

# Board of Zoning Appeals

February 16<sup>th</sup> 2021 Agenda Items

# AC-2021-01 1500 Boardman Canfield Rd.- Conditional Use

## **APPEAL CASE AC-2021-01**

Hutton ST 17, LLC, property tenant, 1500 Boardman Canfield Rd., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective January 1, 2021, Article 4.07 PERMITTED USES (3) Conditional Uses in order to operate a car wash. The property is further known as LOT 2 190.45 X 289.64 IRR MERCY HEALTH YOUNGSTOWN LLC PLATNO 1, Parcel 32-090-0-021.02-0. Said property is zoned GB-General Business, in Boardman Township, Mahoning County, State of Ohio.

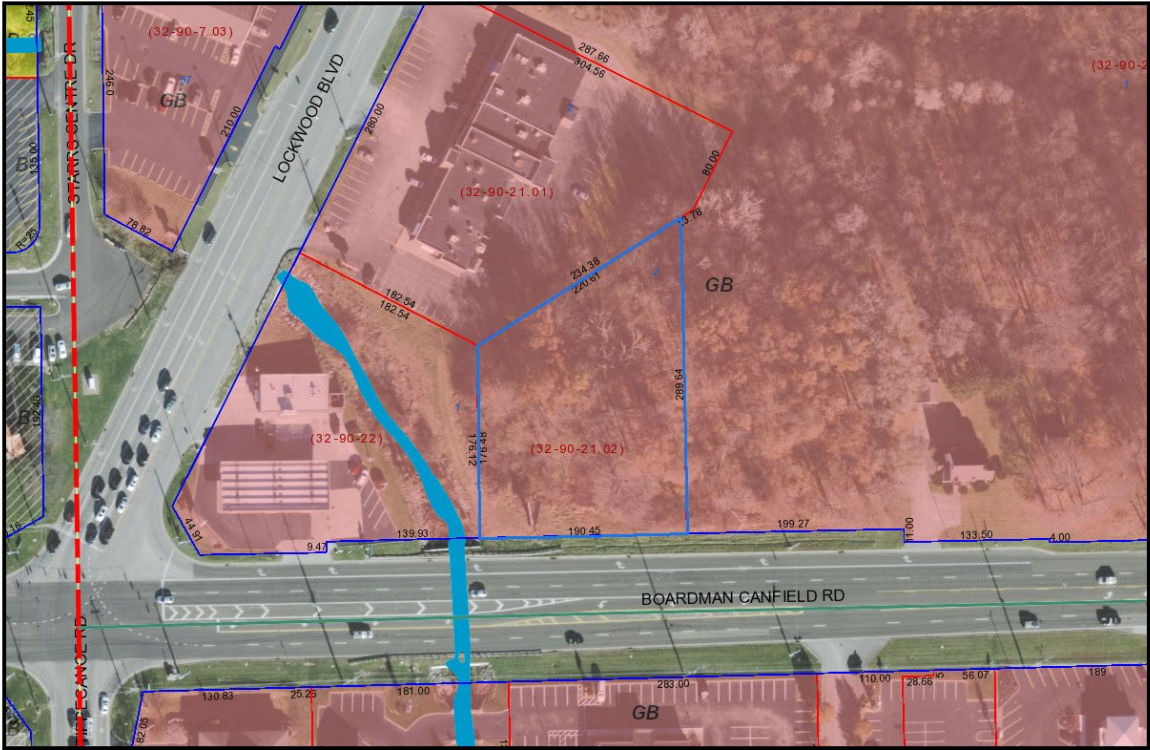
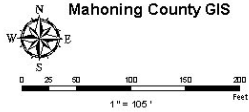


# AC-2021-01 1500 Boardman Canfield Rd.- Conditional Use



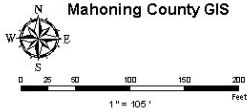
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  - SCHOOL-LINE
  - TOWNSHIP-LINE
  - VILLAGE-LINE
  - DISTRICT INDEX



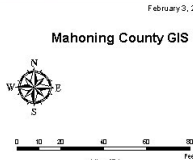
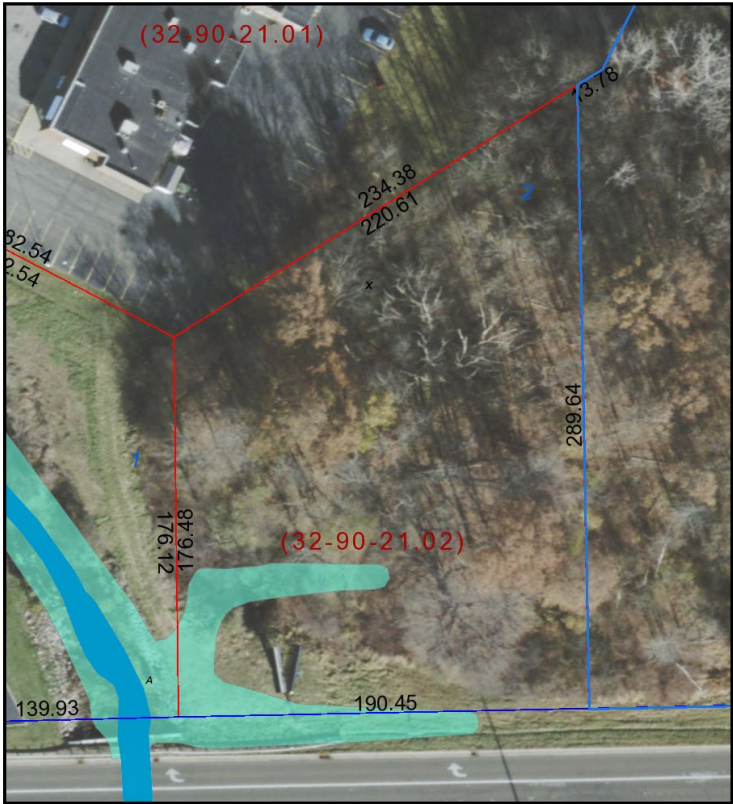
Map Legend

- Search Results: Properties  
Override 1
- DISTRICT LINES
- CITY-LINE
  - COUNTY-LINE





# AC-2021-01 1500 Boardman Canfield Rd.- Conditional Use

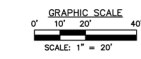
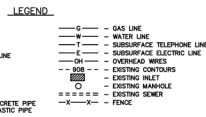
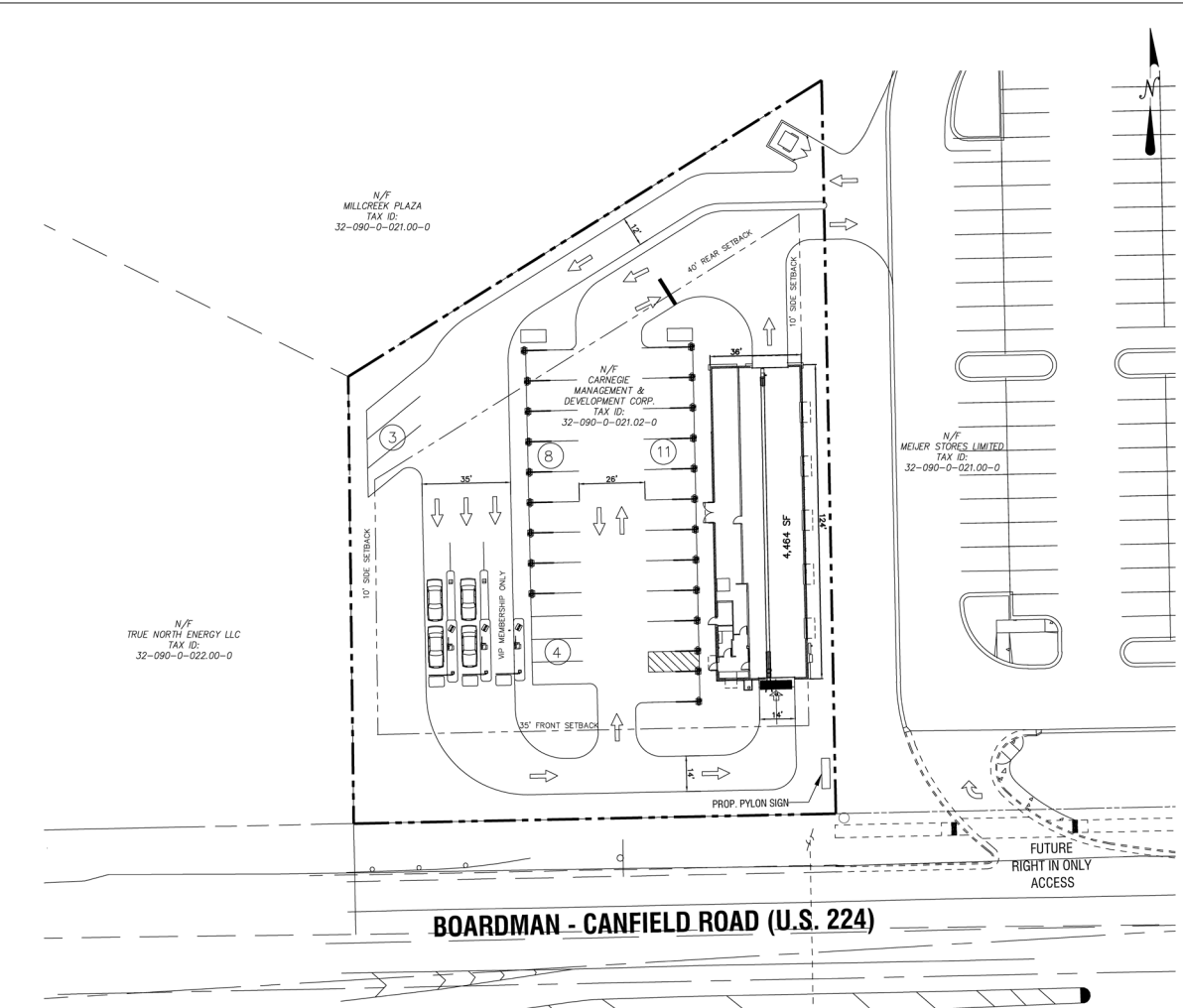


## ZONING INFORMATION

LOCATION: 1500 BOARDMAN-CANFIELD ROAD, YOUNGSTOWN OHIO		
ZONE: OB - GENERAL BUSINESS		
USE: CONDITIONAL USE - CARWASH		
ITEM	REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	NONE	N/A
MINIMUM LOT WIDTH	NONE	N/A
MINIMUM FRONT SETBACK	35 FEET	>35 FEET
MINIMUM SIDE SETBACK	15 FEET	>10 FEET
MINIMUM REAR SETBACK	40 FEET	>10 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	<45 FEET
MAXIMUM COVERAGE	85 PERCENT	<85 PERCENT

## PARKING INFORMATION

REQUIREMENT DESCRIPTION-ALL OTHER RETAIL OR SERVICE COMMERCIAL USES < 5,000 GROSS SQUARE FEET		
1 PARKING STALL FOR EVERY 300SF OF BUILDING		
ITEM	REQUIREMENTS	PROPOSED
PARKING SPACES	15	26



THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES IN DESIGN PLANS UNLESS WRITTEN CONSENT IS GIVEN BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD MODIFICATIONS MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND NECESSARY APPROVALS BY PERMITTING AGENCIES.

THE LOCATION OF EXISTING UTILITIES WERE TAKEN FROM RECORDS AND MARKING PROVIDED BY OTHERS AND OBSERVED EVIDENCE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CARE TO AVOID DAMAGE TO ALL EXISTING UTILITIES.

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**ZONING EXHIBIT**  
**MODWASH - 1500 BOARDMAN-CANFIELD RD**  
HUTTON ST 17, LLC  
TOWNSHIP, MAHONING COUNTY, OHIO

DESIGNED BY: AMZ  
REVIEWED BY: GAV  
DRAWN BY: GAV  
PROJ. NO.: 18266-49

SCALE:  
1" = 20'

Morris Knowles  
Professional Engineer  
12345 Main Street  
Youngstown, OH 44444  
Phone: 330.123.4567  
Fax: 330.123.4568  
Email: info@morrisknowles.com

SHEET NO.  
EXHIBIT

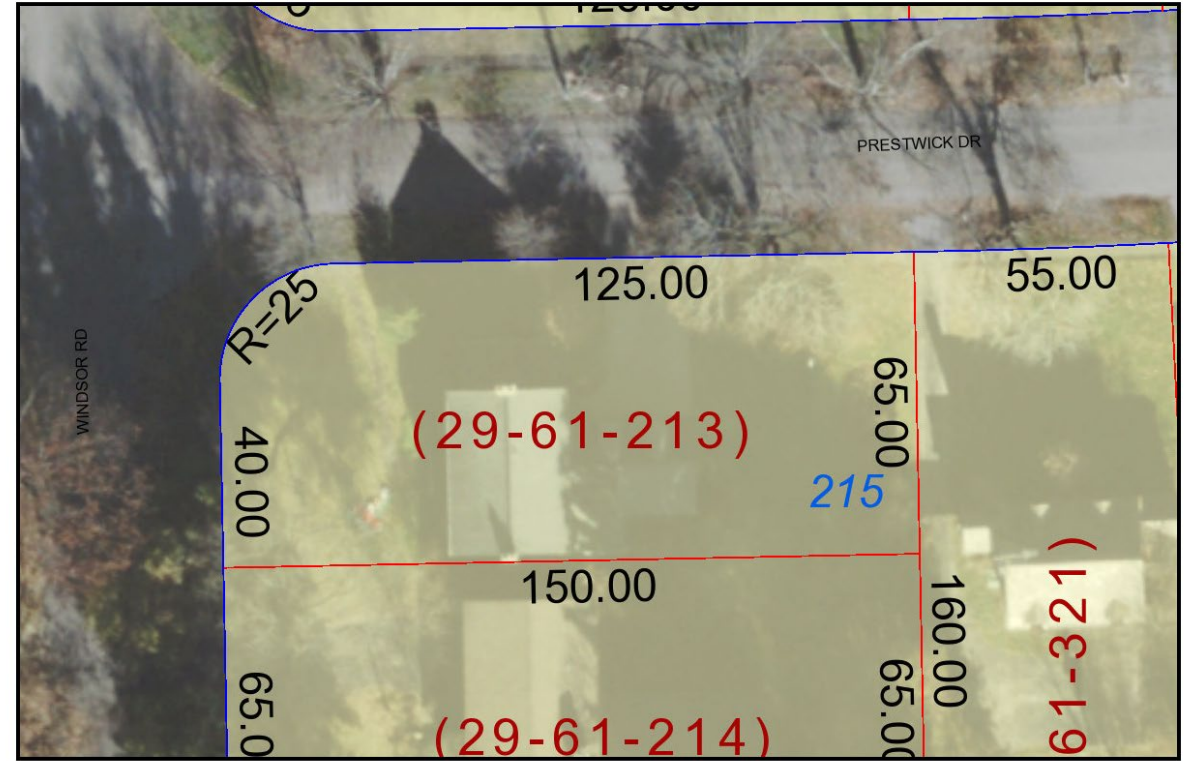
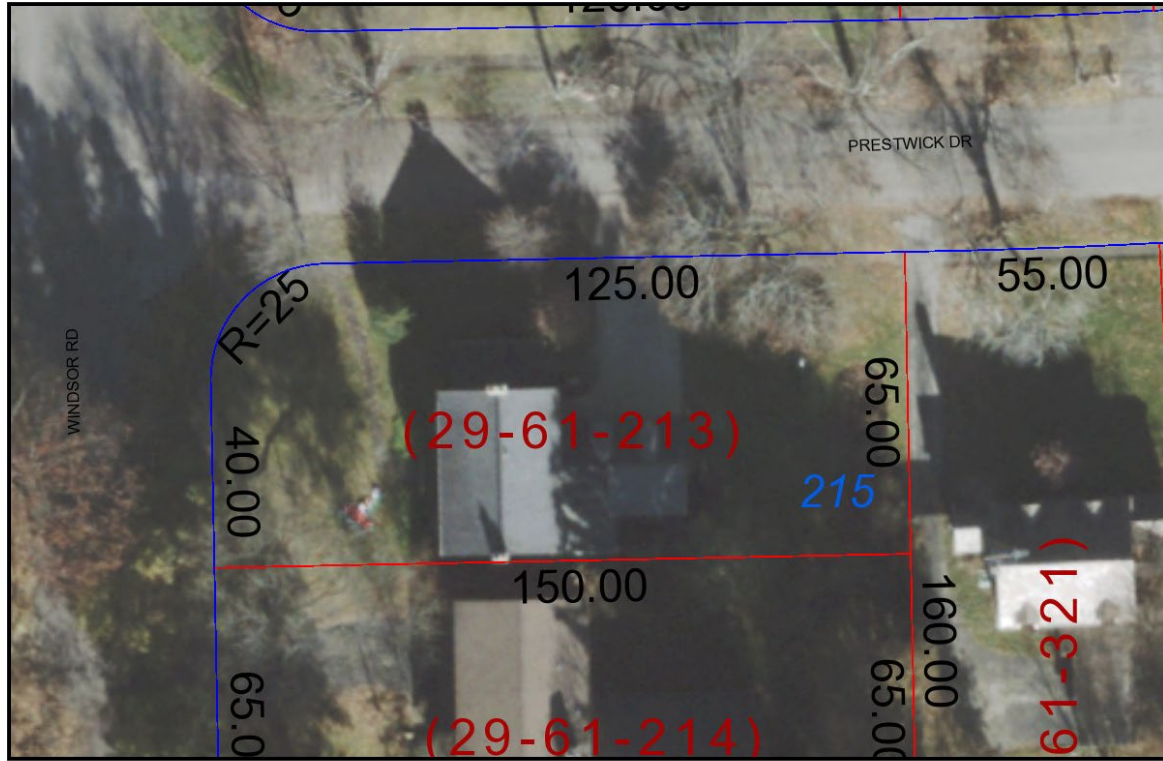


# AC-2021-02 4003 Windsor Rd.-Area Variance

## **APPEAL CASE AC-2021-02**

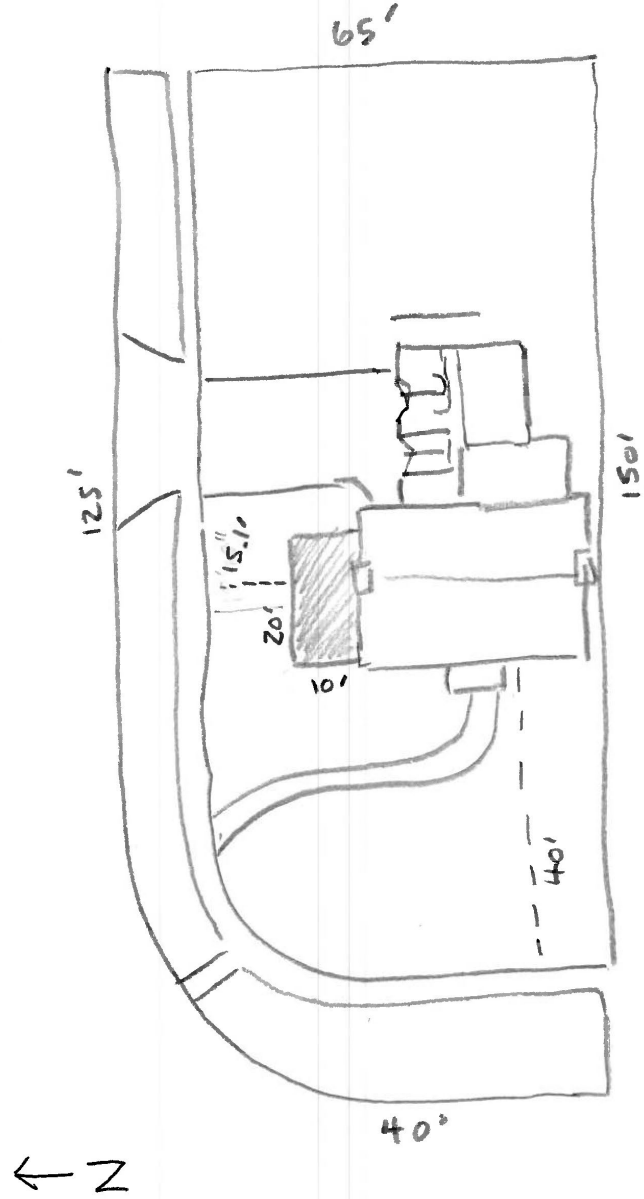
Anthony Hudock, property owner, 4003 Windsor Rd., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective January 1, 2021, Article 4.09 Area, Setback and other Site Development Standards A (3)(f) corner lots in order to enclose a porch fifteen (15) feet off the property line. The property is further known as LOT 215 65 X 150 THE ALB HEIRS PL 3, Parcel 29-061-0-213.00-0. Said property is zoned R1B-Residential, in Boardman Township, Mahoning County, State of Ohio.

# AC-2021-02 4003 Windsor Rd.-Area Variance





# AC-2021-02 4003 Windsor Rd.-Area Variance



29-61-213  
4003 Windsor  
work area is shaded



# AC-2021-03 1051 Boardman Poland Rd.-Area Variance

## **APPEAL CASE AC-2021-03**

Ellet Sign on behalf of Wholesome International-Choolaah Indian BBQ, property tenant, 1051 Boardman Poland Rd., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective January 1, 2021, Article 12.11 (B) Building Signs (6) Size (b) (i) in order to place more than the allowable signage on a secondary façade exactly 31.6 SF of additional signage than permitted by the code. The property is further known as LOT 4 283.86 X 240.00 IRR REPLAT LOT NO 2 & LOT NO 4 IN REPLAT OF LP GOOD PLAT NO 1, Parcel 30-054-0-019.00-0. Said property is zoned RB-Regional Business, in Boardman Township, Mahoning County, State of Ohio.

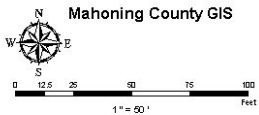


# AC-2021-03 1051 Boardman Poland Rd.-Area Variance

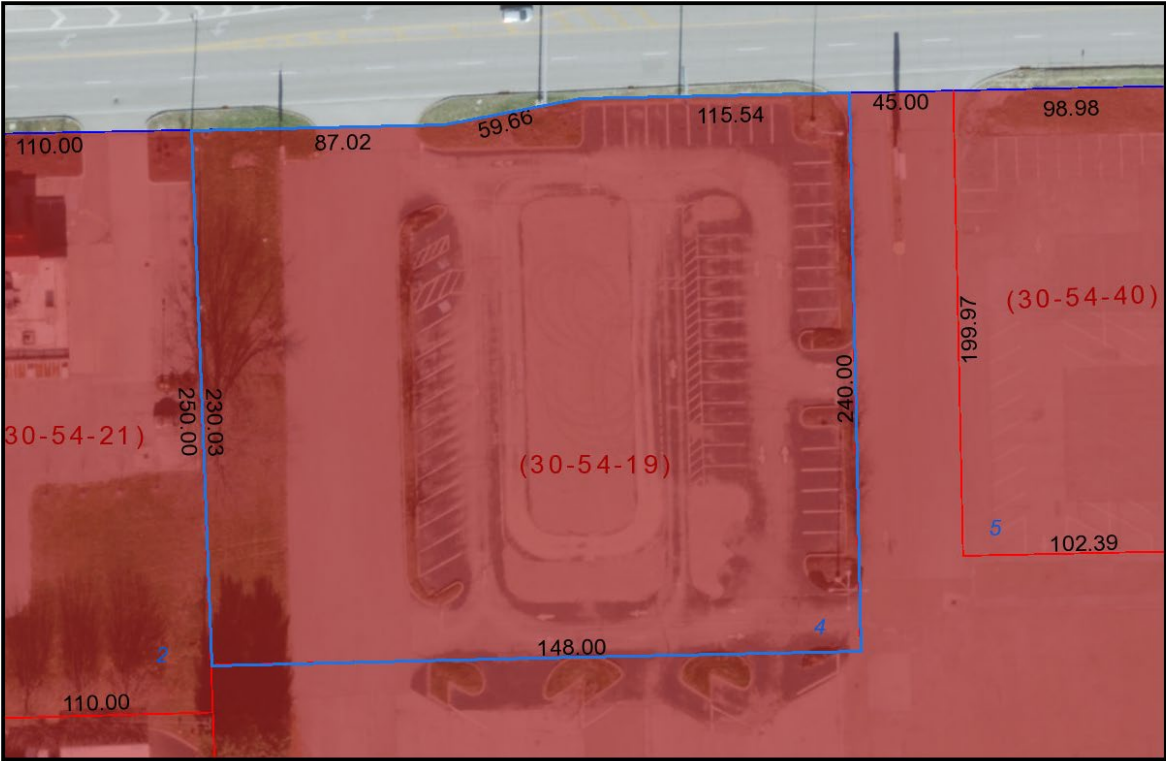


**Map Legend**

Search Results: Properties  
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VILLAGE-LINE  
SCHOOL-LINE  
DISTRICT INDEX  
TOWNSHIP-LINE

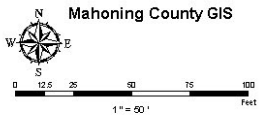


February 1, 2021



**Map Legend**

Search Results: Properties  
Override 1  
DISTRICT LINES  
CITY-LINE  
COUNTY-LINE



February 1, 2021

# AC-2021-03 1051 Boardman Poland Rd.-Area Variance

**CHOO LA AH INDIAN BBQ**  
SIGN LOCATION SIGN LOCATION

SITE PLAN **N ↑**

85' 33' 8" 131'

**SIGN AREA** **SIGN AREA** **SIGN AREA**

**TOWNER** - 1221 BOARDMAN POLAND INDUSTRIES LLC  
1051 BOARDMAN POLAND RD - SITE

**MAIN ADDRESS:** 1585 FREDERICK BLVD, AKRON, OH 44320

LEGAL - LOT 4, 283.86 X 240.00 RR, REPLAT LOT NO 2 & LOT NO 4 (REPLATE OFF PG 600, PLAT. 1)

**PARCEL #**  
30-054-0-0019.00.0

**FIELD SURVEY REQUIRED**

<b>CLIENT</b> CHOO LA AH	<b>PROJECT/LOCATION</b> 1051 BOARDMAN POLAND RD., BOARDMAN, OHIO	<b>DATE</b> 1/14/21	<b>ACCOUNT REP</b> DK	<b>DESIGNER</b> MC	<b>FILE</b> H3220 C
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**NO SCALE** **APPROVED** **DATE** 1/28/21

**FOR ARTISTIC PRESENTATION ONLY. TO BE RELEASED INTO PRODUCTION & INSTALLATION, DRAWING MUST BE APPROVED:**

**SALES AGENT** **DATE** 1/28/21

**ELLET SIGN COMPANY**  
3445 E. WATERLOO RD. AKRON, OH

PH 1-330-828-8907  
FX 1-330-828-8347  
TOLL FREE 1-888-652-8607  
www.elletnson.com

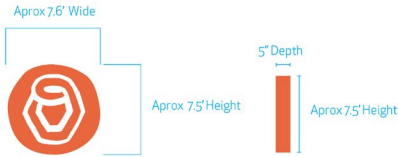


# AC-2021-03 1051 Boardman Poland Rd.-Area Variance

CHOO LA AH BOARDMAN OHIO: V.2.1

FRONTAGE: Aprox. 73.75 sq ft

Meets Code



Choolaah Letterform  
5" return  
PMS 166 paint  
Plexi led face lit  
match pms 166.

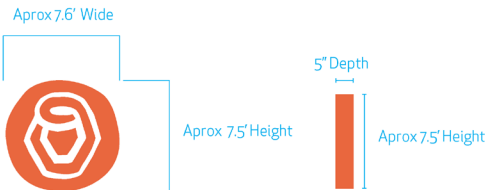
Choolaah Icon  
5" return  
PMS 166 paint  
Plexi led face lit  
match pms 166.

Ra  
Mk  
fa  
bo

CHOO LA AH BOARDMAN OHIO: V.2.2

FRONTAGE: Aprox. 73.75 sq ft

Variance for larger sign on side wall

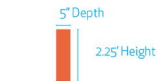


Choolaah Letterform  
5" return  
PMS 166 paint  
Plexi led face lit  
match pms 166.

Choolaah Icon  
5" return  
PMS 166 paint  
Plexi led face lit  
match pms 166.

Raceway  
Match white paint of  
facade (TBD)  
bottom mount

SIDE: Aprox. 27.6 sq ft

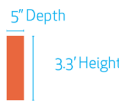


Choolaah Letterform  
5" return  
PMS 166 paint  
Plexi led face lit  
match pms 166.

Choolaah Icon  
5" return  
PMS 166 paint  
Plexi led face lit  
match pms 166.

Ra  
Mk  
fa  
bo

SIDE: Aprox. 59.4 sq ft



Choolaah Letterform  
5" return  
PMS 166 paint  
Plexi led face lit  
match pms 166.

Choolaah Icon  
5" return  
PMS 166 paint  
Plexi led face lit  
match pms 166.

Raceway  
Match white paint of  
facade (TBD)  
Center mount

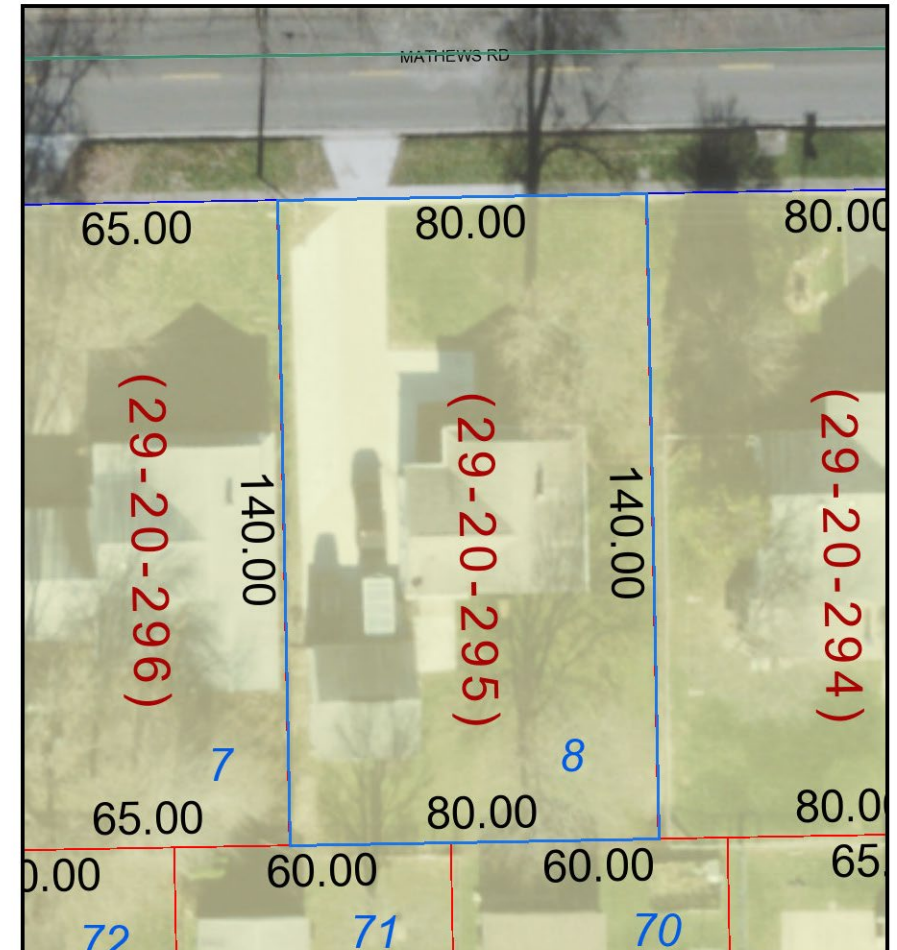
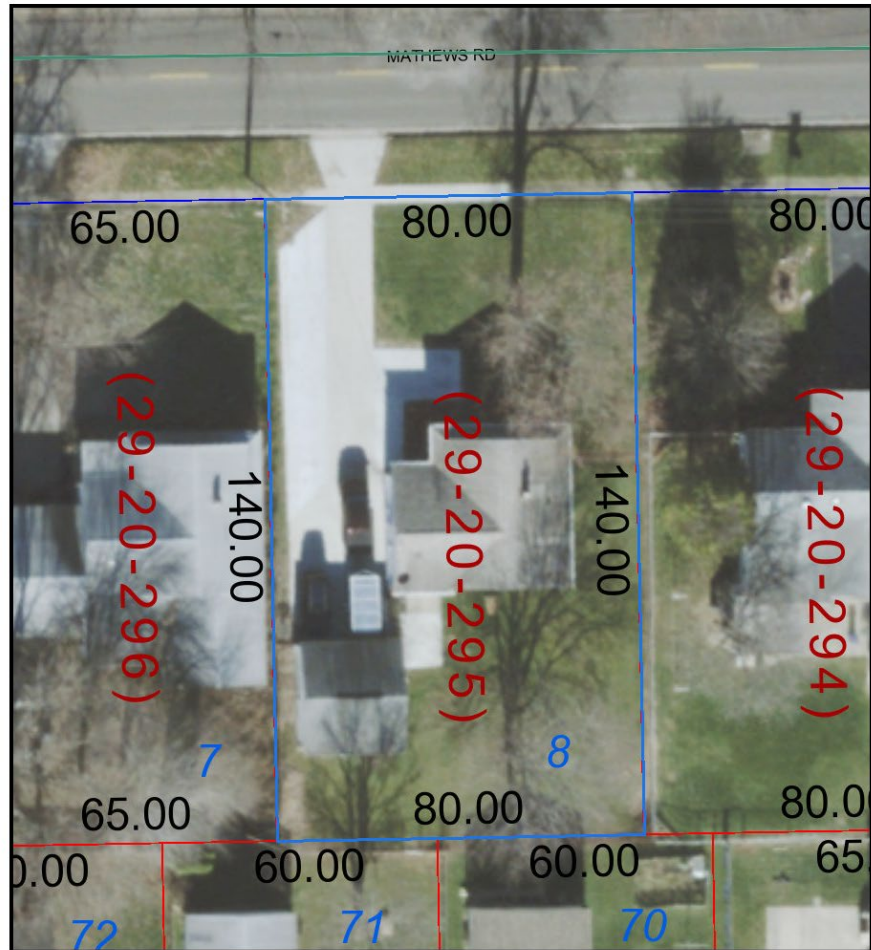
# AC-2021-04 1729 Mathews Rd.-Area Variance

## **APPEAL CASE AC-2021-04**

Dennis Puskarcik, property owner, 1729 Mathews Rd., Boardman, Ohio 44512, requests a variance from the terms of the Boardman Township Zoning Resolution, effective January 1, 2021, Article 6.01 Accessory and Temporary Use Regulations Table 6.01 LIMITS OF CERTAIN ACCESSORY STRUCTURES in order to have three (3) outbuildings. The property is further known as LOT 8 80 X 140 SOUTH PARK HEIGHTS PL 1, Parcel 29-020-0-295.00-0. Said property is zoned R1A-Residential, in Boardman Township, Mahoning County, State of Ohio.



# AC-2021-04 1729 Mathews Rd.-Area Variance



# AC-2021-04 1729 Mathews Rd.-Area Variance

