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May 8, 2021

City of Macedonia Planning Commission
City of Macedonia Board of Zoning and Building Code Appeals
9691 Valley View Road
Macedonia, OH 44056

Re: Proposed Building for Optima Dermatology and BZA Case nos.650-654
8183 Golden Link Boulevard

Dear Members of the Boards,

It is my considered and professional opinion, as an architect (emeritus), that the building proposed for Optima Dermatology is architecturally superior to most, if not all, that exist in the City of Macedonia. It happily ignores the antiquated and imagination suppressing ordinance (Ord. 1172 et.al.) requiring a certain look akin to a strange interpretation of "Western Reserve" architecture. I hope that the Planning Commission and BZA (as well as the City Council) wholeheartedly embrace this contemporary design and approve it unanimously, but just not in the particular location proposed.

To allow the construction of the now-open access road in and out of the shopping center from State Route 8, the BZA granted several variances to this site by its owner who, at that time said he needed those variances to make the now- smaller site marketable. They allowed reduced parking requirements, building setbacks and green space (landscape areas). As a member of the BZA at that time, I asked the owner that if the variances were denied, would he still deed the land for the access road to the City. His answer was unequivocally "no". Now, the Planning Commission and BZA are asked to approve this plan and grant five additional variances so a structure that is considerably larger than the site can properly support may be built. This is clearly a request that completely ignores the intent and requirements of the Code, which is in place to assure competent and appropriate development. The proponent must be denied all of his requests in the clearest terms possible.

The Planning Commission and BZA is tasked to uphold the ordinances that are written to guide development in our city. This project can have a positive effect on the City of Macedonia, but the site they have chosen is not the proper site for a 15,500 square foot building. Other sites in

Macedonia are appropriate for this project, and they can and should be utilized without the need for multiple variances. 8183 Golden Link Boulevard is not one of them.

Too many times our ordinances have been set aside for expediency and/or convenience. I respectfully request that both the Planning Commission and BZA deny this petitioner his requests.

I request that copies of this letter be provided to the members of both the Planning Commission and BZA, and that it is read into the record at meetings in which this project is discussed. Thank you.

Sincerely,



Terry Repak