

Restaurant Gains Permission to Use Rear Driveway

The Burger King Restaurant on Holland-Sylvania Road, north of Central Avenue, has been granted permission to use the rear of its parking lot as an exit onto Waldmar Road by the Sylvania Township board of zoning appeals.

Burger King officials asked for the ability to use access onto Waldmar as a driveway after their business was hurt by the construction of a median barrier on Holland-Sylvania. The barrier prevents southbound traffic from making a left turn into the restaurant's parking lot. It also prevents exiting drivers from turning left onto Holland-Sylvania. The matter was brought to the BZA as a request for a change in a previously approved conditional use permit for the property.

Daryl Graus, manager of zoning and planning for Sylvania Township, told board members that the conditional use permit was approved in 1982 and that after several hearings it was determined that the site was best used if vehicles were not permitted to leave and enter using Waldmar. He acknowledged that factors had changed in front of Burger King, but that didn't change the residential nature of Waldmar. Although the BZA agreed to allow the restaurant to take down the fence at the rear of the parking lot and use the drive as a point of entry and exit, they limited exiting vehicles to making right turns only. That will take traffic to Central Avenue and preclude traffic increasing to the north where the street is residential.

In other board action, members denied a request for a conditional use permit for a home occupation at 4925 Valencia Drive. The applicant had sought to open a day care center for a limited number of children. Nevertheless, the staff recommended against approval, noting that the business would not blend in with the neighborhood.

Several residents of the street had sent letters and emails and attended the meeting voicing their opposition to the idea. And, although he voted against issuing the permit, Al Hayes, vice chairman of the board, thanked the applicant for going about it in the right way by seeking a permit.

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