

D.O. SOMMERS / Wheeling Chew BJA 9/19/23



6444 Wilson Mills

Board of Zoning Appeals Application

Application Date: 9 AUGUST 2023
 Meeting Date: 19 SEPTEMBER 2023
 B.O.A. Application Fee: \$50 + 3% State Fee

Pursuant to the Village of Mayfield Charter and Zoning Code, the undersigned hereby submits attached information and requests a hearing before the Board of Zoning Appeals for the following purposes:

- (Please Check Request) AREA VARIANCE NON-CONFORMING USE
 USE VARIANCE OTHER APPEAL

Owner
 Name: BRETT GOLDBERG
 SS CORP
 Address: 14409 CEDAR RD.
 SOUTH EUCLID, OH. 44121
 Phone: 216 291.1177 Fax:
 E-mail: BRETTGOLDBERG.DOS
 @GMAIL.COM

Representative at Hearing (if different than Owner)
 Name: MARC COHEN
 NORTH COAST ARCHITECTS, INC.
 Address: 23215 COMMERCE PARK RD #316
 BEACHWOOD, OH. 44122
 Phone: 216.464.7494 Fax:
 E-mail: NORTH COAST ARCHITECTS
 @ WINDSTREAM.NET

Nature of Request (e.g., side yard setback variance)	Code Section	Description
1. SIGN ROW SETBACK VARIANCE	1185.11(2)(3)	30'-0" REQUIRED / 7'-2" PROVIDED 22'-10" VARIANCE REQUEST
2. SIGN: FRONT PROPERTY LINE SETBACK VARIANCE	1185.11(2)(3)	10'-0" REQUIRED / 7'-2" PROVIDED 2'-10" VARIANCE REQUEST
3. PARKING: FRONT YARD SETBACK VARIANCE	1175.05(2)	35'-0" REQUIRED / 13'-4" & 22'-4" PROVIDED 21'-8" & 12'-8" VARIANCE REQUEST

NOTE: A narrative is required with the application when applying for "use" variance, demonstrating PRACTICAL DIFFICULTY per Section 1105.02.

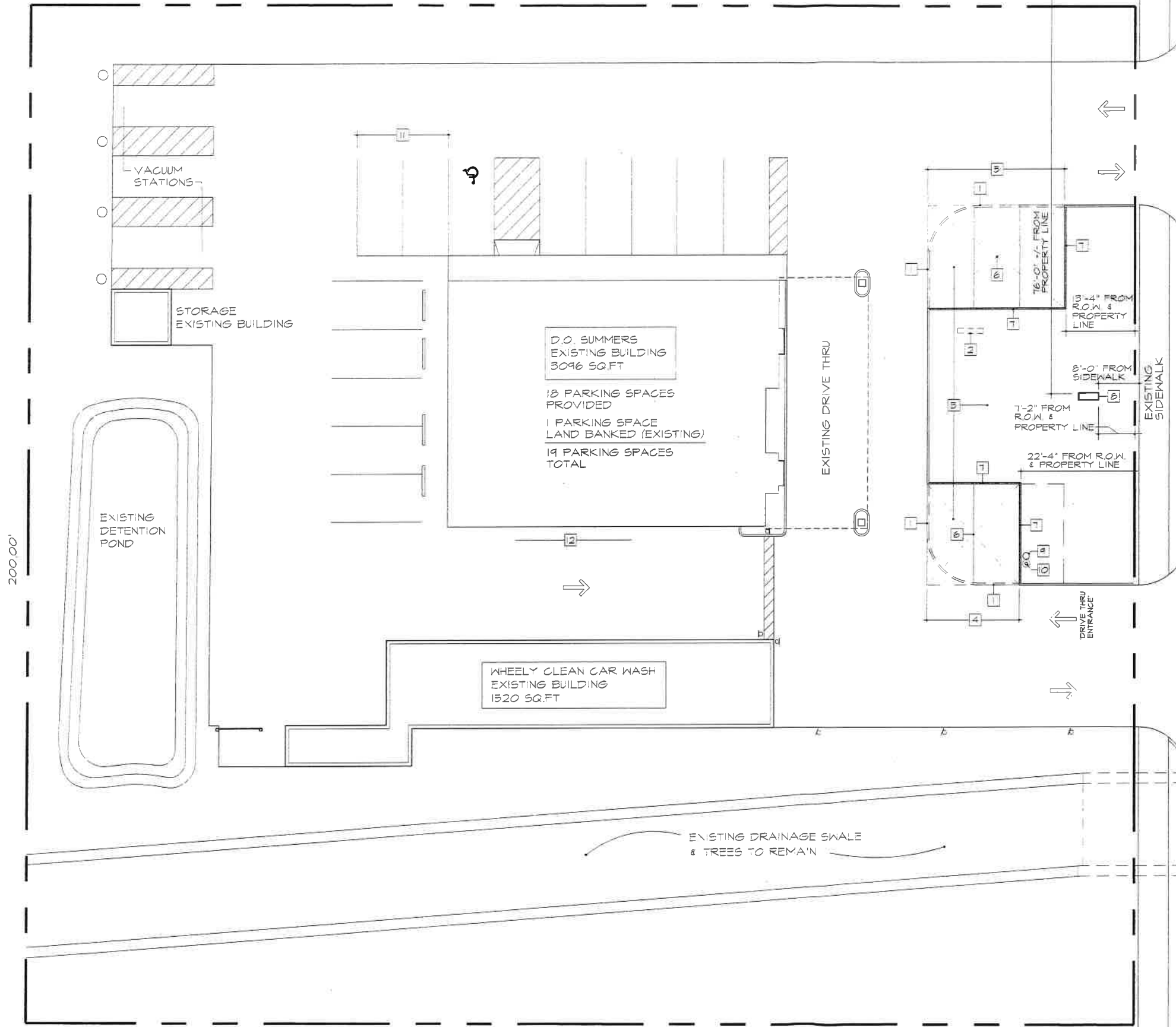
APPLICANT'S SIGNATURE: Marc H. Cohen
 DATE: 9 AUGUST 2023
 NORTH COAST ARCHITECTS, INC

PROPERTY OWNER'S SIGNATURE: [Signature]
 DATE: 8-9-2023

OFFICE BUILDING

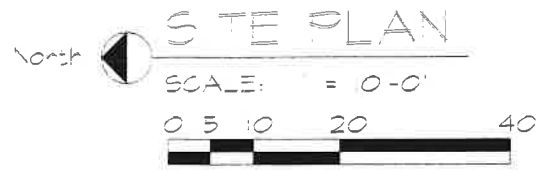
2:8.00

HOLIDAY INN PARKING LOT



2:8.00

C.E.I.

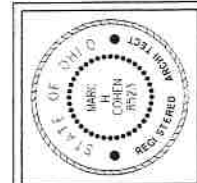


**SITE PLAN
DEMOLITION & CONSTRUCTION NOTES**

- 1 REMOVE EXISTING CONCRETE CURB SECTIONS. SAVE FOR REUSE AT NEW PARKING SPACES PERIMETER
- 2 REMOVE EXISTING SIGN (5'-4" x 26") & CONCRETE BASE. RELOCATE EXISTING ELECTRICAL UTILITY TO NEW SIGN
- 3 REMOVE & REWORK EXISTING LANDSCAPING AS REQUIRED. REFER TO LANDSCAPE DRAWING L-1.
- 4 TWO NEW PARKING SPACES, 9'-0" x 20'-0" EACH, PREVIOUSLY APPROVED LAND BANKED SPACES.
- 5 THREE NEW PARKING SPACES, 9'-0" x 20'-0" EACH, PREVIOUSLY APPROVED LAND BANKED SPACES.
- 6 NEW ASPHALT PAVING. MATCH EXISTING.
- 7 RELOCATED CONCRETE CURB SECTIONS AT NEW PARKING SPACES PERIMETER.
- 8 NEW GROUND SIGN (7'-5" x 12'). REFER TO SIGN DRAWINGS FOR ADDITIONAL INFORMATION. CONNECT TO EXISTING SIGN ELECTRICAL UTILITY. NEW SIGN LOCATION: CENTER ON EXISTING ISLAND. NOTE: SIGN SETBACK SAME AS HOWARD HANNA.
- 9 EXISTING UTILITY POLE TO REMAIN.
- 10 6" DIAMETER x 3'-6" HIGH CONCRETE FILLED STEEL BOLLARD, WITH 18" DIAMETER x 3'-6" DEEP CONCRETE FOOTING
- 11 TWO NEW PARKING SPACES, 9'-0" x 20'-0"
- 12 REMOVE EXISTING PLASTIC STORAGE SHED. REMOVE ALL EXISTING PARKING STRIPING ON WEST SIDE OF THE BUILDING

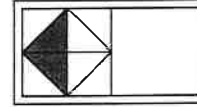
VARIANCES REQUIRED:

- PER CODIFIED ORDINANCES OF MAYFIELD VILLAGE PART ELE/EN - PLANNING & ZONING CODE
- CHAPTER 185 SIGNS / 1185.11(G)(5)
- * SIGN R.O.W. SETBACK 30'-0" REQUIRED / 7'-2" PROVIDED 22'-10" VARIANCE REQUEST
 - * SIGN FRONT PROPERTY LINE SETBACK 10'-0" REQUIRED / 7'-2" PROVIDED 2'-10" VARIANCE REQUEST
- CHAPTER 175 BETA CORE COMMERCIAL DISTRICT 0/ERLAY / 1175.05(G)
- * PARKING FRONT YARD SETBACK 35'-0" REQUIRED / 13'-4" & 22'-4" PROVIDED 2'-8" & 12'-8" VARIANCE REQUEST



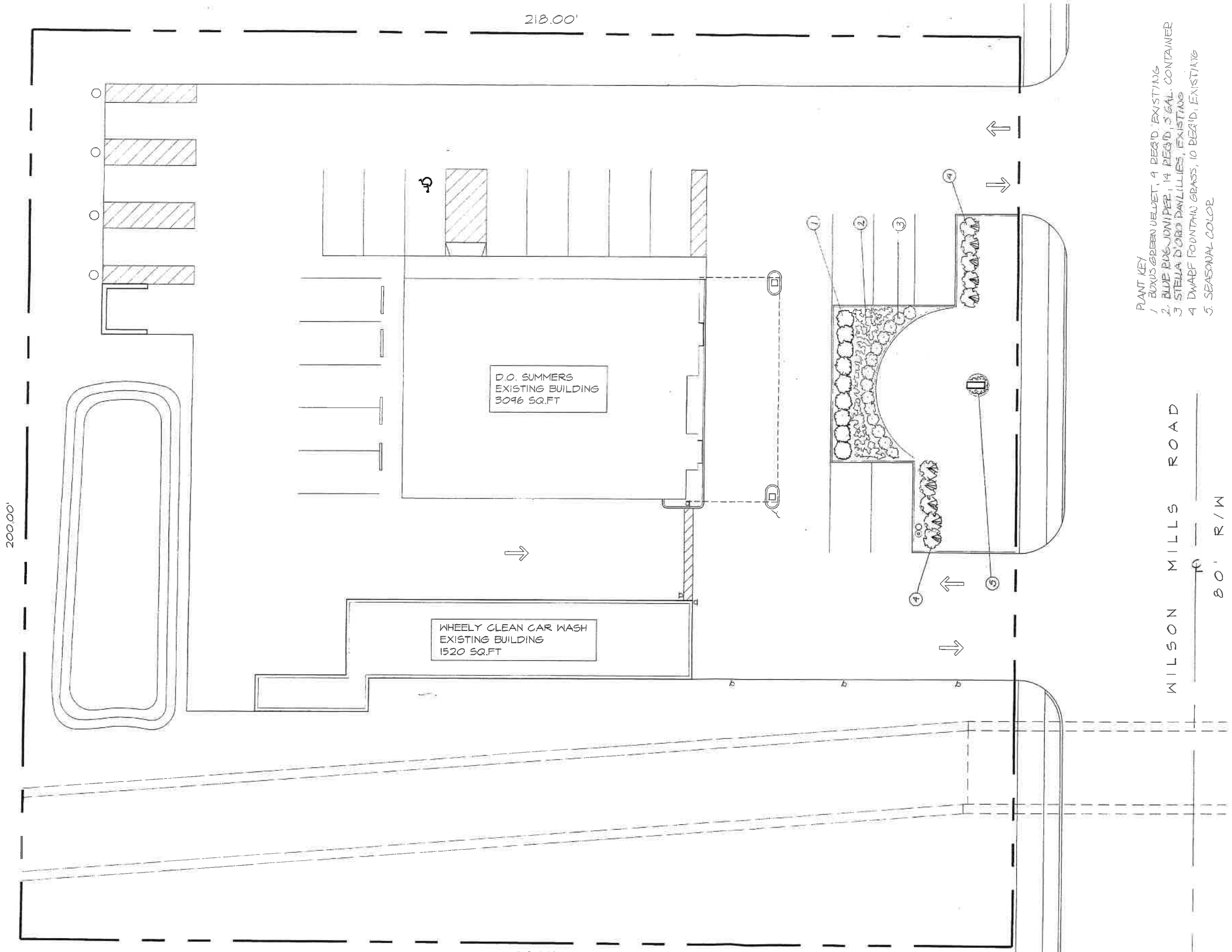
23215 COMMERCE PARK ROAD
SUITE 316
BEACHWOOD, OHIO 44122
PHONE: 216-464-7494

**NORTH
COAST
ARCHITECTS, INC.**




PARKING EXPANSION FOR:
DO SUMMERS DRY CLEANERS
& WHEELY CLEAN CAR WASH
6447 WILSON MILLS ROAD
MAYFIELD VILLAGE
SITE PLAN
2312

DATE: 22 JUNE 2023
ISSUE: VILLAGE APPROVAL
DATE: 28 JULY 2023
ISSUE: VILLAGE APPROVAL
DATE: 8 AUGUST 2023
ISSUE: ARB & BZA APPROVAL
SP - 1



- PLANT KEY
- 1 BUXUS GREEN BELLETT, 4 BEG'D, EXISTING
 - 2 BLUE RUG JUNIPER, 14 BEG'D, 5 GAL. CONTAINER
 - 3 STELLA D'ORS DANILLIES, EXISTING
 - 4 DWARF FOUNTAIN GRASS, 10 BEG'D, EXISTING
 - 5 SEASONAL COLOR

WILSON MILLS ROAD
80' R/W

North  **LANDSCAPE PLAN**
SCALE: 1" = 10'-0"
0 5 10 20 40

DATE: 19 JUNE 2023
ISSUE: VILLAGE APPROVAL
DATE: 28 JULY 2023
ISSUE: VILLAGE APPROVAL

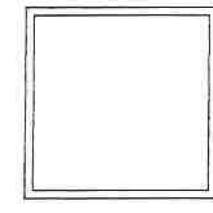
L-1

PARKING EXPANSION FOR:
DO SUMMERS DRY CLEANERS
& WHEELY CLEAN CAR WASH
6447 WILSON MILLS ROAD
MAYFIELD VILLAGE

2312 LANDSCAPE PLAN

PREPARED BY: MARI FEDA
SEASONAL SOLUTIONS LANDSCAPING
5510 DUNHAM RD., BLDG. 3
MAPLE HTS., OHIO 44137

7.27.2023



NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW

D.O. SUMMERS

MONUMENT OPT-2

SIGN AREA
29.5 SF

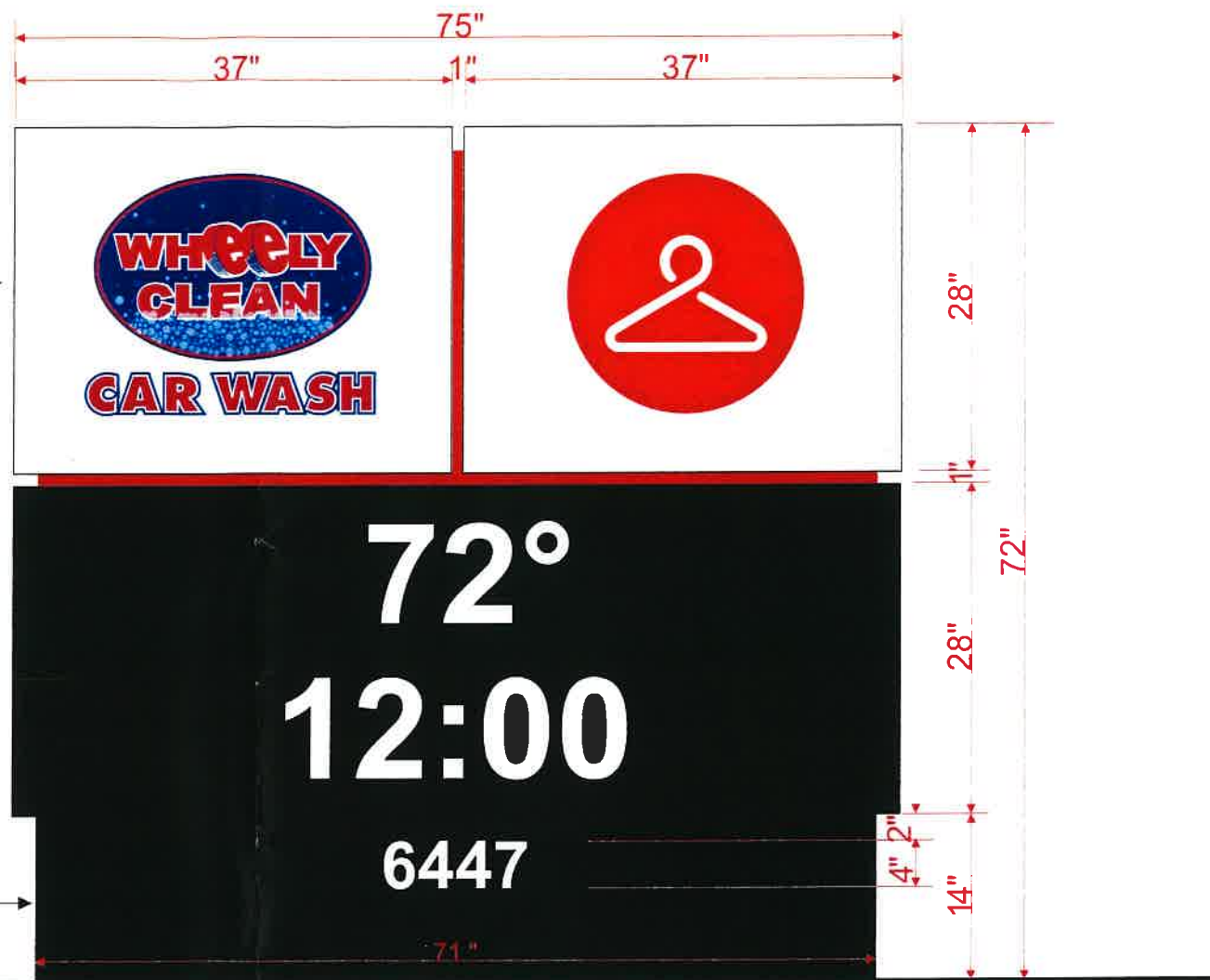
AVAILABLE SIGN AREA
32 SF

FABRICATED ALUMINUM
CABINET W/ BACKED UP LOGOS
(WHITE BKGD)

ELETRONIC DISPLAY
TO REPLACE EX.

FABRICATED
ALUMINUM BASE (BLACK)
W/ PSV ADDRESS (WHITE)

ANCHOR BOLT
CONCRETE FOOTER
BY OTHERS
CESCO TO PROVIDE
ANCHOR BOLTS



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**ELECTRIC
SIGNS**
CONFORMS TO ANSI/UL STD 48

PROJECT: **D.O. SUMMERS CLEANERS**

SALESMAN: M BIZJAK

DRAWN BY: VAW

DATE OF DRAWING: 7/17/2023

VOLTAGE: 120 / 277

FONT(S): CLIENT LOGO

LOCATION: MAYFIELD - OH

TYPE OF SIGN: MONUMENT SIGN, OPT-2

SCALE: 1/2" = 1'

ACCEPTANCE:

NAME:

SIGNATURE:

DATE:

PRINT # **D.O. SUMMERS-2300 OPT-2**