

HINCKLEY TOWNSHIP
Hinckley, Ohio 44233

APPLICATION FOR CONDITIONAL USE PERMIT
BOARD OF ZONING APPEALS

Application No. APO263

The undersigned requests a conditional use permit for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Board. ~~If this use is discontinued for a period of more than six (6) months, this permit shall automatically expire.~~ AW

1. Name of Applicant Luke Allen Wittasek

Mailing Address 11635 Glendora Lane Parma Hts OH 44130

Phone Number Home: 440-263-5817 Business: 440-638-1199

2. Location Description: Subdivision Name 2571 Center Road Hinckley, Ohio 44233

Section Hinckley Corporate Park Township Hinckley PPN Lot No. 01703A37007

Unit 1

3. Existing Use Location is currently vacant

4. Zoning District I2 - Light Manufacturing / Industrial District

5. Description of Conditional Use I WOULD LIKE TO OPERATE

IN DOOR RECREATION BRAZILIAN JIU-JITSU

MARTIAL ARTS SCHOOL

CODE 5 Section 612.4.0 INDOOR Rec.

6. Supporting Information: Attach ¹⁵ ~~six~~ copies of the plan for the proposed use showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas. Also attach a narrative statement relative to the above requirements and also explain the economic, noise, glare, and odor effects on adjoining property and the general compatibility with adjacent and other properties in the district.

Date: 2/8/2022

Applicant LUKE WITTASEK

FOR OFFICIAL USE ONLY

Date Filed: February 9, 2022

Date of Notice to Parties in Interest: 2/22/2022

\$50000 ck# 2758
Date of Notice to Newspapers: 2/21/2022

* Date of Public Hearing: March 23, 2022 @ 7:00pm
* Site Inspection March 19, 2022 @ 10:00am

copy to applicant 2/9/2022

* PH: March 9, 2022 @ 7:00pm
* SI: March 5, 2022 @ 10:00am

2/9/22 BZA considered request and agreed to schedule March 9, 2022 PH.
AW

HINCKLEY BOARD OF ZONING APPEALS

Date:

Approved Denied

CONDITIONS: (attached) yes no



TEAM CHITWOOD NORTH



440-638-1199

teamchitwoodnorth@yahoo.com

Hinckley Township
Hinckley, Ohio 44233
ATTN: Board of Zoning Appeals

February 8, 2022,

Dear Board of Zoning Appeals:

My name is Luke Wittasek and I am applying for a Conditional Use Permit for indoor recreation at 2571 Center Road Hinckley, Ohio 44233. I would like to use this location to operate a Brazilian Jiu-Jitsu martial arts school "Team Chitwood North". This location is 3000sqft., which is split between office space (1000sqft) and warehouse space (2000sqft). The office space would be used to run the marketing and formalities for this martial arts school while the warehouse would be used for training jiu-jitsu. Brazilian Jiu-Jitsu is known as a sport and as a self-defense style of martial arts. At this location I will be offering three types of classes:

Kid-jitsu (ages 7-11): Monday 5:15-5:55p/Wednesday 5:15-5:55p/Saturday 8:15-8:55a

Teen Brazilian Jiu-Jitsu (ages 12-15): Monday 6:00-6:50p/Wednesday 6:00-6:50p/Saturday 9:00-9:50a/Saturday 10:00a-12:00p Open Mat

Adult Brazilian jiu-jitsu (ages 16+): Monday 7:00-8:15p/Wednesday 7:00-8:15p/Saturday 10:00a-12:00p Open Mat.

There are currently four other tenants/businesses operating out of 2557-2571 Center Road. This complex has thirty-five (35) marked parking spots with two (2) of them being designated for handicapped only. My business will take up to possibly twenty of these spots. The great thing about this location is that all the other tenants/businesses work during the day hours (8am-5pm). Therefore, my classes will not overlap with none of the other tenants/businesses since I operate during the afternoon/evening hours (510pm-830pm). I have also noticed through experience in training and instructing martial arts that most parents tend to drop their children off for class and then return to pick them, using the class time to run errands, meaning the most cars in the lot will be after 7pm for the adult's class.

Thank You:

Luke Wittasek

Martin Properties LTD

2888 Nationwide Parkway, Brunswick, Ohio 44212

[Date] 2-8-2022

As property owners of 2571 Center Rd Hinkley, Ohio 44233. We grant Luke Wittasek, permission to apply for a conditional use permit for indoor recreational use

Sincerely,

Scott Martin
Martin Properties LTD

216-571-1853

7.3

HINCKLEY TOWNSHIP ZONING RESOLUTION

Low
2/16/2009
N/A
Low
2/16/2009
NO
Low
2/16/2009
NO
Low
2/16/2009
YES
Low
2/16/2009
NO

- A. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;
 - B. Will not be hazardous or disturbing to existing or future neighboring uses;
 - C. Will not be detrimental to property in the immediate vicinity or to the community as a whole;
 - D. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protections, drainage structures, refuse disposal, sanitary facilities approved by the Medina County Health Department, schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;
 - E. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets or roads. Sufficient parking areas off street will be provided. Refer to Chapter 9 – Parking and Loading Regulations.

The Township Board of Zoning Appeals may require additional conditions of approval that it deems necessary to fulfill the purposes and intent of the above general standards. Among the conditions of which the Township Board of Zoning Appeals may consider are set forth in Sections 7.4 and 7.5.

**SECTION 7.4 REGULATIONS PERTAINING TO CONDITIONALLY PERMISSIBLE USES
IN ALL DISTRICTS**

Low
2/16/2009
N/A
Low
2/16/2009
YES

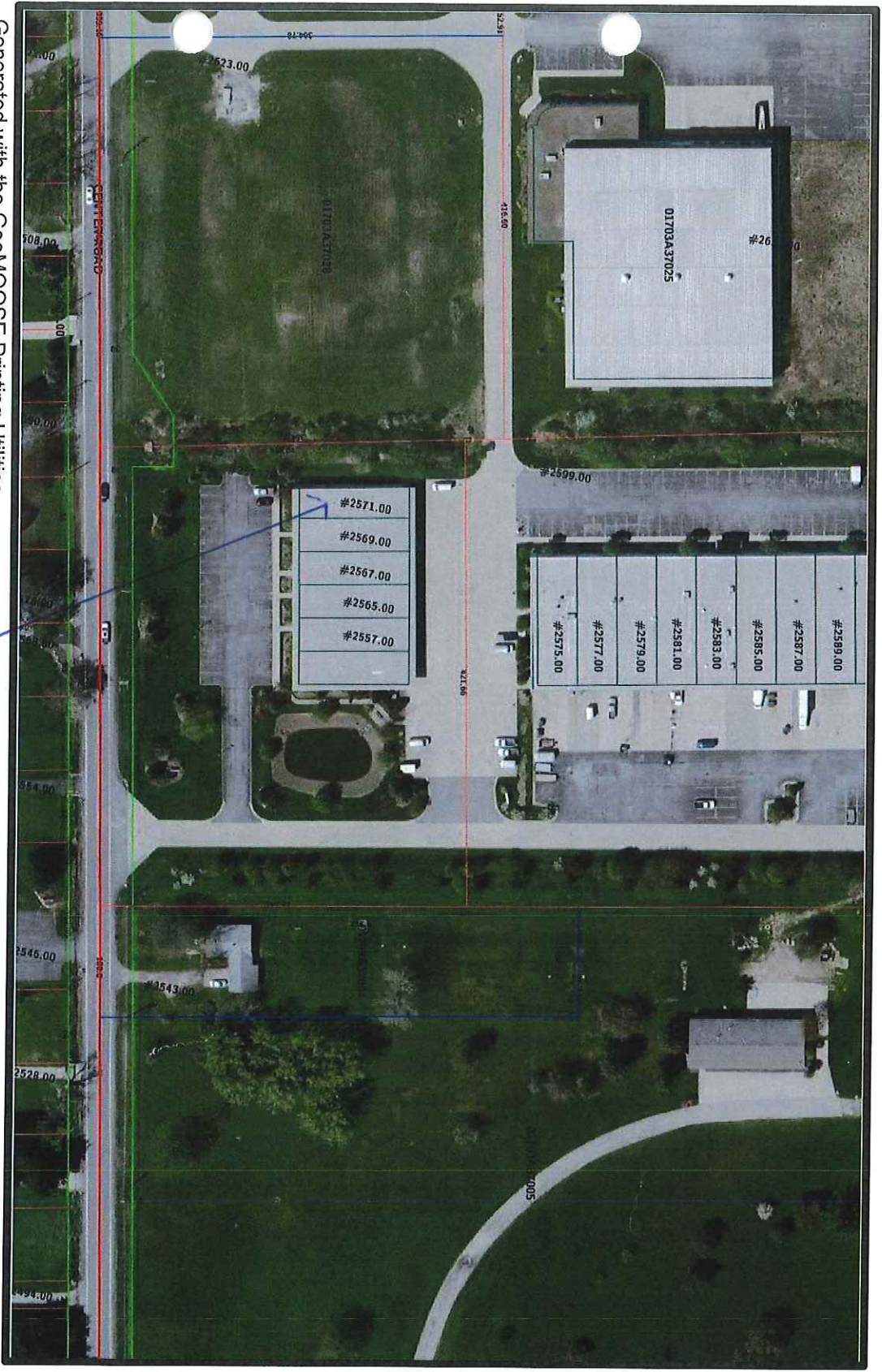
- A. All equipment, tools, and facilities shall be enclosed within a solid fence at least eight (8) feet high, or kept within a suitable building.
- B. Subject to approval of all applicable government regulations including provisions for sanitary and water facilities.

SECTION 7.5 SUPPLEMENTAL REGULATIONS FOR CERTAIN USES:

A. Home Occupation: Home-Based:

- 1. Such uses shall be conducted primarily by the occupants of the dwelling. The Township Board of Zoning Appeals may set limit of employees.

Map



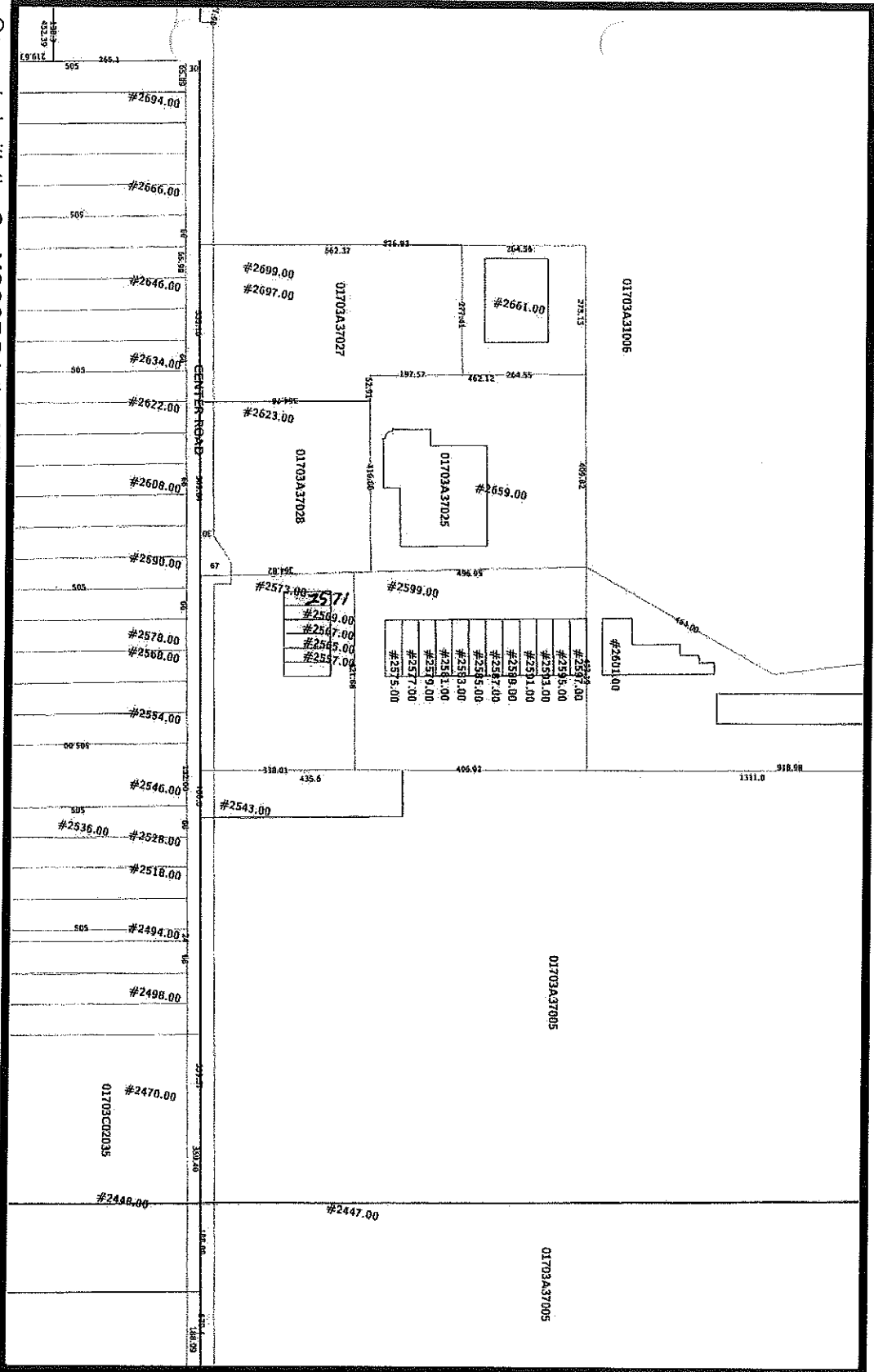
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2571 CENTER RD

Map



MAPPING



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5/10/05