

A Way Cleared for Construction of Branch of Genoa Bank

A variance in required parking spaces with a shared-parking agreement has been granted by the Sylvania Township board of zoning appeals which will allow the Genoa Banking Co., to go forward with plans to build a branch bank at Monroe Street and Whiteford Road.

The bank will occupy the former site of the Sylvania Township fire station No. 3. The fire station is now on Whiteford, just north of Monroe.

Under an earlier calculation, ABC Warehouse, 5515 Monroe St., was required to have 129 parking spaces. If that standard had been maintained there would not have been enough land to put sufficient parking on the lot meant for the branch bank.

In filings with the board of zoning appeals, the owners of ABC Warehouse argued that the 129 required spaces might apply to a retail store of the same size, but that the ABC building uses about 10,000 sq.ft. of its building as a warehousing hub to supply other ABC stores.

The higher number of parking spaces isn't needed, the store's representative said, and the character of their retail activity warrants a reduction.

Daryl Graus, manager of zoning and planning for the township, pointed out that as a practical matter because of the shared parking agreement, there will be a usable parking area of 104 spaces, sufficient for both businesses.

Further, he noted, the bank will be busiest during weekdays while the retailer's busiest hours are evening and weekends.

In recommending approval of the request, Mr. Graus said it is in the township's interest to not insist on unwanted and unnecessary parking spaces.

Posted: 9/12/2013