



# Memorandum

**Date:** February 22, 2019

**To:** City Manager

**From:** Secretary, Board of Zoning Appeals

**CC:** Building Official, City Planner, Assistant City Manager, City Engineer, Economic Development Coordinator, Clerk of Council, Community Development and Engineering Dept. Staff

**Topic:** Board of Zoning Appeals Meeting – February 21, 2019

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**The following items were presented to the Board of Zoning Appeals for consideration during the regularly scheduled meeting on February 21, 2019:**

**COMMUNICATIONS:**

**REFUSAL NO. 2324**

**APPLICANT:** NRP Properties LLC

**OWNER:** Avenue Properties LLC

**LOCATION:** 955-985 Mentor Avenue: (Parcel # 15-C-036-J-00-002-0; 15-C-036-J-00-004-0): Acreage– 4.3

The City of Painesville has received a request from NRP Properties, LLC (Kent Outcalt) requesting an extension of the sixty-five (65) day requirement by which a permit or any business associated with an approved variance request must be submitted/addressed. The requested extension is for an additional 300 days, as funding submittal will be February 21, 2019; with announcement to be made May 15, 2019. Additional time is needed to submit formal building plans after the engineering has been completed, along with the traffic study requested by the Planning Commission.

*Motion by Mr. Briggs, seconded by Mr. Bartholomew, to approve the extension request for Refusal 2324 to NRP Properties for an additional 300-days, the expiration date for this matter will be November 21, 2019. On Roll Call, Mr. Briggs, Mr. Bartholomew, and Chairman Behrens answered “yes”. Motion carried, 3-0.*

**NEW BUSINESS/PUBLIC HEARING ITEMS:**

**REFUSAL NO. 2326**

**APPLICANT:** NRP Properties LLC

**OWNER:** Avenue Properties LLC

**LOCATION:** 955-985 Mentor Avenue: (Parcel # 15-C-036-J-00-002-0; 15-C-036-J-00-004-0): Acreage– 4.3

**DISTRICT:** B-1 Business/Residential District

**VARIANCE:** Section 1129.01: Height, Lot Area, and Minimum Floor Area Requirements

The City of Painesville has received an application from NRP Properties, LLC (Kent Outcalt) proposing a variance to Sections 1129.01, height, lot area, and minimum floor area requirements, of the Painesville Codified Ordinances. The applicant had proposed on Refusal 2321 to construct Senior Housing and a Senior Center at 955-985 Mentor Avenue; the refusal was approved with stipulations. Section 1129.01 requires a maximum building height of thirty-five (35) ft. in a B-1 Business/Residential District. The owner has requested a building height of forty (40) feet, and maintain a 6:12 roof pitch. A variance of five (5) feet is being requested.

*Motion by Mr. Briggs, seconded by Mr. Bartholomew, to grant Refusal 2326 as requested with the stipulation the architecture of the building meet the approval of the Design Review Board due to the increase in height. On Roll Call, Mr. Bartholomew, Mr. Briggs and Chairman Behrens answered “yes”. Motion carried, 3-0.*