olmsted Township, Ohio 7:00 p.m. This application, #20110752 submitted by William Engelmann, 26855 Cook Rd., Olmsted Falls, seeks approval to expand the existing Olmsted Auto Care. Olmsted Auto Care is located at 27098 Cook Rd. The Olmsted Township Zoning Resolution requires development plan review for expansion of all businesses. Anyone attending the hearing will be afforded the opportunity to be heard. Copies of this application are available for review at the Olmsted Township Building Department during normal business hours.

Tammy Tabor
Secretary
<table>
<thead>
<tr>
<th>Current Resident</th>
<th>Morganstein or Current Resident</th>
</tr>
</thead>
<tbody>
<tr>
<td>27040 Cook Rd, OLMSTED TWP, OH 44138</td>
<td>27145 Cook Rd, OLMSTED TWP, OH 44138</td>
</tr>
<tr>
<td>WOOD OR CURRENT RESIDENT</td>
<td>DUNLAP</td>
</tr>
<tr>
<td>27270 Cook Rd, OLMSTED TWP, OH 44138</td>
<td>3330 Arbor Way, WESTLAKE, OH 44145</td>
</tr>
<tr>
<td>HOLMES OR CURRENT RESIDENT</td>
<td>KINTNER CURRENT RESIDENT</td>
</tr>
<tr>
<td>27060 Cook Rd, OLMSTED TWP, OH 44138</td>
<td>27145 Cook Rd, OLMSTED TWP, OH 44138</td>
</tr>
<tr>
<td>ENGELMANN OR CURRENT RESIDENT</td>
<td>ZALDANA CURRENT RESIDENT</td>
</tr>
<tr>
<td>27080 Cook Rd, OLMSTED TWP, OH 44138</td>
<td>27099 Cook Rd, OLMSTED TWP, OH 44138</td>
</tr>
<tr>
<td>NAGEL OR CURRENT RESIDENT</td>
<td>SCHURDELL OR CURRENT RESIDENT</td>
</tr>
<tr>
<td>27121 Cook Rd, OLMSTED TWP, OH 44138</td>
<td>27097 Cook Rd, OLMSTED TWP, OH 44138</td>
</tr>
<tr>
<td>MILLER OR CURRENT RESIDENT</td>
<td>KRAL OR CURRENT RESIDENT</td>
</tr>
<tr>
<td>27127 Cook Rd, OLMSTED TWP, OH 44138</td>
<td>27091 Cook Rd, OLMSTED TWP, OH 44138</td>
</tr>
<tr>
<td>BARRETT OR CURRENT RESIDENT</td>
<td>CAHAL-OLIVER/CURRENT RESIDENT</td>
</tr>
<tr>
<td>27131 Cook Rd, OLMSTED TWP, OH 44138</td>
<td>27089 Cook Rd, OLMSTED TWP, OH 44138</td>
</tr>
<tr>
<td>VAKAKIS OR CURRENT RESIDENT</td>
<td>RUDD OR CURRENT RESIDENT</td>
</tr>
<tr>
<td>27137 Cook Rd, OLMSTED TWP, OH 44138</td>
<td>27087 Cook Rd, OLMSTED TWP, OH 44138</td>
</tr>
<tr>
<td>BECAJ OR CURRENT RESIDENT</td>
<td>SNOW OR CURRENT RESIDENT</td>
</tr>
<tr>
<td>7392 Stearns Rd, OLMSTED TWP, OH 44138</td>
<td>7393 Stearns Rd, OLMSTED TWP, OH 44138</td>
</tr>
<tr>
<td>COOK OR CURRENT RESIDENT</td>
<td>MALONEY</td>
</tr>
<tr>
<td>7410 Stearns Rd, OLMSTED TWP, OH 44138</td>
<td>7411 Stearns Rd, OLMSTED TWP, OH 44138</td>
</tr>
</tbody>
</table>