

**AKRON BOARD OF ZONING APPEALS**

**MEETING OF WEDNESDAY, DECEMBER 20, 2023 – 9:00 A.M.**

**COUNCIL CHAMBERS, THIRD FLOOR, MUNICIPAL BUILDING**

**166 SOUTH HIGH STREET**

**(1) CORRECTION and APPROVAL of Minutes of November 29, 2023.**

**(2) PUBLIC HEARINGS:**

**(A) APPLICATION #01-2023-Z – Application of Northeast Ohio Supply, LLC, to install a propane filling station at 1335 Kenmore Boulevard.**

TAT/emd

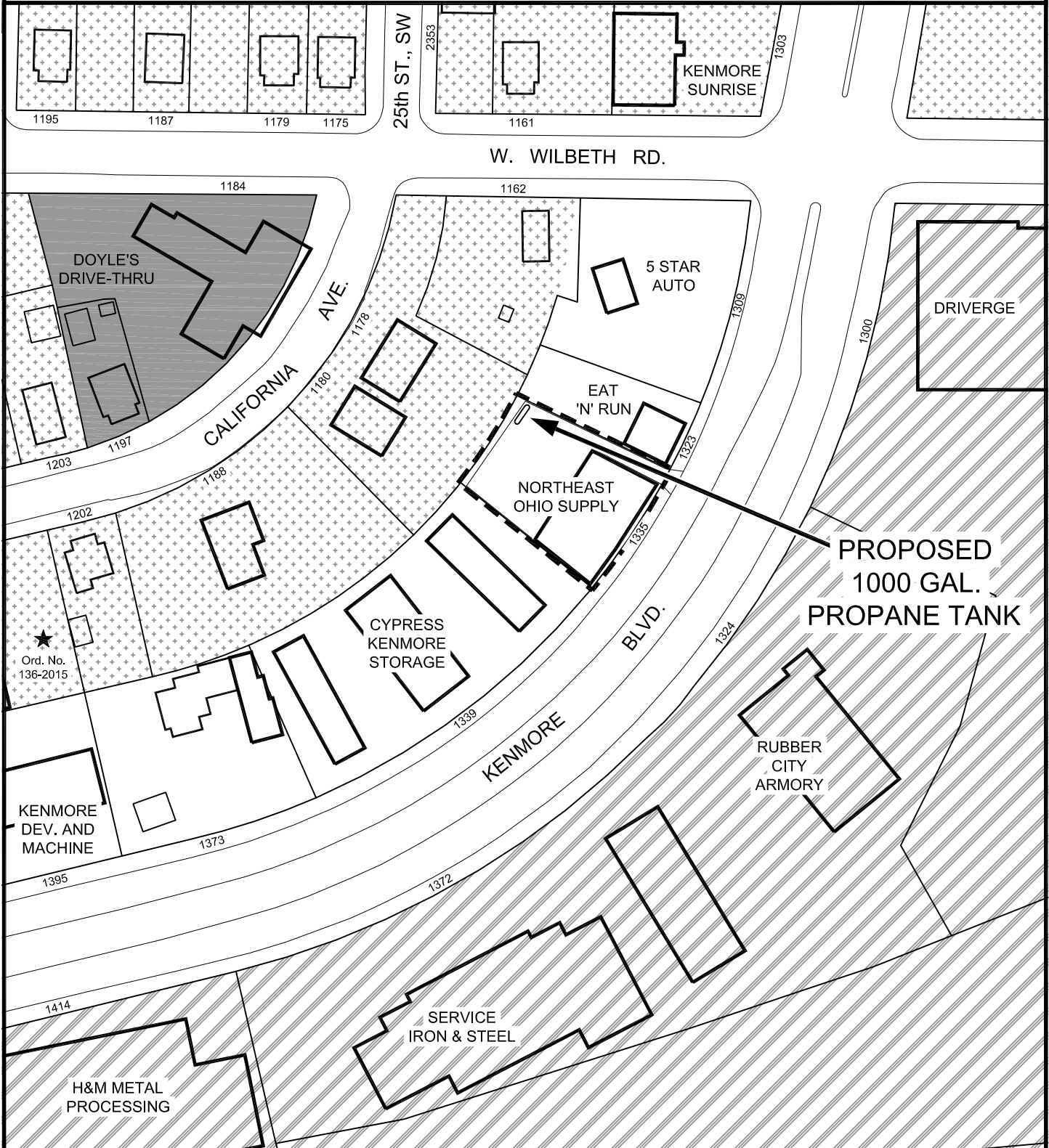
# Application #01-2023-Z

Application of Northeast Ohio Supply, LLC, to install a propane filling station at 1335 Kenmore Boulevard

- ★ Conditional Use
- U1 Single Family Residential
- U3 Retail Business
- U4 Commercial
- U5 Ordinary Industry



0 100'  
Created 12/04/2023 jwh  
Revised 12/05/2023 jwh



## MEMORANDUM

**TO:** AKRON BOARD OF ZONING APPEALS      **ITEM # 2A**  
**APPLICATION #01-2023-Z**

**FROM:** DEPARTMENT OF PLANNING AND  
URBAN DEVELOPMENT

**DATE:** DECEMBER 20, 2023      **WARD:** 9  
**COUNCILPERSON:** Freeman

**SUBJECT:** APPLICATION #01-2023-Z – Application of Northeast Ohio Supply, LLC, to install a propane filling station at 1335 Kenmore Boulevard.

**BOARD OF ZONING APPEALS AUTHORITY: SECTION 153.409(A)**

**GENERAL LOCATION:** North side of Kenmore Boulevard, south of W. Wilbeth Road

**LAND USE IN THE SURROUNDING AREA:**

**NORTH SIDE:** Commercial  
**SOUTH SIDE:** Commercial  
**EAST SIDE:** Commercial  
**WEST SIDE:** Commercial

**ZONED:** Commercial (U4, H3, A3)

**BUILDING LINE:** Zero feet lot line along Kenmore Blvd.

**SIZE OF LOT & AREA:** Irregularly shaped, containing approximately 10,800 square feet.

**COMMENTS:**

Northeast Ohio Supply, LLC, is the owner of approximately 10,800 square feet of land along the north side of Kenmore Boulevard south of West Wilbeth Road. The property is addressed as 1335 Kenmore Boulevard. Surrounding uses include commercial businesses in all directions. The property is zoned Commercial Use district (U4, H3, A3) and the Land Use and Development Guide Plan recommends commercial businesses for the surrounding area.

The Applicant is requesting permission to establish a 1,000 gallon propane tank filling station on its property. According to Sec. 153.409(A) of the Zoning Code, the handling and use of liquefied petroleum gases as an accessory use in any district requires an application be made to the Board of Zoning Appeals.

The 16 feet long, 1,000 gallon tank would be located in an area close to the northwest corner of the lot. Specifically, it would be situated a minimum of 10 feet from the back and side property lines with the point-of-fill being along the southern side. The tank would be more than 30 feet from the closest building on the property and over 60 feet from any adjacent property buildings. Currently, the property is enclosed by a 6 feet tall chain-link fence with barbed wire along the top.

The Applicant desires to add the propane filling station to offer additional services that they provide for their customers at “Northeast Ohio Supply”. A tank located on site would also help them to reduce their expenses instead of continuing to obtain propane off site. It is recommended that the tank be surrounded by concrete bollards for protection. The Fire Department will also review the plans, and approval of this request is contingent upon a favorable review by the Akron Fire Department. Provided the final plans submitted for permits are approved by the Superintendent of Building Inspection and the Fire Chief, as required by the Zoning Code, the Planning Staff does not object to this request.

**RECOMMENDATION:**

The Planning Staff, in accordance with Section 153.426, recommends **APPROVAL** of the application of Northeast Ohio Supply, LLC, to install a propane filling station at 1335 Kenmore Boulevard, in accordance with the submitted plans and subject to the following condition:

- (1) That the plans be approved by the Superintendent of Building Inspection and the Fire Chief.

MM/emd