



VILLAGE OF OAKWOOD
ZONING BOARD OF APPEALS
WORK SESSION MEETING MINUTES

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MEETING DATE: WEDNESDAY, DECEMBER 8, 2021

TIME OF MEETING: 6:30 P.M. MEETING

PLACE OF MEETING: OAKWOOD VILLAGE - COUNCIL CHAMBERS

PRESENT: Marschelle Head – Chairperson
Thomas McWilliams
Joseph Swaton

Ross Cirincione – Assistant Legal Counsel
Allen Hagan, C2OW Representative

ABSENT: Dan Stanton

The Meeting was called to order at approximately 6:35 P.M. by Marschelle Head, Chairperson.

NEW BUSINESS: **APPLICANT: C2 CONSTRUCTION LLC.**
CASE # ZBA21-02: **REPRESENTING C2 CONSTRUCTION:**
ALLEN HAGAN, HANNA COMMERCIAL OPERATIONS
PROPERTY OWNER - C2OW
24197 BROADWAY AVENUE, OAKWOOD VILLAGE,
OH 44146 PP #795-19-020 Mr. Hagan is coming before
the Board to request approval for the following variances:

1. **13 Space Variance** - **Ord. # 1181.05**
2. **No Loading Variance** - **Ord. # 1181.10**
3. **180-Sq. Ft. Stall Variance** - **Ord. # 1181.02**
4. **35-foot Front Yard Parking Variance*** - **Ord. # 1169.03**
**Grandfathered to Existing Building*

Mr. Cirincione commented that among the people that will be getting treatment at this VA Center would be people who qualify for veterans’ benefits, and according to their application, in order for C2 Construction to meet the VA’s standards, they would need a minimum number of parking stalls that would be a little bit bigger than standard size.

That would include three ADA (American Disability Acts) stalls; one van accessible space with (wheel chair) access aisle. **(#1 - 13 Space Variance - Ordinance 1181.05)**

Mr. Swaton: I don't see why they would have to get permission to make the spaces bigger. I would think they would only need permission if they were making the spaces smaller.

Mr. Cirincione: By making the spaces bigger you would reduce the number of spaces available. That's why they are asking for a variance from the current requirement. There are going to be fewer spaces, but the dimensions will be different.

Ms. Head: That's what I was trying to see; what the dimensions were.

Mr. Swaton: Some of those guys need more room to get in and out.

Mr. Cirincione: The name of the applicant is what?

Ms. Head: What they are actually called is Professional Veterans Affairs Office.

Mr. Cirincione: So, this would be a Professional Services Office to attend to the needs and requirements of veterans. That is why the VA standards come into play.

Mr. Allen Hagen, Representing C2OW: The group in North Dakota that owns the property are going to develop it under GSA standards with the Veterans Committee. They are building several of these centers around the country. The property will be privately held, but the GSA are signing very long-term leases. That is why they are very concerned about keeping to the GSA standards for veterans.

Ms. Head: That I understand, what I'm not sure of is what is Oakwood's position on this? I'm looking at the Code, but there's so many spaces per thousand feet.

Mr. Cirincione: The first variance is a 13-space variance.

Mr. McWilliams: That means a reduction in the number of spaces because of the increase in the size of the stalls.

Ms. Head: When we're ready to make the motion we need to know what we're talking about. I'm looking at Code 1181.05: Retail Store and Service. Under 1181.05 (C) it shows Business and Office Use Services.

Mr. Cirincione: What is the square footage of the building?

Mr. Hagen: That would be on the site plan. Would it help if I get the owner on the phone now, or is it too early? Paul Anderson would be the construction manager for the project. I can give him a call really quick.... (I left him a voice mail, so hopefully he'll call me right back).

Ms. Head: This should be about 11,000-sq. ft.

Mr. Hagen: The other key thing to remember about this is 98% of the activities there are scheduled, so they have a count of the number of people that would be coming in prior to their arrival.

Ms. Head: So, for the “Loading Zone Variance” (**#2 No Loading Variance - Ordinance 1181.10**) it will not be necessary to have loading spaces; is that what that means?

Mr. Hagen: The only deliveries they will receive are small medical supplies that come in vans.

Mr. Swaton: So, there is no loading dock? Which means they will have more space?

Mr. Cirincione: Section 1181.10 talks about where the loading zone could be.

Ms. Head: But they don’t really need loading.

Mr. Hagen: I think they will have a turn-around for vans to drop off, but that will be it.

Mr. Cirincione: (**# 3 “180-sq. ft.” Stall Size Variance - Ordinance 1181.02**) would be the stall size variance, which we discussed regarding the size of the stalls. And, (**#4 “35-foot” Front Yard Parking Variance* - Ordinance 1169.03 *Grandfathered to Existing Building.** They want to make sure they have permission to do all of this because they are going to have to answer to the Veterans Administration.

Ms. Head: So, for #3 “180-sq. ft.” is the size of the variance that’s needed for the Stall Size Variance?

Mr. Swaton: What was the original size of the stall?

Mr. Cirincione: The size is 180-sq. ft. so, I’m not sure what the size is that they’re asking for. Ordinance 1181.02 states: “Each space shall not be less than 9-feet wide in a 180-sq. ft. area, exclusive of all jobs.”

Mr. Swaton: Pretty much, all they want to do is change the size of their parking spaces so the guys can get in and out.

Ms. Head: I can do the math; we just need to know [what the stall size is on the application].

Mr. Cirincione: Mr. Anderson will attend our meeting via Zoom at 7:00 P.M. We can ask him then because I can’t find [the actual stall size] in the application.

Ms. Head: So, for #4 - “35-foot Front Yard Parking Variance” its supposed to be what?

Mr. Swaton: Its already grandfathered in.

Ms. Head: But we still have to know what we’re doing.

Mr. Cirincione: We just need to know the precise language of the variance.

Meeting Adjourned at approximately 7:04 P.M.