

DATE: October 13, 2015
PROJECT: Shell Gas Station
ADDRESS: 2603 Noble Road
Cleveland Heights, Ohio

PURPOSE: Board of Zoning Appeals

PROJECT SUMMARY: The existing gas station located at the above referenced address is anticipated to change ownership. The station will remain operating as gas station, but the existing garage bays will be removed, and the interior will be converted to retail. A new entrance door will be provided from Noble Road and the existing entrance will be closed, however, the entrance from Monticello will remain. The conversion from garage to store will require additional parking spaces. Currently, there are no assigned parking spaces available with the exception of the pumps.

ISSUES: The site is limited in size and does not fit all required spaces without affecting other zoning requirements. Although the plan is calling for 4 additional assigned parking spaces, parking is still short, with no ability to provide all required spaces due to the current layout of the site and its limited size.
Although the maneuvering isles on each side of the building are met, however, the isles widths to cross from/to each side of the building are not available. In order to accommodate this issue, 2 parking spaces on each side were provided, and traffic can enter and exit from the same side of the building.

ZONING DISTRICT: Local Retail (C-2)

