

**CAUCUS PRIOR TO STRONGSVILLE BOARD OF ZONING &
BUILDING CODE APPEALS**

**Meeting of
August 24, 2016
7:30 p.m.**

Board of Appeals Members Present: Kenneth Evans, Richard Baldin, John Rusnov, David Houlié, Tom Smeader

Administration: Assistant Law Director Daniel J. Kolick

Building Department Representative: Mike Miller

Recording Secretary: Kathryn Zamrzla

The Board members discussed the following:

NEW APPLICATIONS

1) HOT HEAD BURRITOS, TENANT/Greg Abbott of Abbott Image Solutions, Representative

Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) 57.34 SF Wall Sign (West) and where one (1) additional 33.32 SF Wall Sign is proposed (East) elevation; property located at 13405 Pearl Road, PPN 396-10-003, zoned General Business (GB).

The Board noted the location of this tenant in the building. They also noted that the sign for the west elevation has already been approved by the Building Department.

2) MARCUS DOBECK, OWNER

- a) Requesting a 637 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 960 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a variance from Zoning Code Section 1252.15 (b), which requires a Portland cement concrete or interlocking concrete paving stones driveway to the applicant's proposed accessory structure and where no driveway is proposed; property located at 12997 Webster Road, PPN 398-26-023, zoned R1-75.

The Board noted that this owner previously came before the Board and had a variance approved for an addition to an existing shed, but he has now decided to remove the existing structure and construct a new pole barn in its place. They noted he does not want to have a hard surface driveway to the structure.

3) FRANK CELEBREEZE, OWNER/Diane Bija of New Creations Builders, Representative

- a) Requesting a 204 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 396 SF Floor Area is proposed in order to construct an Accessory Structure;

- b) Requesting a 12' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback and where an 8' Setback is proposed in order to construct an Accessory Structure;
- c) Requesting a variance which prohibits placing an Accessory Structure in the side yard and where a 396 SF Accessory Structure in the side yard is proposed; property located at 19654 Tanbark Lane, PPN 391-28-001, zoned R1-75.

The Board noted that this looks like a front yard, but because of how the house is situated on the lot it is defined in the Code as the side yard.

4) WOODPECKERS, INC./Mike Curtis of Curtis Layer Design Build, Inc., Representative

- a) Requesting a 22.25' Rear Yard Building Setback variance from Zoning Code Section 1260.07, which requires a 50' Rear Yard Building Setback and where a 27.75' Rear Yard Building Setback is proposed in order to construct a 45,800 SF Manufacturing and Warehouse Addition;
- b) Requesting a 10' Side Yard Parking Setback variance from Zoning Code Section 1260.07, which requires a 10' Side Yard Parking Setback and where a 0' Side Yard Parking Setback is proposed in order to construct a 45,800 SF Manufacturing and Warehouse Addition; property located at 13700 Prospect Road, PPN 392-16-008, zoned General Industrial (GI).

The Board noted that this structure will most likely not be seen from the road, and that they believe it will clean up the area a bit. They also noted that a notice of this proposed construction has been sent to the railroad which will be directly behind the structure.

PUBLIC HEARINGS

5) SQUARE 22, TENANT/Allsigns and Designs, Representative

- a) Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) Projecting Wall Sign (West) and where two (2) additional Wall Signs are proposed on the South (82 SF) and East (44.4 SF) elevations;
- b) Requesting an 11.25 SF Projecting Wall Sign Face Area variance from Zoning Code Section 1272.12 (f), which permits a 9 SF Projecting Wall Sign Face Area and where a 20.25 Projecting Wall Sign Face Area (West) is proposed;

- c) Requesting a 1' 6" Projecting Wall Sign Height variance from Zoning Code Section 1272.12 (f), which permits a 3' Projecting Wall Sign Height and where a 4' 6" Projecting Wall Sign Height (West) is proposed;
- d) Requesting a 1' 6" Projecting Wall Sign variance from Zoning Code Section 1272.04 (b), which permits a Projecting Wall Sign to project 3' from the face of a building and where the applicant is proposing a Projecting Wall Sign (West) to project 4' 6" from the face of a building; property located at 13485 Pearl Road, PPN 396-10-003, zoned General Business (GB).

The Board discussed the dimensions, placement, projection, and the total square footage of the proposed signs, and saw no issue with these variance requests.

STRONGSVILLE BOARD OF ZONING & BUILDING CODE APPEALS

MINUTES OF MEETING

August 24, 2016

The meeting was called to order at 8:00 PM by the Chairman, Mr. Evans.

Present: Mr. Evans
 Mr. Baldin
 Mr. Rusnov
 Mr. Smeader
 Mr. Houlé

Also Present: Mr. Kolick, Assistant Law Director
 Mr. Miller, Building Department Representative
 Ms. Zamrzla, Recording Secretary

Mr. Evans – Good evening ladies and gentlemen. I'd like to call this August 24, 2016 meeting of the Strongsville Board of Zoning and Building Code Appeals to order. Kathy if you'd call the roll please?

ROLL CALL: ALL AYES

Mr. Evans – I hereby certify that this meeting has been posted in accordance with Chapter 208 of the Codified Ordinances of the City of Strongsville. Thank you, this evening we have minutes from our August 10th meeting. If there are no corrections I will submit them as presented. Our meetings are divided into two portions; first is new applications and then the public hearings. We will ask that each of those individuals come forward in order and give us their name and address for the record. Then we are going to ask them to describe their request for a variance. Anyone in our audience this evening that wishes to speak whether it is to present to the Board or to speak at a public hearing, I ask that you stand now and be sworn in by our Assistant Law Director, along with our Recording Secretary, and our Representative from the Building Department.

Mr. Kolick then stated the oath to those standing.

NEW APPLICATIONS

1) **HOT HEAD BURRITOS, TENANT/Greg Abbott of Abbott Image Solutions, Representative**

Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) 57.34 SF Wall Sign (West) and where one (1) additional 33.32 SF Wall Sign is proposed (East) elevation; property located at 13405 Pearl Road, PPN 396-10-003, zoned General Business (GB).

Mr. Evans – First on our agenda tonight is Hot Head Burritos with Greg Abbott of Abbott Image Solutions representing. Please come up to the microphone and give us your name and address for the record.

Mr. Spence – Brian Spence 13405 Pearl Road, Strongsville, Ohio.

Mr. Evans – Mr. Spence you are representing Hot Head Burritos then?

Mr. Spence – Correct.

Mr. Evans – OK. Tell us about your request for the variance please.

Mr. Spence – We wanted to put two signs on the building. The north end would be very small to fit it in there so we chose to try and put one on the east end as well.

Mr. Baldin – The north isn't even mentioned.

Mr. Miller – The applicant decided not to put one on the north and chose to put one on the east for a larger sign.

Mr. Spence – I thought maybe for more recognition from the road we could try the north, but zoning made the sign very small almost to the point where it wouldn't look right on that wall.

Mr. Evans – This is a new building, and a new business?

Mr. Spence – Yes. Correct.

Mr. Evans – Basically, Mr. Miller the parking lot is on the other side of the building there?

Mr. Miller – On the east side of the building.

Mr. Spence – The east side sign would only be visible really to that apartment complex that's over there and maybe whatever is right in front of the location itself.

1) **HOT HEAD BURRITOS, TENANT/Greg Abbott of Abbott Image Solutions, Representative, Cont'd**

Mr. Evans – OK. Are there any questions from the Board members?

Mr. Baldin – No questions.

Mr. Smeader – No.

Mr. Evans - All of the members of the Board will be out to visit the property to take a look at it. There will also be a notice that will go out to your neighbors within 500 feet of your property. It will state exactly the description that is written in the agenda tonight. So if you have curious neighbors that will want to ask questions, you should get together with them before the next meeting to explain simply what your plans are. That may save everyone some time and the trouble. The public hearing is on September 7th. We will invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

Mr. Spence – OK. Thank you.

2) **MARCUS DOBECK, OWNER**

- a) Requesting a 637 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 323 SF Floor Area and where a 960 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a variance from Zoning Code Section 1252.15 (b), which requires a Portland cement concrete or interlocking concrete paving stones driveway to the applicant's proposed accessory structure and where no driveway is proposed; property located at 12997 Webster Road, PPN 398-26-023, zoned R1-75.

Mr. Evans – Item number two on our agenda is Marcus Dobeck. Please come up to the microphone and give us your name and address for the record.

Mr. Dobeck – Marcus Dobeck 12997 Webster Road, Strongsville.

Ms. Dobeck – Katherine Dobeck 122997 Webster Road, Strongsville.

Mr. Evans – I was reminded that we did a variance for you guys to add on to an existing barn. So you are back before us so tell us about what your new plans are.

Mr. Dobeck – It wouldn't have looked right and we talked long and hard about replacing and we've just decided to start fresh with it. The size is going to be about the same. I think this variance might be better than the previous one.

2) MARCUS DOBECK, OWNER, Cont'd

Mr. Evans – The variance is for the size so you are building it smaller than the total square footage would be for what is there and for what you had proposed which was approved. The other variance to not have a hard surface going back to it even though you want to put a garage door on it. My first question is are you running a business out of it?

Mr. Dobeck – No.

Mr. Evans – The answer is still no so that's good. I don't recall from the time that you came in for your previous variance whether we talked about sizes of garage doors and why different sizes are permitted and why others aren't. The variance runs with the property so if we allow you to put a large garage door on there you may not put vehicles in there and move them in and out, but the next owner might do that. So when we look at variances, if we grant a variance that allows a large garage door the propensity is that someone eventually is going to put vehicles back there because the door exists. The code says that if you do a garage door that is less than 6' high and less than 7' wide, then you do not need a hard surface going back to there. That doorway would allow you to bring tractors, trailers and whatever else, but within those confines it would not allow vehicles in it. That's how we know that it would not be a garage for normal use. We as a Board tend not to grant variances as exceptions because even though you may not intend to do that someone else will. We don't want a dirt driveway going back to a barn. That's the reason for our decisions. Between now and September 7th when we have the public hearing you may consider whether or not you could reduce that size door to less than 6' high and less than 7' wide. That would mean that Item B in your variance request would just go away. You're welcome to ask for this, but our stance is that we usually do not approve those. You should be aware of that.

Mr. Dobeck – My Jet Ski trailer is 8' wide. That's really the only reason for asking. It's not really going to be much use to me otherwise. The existing one is 10' wide.

Ms. Dobeck – The existing structure that was there when we bought the house has a garage door that is already 10' wide. The problem becomes that we have this really old barn that already has a giant garage door with no pavement going back there. We want to improve the barn, but for us to pave back there is going to at least double the cost of the project. So we would not do it. That was the case before because we need the garage door, we have a garage door that we can get our things into. We want to make it look nicer, but the current rules don't allow that reasonably.

Mr. Evans – The reason this Board exists is to look at circumstances and make decisions on how we do things, but part of the problem is that we will set precedents when we allow things that bend the rules. It's called creeping because someone puts in 10 then you get to 12 and whatever. The reason the garage door is allowed on the existing barn is called grandfathering because it existed before the ordinance was in place. That's why improving the barn or adding to the existing barn doesn't change the dynamics because it's a grandfathered situation. So again it's something that you should think about. You're welcome to request it, and we'll certainly consider it.

2) MARCUS DOBECK, OWNER, Cont'd

Ms. Dobeck – As far as establishing a precedent, does it help at that the old barn was grandfathered in and had it already so there aren't going to be a whole lot of other situations that fall into that same category I would think.

Mr. Evans – That would be called mitigating circumstance and again the problem is that once you open the door so to speak even though it was grandfathered in the past we could condition it on that, but it weakens our position to say no to someone else who is building a brand new structure. It's just for the reason of protecting the City.

Ms. Dobeck – Are there any other compromises we could consider like perhaps gravel?

Mr. Evans – For hard surfaces, Mr. Miller, I'll have you respond to that because our Code does define what is consider a hard surface.

Mr. Miller – It's either paver cement, filter pack, or geo block. If you look into those types of paving, you'll find that it's more expensive than concrete.

Mr. Evans – You're able to request what you have, and we'll give it due consideration based on circumstances. You should know in advance though that we were not disposed to do that in the past.

Mr. Baldin – I would like to address the fact that when you were here before, you basically just wanted to remodel. You wanted to tear a portion down and add to it. You may really want to reconsider this because you're grandfathered in with the larger door, then change your construction or whatever. The other thing is that we are somewhat lenient on giving you a time frame to put a paved surface in. We're not going to say you have to do it today, we may give you six months, a year, or whatever. Those are two things you're really going to have to think really hard about.

Mr. Dobeck – I don't want to take up too much of your time, but you mentioned replacing some of the structure. That was the original plan, but we were told that the same rules applied with the garage door.

Mr. Baldin – You're grandfathered in with the larger garage door, you're able to keep it.

Mr. Dobeck – If we replaced that back section with the garage door, would that count?

Mr. Kolick – You're only permitted because it's a non-conforming use. The spirit of the Zoning Code is to get rid of the non-conforming uses period. That's why you can't get rid of it and replace it with something that has the same impediment that the current one has. So no, the Code just doesn't permit it. The only way it would be permitted is if you fit within one of the reasons for a variance that's in our Code.

2) **MARCUS DOBECK, OWNER, Cont'd**

Mr. Dobeck – OK.

Mr. Evans – One of the things you may want to do like Mr. Kolick alluded to is look at the Zoning Code. It does identify four circumstances for us to grant a variance. You may be able to determine if any of those have a direct application in your circumstance.

Mr. Dobeck – OK.

Mr. Evans – Is there anything else? So again, we invite you back for the public hearing on September 7th. We'll see you then. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

Mr. Dobeck – Thank you.

3) **FRANK CELEBREEZE, OWNER/Diane Bija of New Creations Builders, Representative**

- a) Requesting a 204 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 396 SF Floor Area is proposed in order to construct an Accessory Structure;
- b) Requesting a 12' Setback variance from Zoning Code Section 1252.15 (a), which requires a 20' Setback and where an 8' Setback is proposed in order to construct an Accessory Structure;
- c) Requesting a variance which prohibits placing an Accessory Structure in the side yard and where a 396 SF Accessory Structure in the side yard is proposed; property located at 19654 Tanbark Lane, PPN 391-28-001, zoned R1-75.

Mr. Evans – Number three on our agenda this evening is Frank Celebreeze. Please come up to the microphone and give us your name and address for the record.

Ms. Bija – I'm not Frank, I'm Diane Bija of New Creations Builders. We're at 5309 Barkwill Avenue, Cleveland, Ohio.

Mr. Evans – Thank you Diane. There are three items included in this variance. Could you tell us why Mr. Celebreeze is looking for this and what you may have tried to do in determining other options, and how we wound up where you're at now please?

3) **FRANK CELEBREEZE, OWNER/Diane Bija of New Creations Builders, Representative, Cont'd**

Ms. Bija – This was Mr. Celebreeze's first choice. I always inform our clients that you have a right to request a variance for what you want first. However I have options A, B, C behind us because I go to about 150 variance meetings a year. I think in 15 years I've only gotten this type of variance passed twice. In 42 cities, I've known this City to seriously object to a garage in the front yard. Even if his house was sitting on the rear line and this was still the backyard, 42 cities would have a problem with this. I understand that you will too. Their family is growing though and they need the room, and if you walk into their backyard you're stepping off a cliff. I don't know if anyone has had a chance to go back there, but there is a serious drop in elevation, it's impossible. Even if we could tear down the trees and build it back there, to get things in and out of it would just be impossible. So he does have a serious hardship.

Mr. Evans - All of the members of the Board will be out to visit the property to take a look at it. Could you enlighten us as to what he has that he needs the additional garage space for?

Ms. Bija – For parking his cars and storage just like the garage that is attached to the house, but it'll probably be used more for storage. With the size of the family, they have 6 bikes, they have a riding lawnmower, and they have patio furniture. The same situation occurs with any growing family. They just need the space. My recommendation is to come back and allow this piece to be attached to the house. As an attachment to the house we're eliminating two of our variances; one being the size, and two being a garage in the front yard. So I was going to suggest that I request to table this and I come back with secondary drawings. I was hoping to get some consideration or a nod from somebody that yes we agree that we agree that's a better idea before I take on the task of doing all the paperwork.

Mr. Evans – Members of the Board, I can say that I'm sure that any option besides this would probably be well considered because this is an unusual option for us. As you indicated, I don't think many cities would be disposed to putting garages in the front yard like this.

Ms. Bija – He had the big idea that he wanted a patio on the side with a lean-to, and I told him that you can't just consume your front yard like this. I told him that I know it's his space, but he just can't do it. He was concerned that this would make it easier for his wife to get in and out of the garage and into the house. I am going to find a way to attach this and if we can just use it as a storage structure, and possibly put the garage door on the side so the front aesthetically looks like a window and part of a house. I would ask him to store there, and park there. So I have a big job ahead of me, I'm just asking that you be patient and let me come back with better drawings for this.

Mr. Evans – What you're proposing in terms of adding on to the house is adding it on the opposite side of where the current attached garage is?

3) **FRANK CELEBREEZE, OWNER/Diane Bija of New Creations Builders, Representative, Cont'd**

Ms. Bija – No, actually, and again if you see it you'll see that there are two big trees on either side of this proposed structure that are going to go. So we would attach it to the house from the back of where we're proposing. If you know the house, there's a picture window in the front. The picture window would be offset slightly to the right, and I think with enough of it showing it would still be aesthetically pleasing. If we could match the window to the front. Then it would look like there's a flow to the design pattern. So I'm asking you to table this and let me come back.

Mr. Evans – That's fine. You're on the agenda for doing a public hearing on September 7th. I don't know when you'd have the drawings done.

Ms. Bija – Tomorrow.

Mr. Evans – OK. Normally we would advertise the public hearing by the end of this week. In particular, September 7th comes up fairly quickly here. We could advertise with everything as it's written and if you decided to come in with new drawings for the public hearing, I would ask that you get those to the Building Department as soon as possible so they can distribute them accordingly to the Board Members. Then we could act on it based on the new drawings.

Mr. Kolick – They are looking at a completely different setup. I don't think its right to send out a public notice with these and then have a completely different set of variances. If they could get them tomorrow we could list the new variances and get them out to the public. That's the way it really should be done. This isn't a matter of changing a couple of feet. They could be changing the entire variances.

Ms. Bija – It would eliminate two of the variances.

Mr. Kolick – Right, so I don't think we want to advertise with what we have here and then have them come in with a completely separate project.

Ms. Bija – When do your notices go out?

Mr. Miller – Tomorrow.

Mr. Kolick – If they change the language around do you have a chance to look at this tomorrow, Mike?

Mr. Miller – Yes. If you were attaching this to the dwelling, you would eliminate all three of these current variance requests because it would become part of the dwelling.

Ms. Bija – Right, I knew it would eliminate two I wasn't sure about the third one.

3) **FRANK CELEBREEZE, OWNER/Diane Bija of New Creations Builders, Representative, Cont'd**

Mr. Miller – It would eliminate it because it's going to be a garage. You have a 552 SF existing garage and you're permitted 1000 SF by ordinance. You'd be 52 SF short under your proposed construction.

Ms. Bija – OK. That works.

Mr. Miller – So it would at least eliminate the requirement for these three variances if it conforms to the Code otherwise. If you get the plans to us tomorrow then we can determine if you'll need a variance or not.

Ms. Bija – OK. I will have them to you tomorrow.

Mr. Baldin – So it wouldn't be an accessory building then. It would just be an addition on the house.

Mr. Miller – Correct. It would change it to an addition.

Mr. Baldin – That addition isn't going to be a storage area. Is it going to be a garage or an addition? You want to have a garage door on it.

Ms. Bija – I would have a garage door on it.

Mr. Baldin – You want a garage door on it so you can put a vehicle in it.

Ms. Bija – Well if we put the garage door on the front then we could. If we put it on the side and make the front of the building look more like the rest of the house, then they wouldn't. Basically it'll still be used for storage of an old antique car, they have all their bikes, etc.

Mr. Baldin – I think you need to talk them into attaching it to the house and then you're free and clear.

Ms. Bija – Yes. That's the game plan.

Mr. Evans – Alright. So talk to the Building Department and hopefully we will not see you again. Thank you.

4) **WOODPECKERS, INC./Mike Curtis of Curtis Layer Design Build, Inc., Representative**

- a) Requesting a 22.25' Rear Yard Building Setback variance from Zoning Code Section 1260.07, which requires a 50' Rear Yard Building Setback and where a 27.75' Rear Yard Building Setback is proposed in order to construct a 45,800 SF Manufacturing and Warehouse Addition;
- b) Requesting a 10' Side Yard Parking Setback variance from Zoning Code Section 1260.07, which requires a 10' Side Yard Parking Setback and where a 0' Side Yard Parking Setback is proposed in order to construct a 45,800 SF Manufacturing and Warehouse Addition; property located at 13700 Prospect Road, PPN 392-16-008, zoned General Industrial (GI).

Mr. Evans – Item number four on our agenda is Woodpeckers, Inc. Please come up to the microphone and give us your name and address for the record.

Mr. Curtis – Good evening, my name is Mike Curtis with Curtis Layer Design Build, 340 Harris Drive in Aurora.

Mr. Evans – Mr. Curtis tell us about what they are doing, what they need, and why the request for the variance.

Mr. Curtis – OK. What we're doing is nearly a 46,000 SF expansion to their manufacturing existing building. They really need more, but that's all we can get on the site. Because of the way the rear yard is shaped with the 50' Setback, if we didn't get that variance we'd have to put a 45 degree angle in the building. Then on the side yard where the paving is, and someone commented earlier that both of those existing properties now they're both paved with the property line. All we're going to do is match that coming in for the new loading docks. The client would love to get started as soon as they can. They have contemplated this for a while and they are ready to go now.

Mr. Evans – Are there any questions from Board members?

Mr. Houlé – It's just a small corner that needs the variance?

Mr. Curtis – Yes, I think it shows on the site plan that we turned in that it is just 20' on one corner and it might be only 500 SF but it affects all of the production for his equipment and his machine lines. He would like a bigger building, but we just can't get any more on the site.

Mr. Baldin – I have one question, what do they manufacture there?

4) **WOODPECKERS, INC./Mike Curtis of Curtis Layer Design Build, Inc., Representative, Cont'd**

Mr. Curtis – They make equipment and parts and pieces for the woodworking industry. They sell them all over the world.

Mr. Baldin – Woodpecker, I thought that had something to do with birds, I was just curious.

Mr. Curtis – Woody Acres is the real estate company, but they ship their equipment all over the world. Right now they are growing at about a 24% a year rate. Even this will carry them only about 5 years and then they'll have to figure out plan B.

Mr. Evans – Alright. Are there other questions?

Mr. Rusnov – No.

Mr. Baldin – No.

Mr. Evans – OK. We discussed in caucus that we normally ask people to mark out areas we're looking at, but there is no requirement for you to do so. All of the members of the Board will be out to visit the property between now and the public hearing on September 7th. This is a pretty easy one though, so we will just invite you back at that time. It is not necessary that you stay for the rest of the meeting tonight. Thank you.

Mr. Curtis – We look forward to it, thank you very much.

PUBLIC HEARINGS

5) **SQUARE 22, TENANT/Allsigns and Designs, Representative**

- a) Requesting a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) Projecting Wall Sign (West) and where two (2) additional Wall Signs are proposed on the South (82 SF) and East (44.4 SF) elevations;
- b) Requesting an 11.25 SF Projecting Wall Sign Face Area variance from Zoning Code Section 1272.12 (f), which permits a 9 SF Projecting Wall Sign Face Area and where a 20.25 Projecting Wall Sign Face Area (West) is proposed;
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5) SQUARE 22, TENANT/Allsigns and Designs, Representative, Cont'd

- d) Requesting a 1' 6" Projecting Wall Sign variance from Zoning Code Section 1272.04 (b), which permits a Projecting Wall Sign to project 3' from the face of a building and where the applicant is proposing a Projecting Wall Sign (West) to project 4' 6" from the face of a building; property located at 13485 Pearl Road, PPN 396-10-003, zoned General Business (GB).

Mr. Evans – OK. On to public hearings. Item number 5 on our agenda is Square 22. Please come up to the microphone and give us your name and address for the record.

Mr. Collins – Step Collins, Allsigns and Designs. 5101 W. 161st St, Brook Park, Ohio.

Mr. Vasco – Thad Vasco, 14445 Castlereagh Lane, Strongsville.

Mr. Evans – Alright. So we don't have a whole lot of audience here this evening so I'm going to think that maybe we could do a very brief description of why we're doing the variance. You heard us in our last meeting and we appreciate the fact that you listened and changed the proposal. We discussed it in caucus and are all very favorable towards it. So go ahead with a thumbnail sketch.

Mr. Collins – The blade sign is to catch the traffic heading south on Pearl Road. The south side sign is to catch the traffic going north on Pearl Road. We scaled it down so it's nicer and more aesthetic to the building. We also need the sign in the rear because that's their main entrance and that's going to tell people where to enter and where the place is at.

Mr. Evans – Excellent. Are there questions?

Mr. Baldin – No questions.

Mr. Rusnov – The one point is that 88 SF is allowable and you're at 80 SF, correct?

Mr. Collins – Yes, we're under the total square footage allowable.

Mr. Rusnov – OK. Case closed.

Mr. Houlé – I just have a comment. I don't think we have too many signs that are projecting out. I think it's kind of nice. It's unusual, but I think it'll enhance the area. Driving both ways, but especially if you're driving north I was picturing how it was going to be, and I think it's going to be pretty nice.

Mr. Rusnov – I think that projecting sign fits the overall design and what was planned for this concept that replaced some older structures. It fits in.

5) SQUARE 22, TENANT/Allsigns and Designs, Representative, Cont'd

Mr. Baldin – I did have some reservations originally about that sticking out as far as it has, but I looked at it two or three times in the last week driving south and I think with all the telephone poles, etc. out there I think you definitely need your sign with the projection. I don't have any problem with it.

Mr. Evans – OK. This is a public hearing. I'll ask if there is anyone here this evening who would like to speak for the granting of this variance. Is there anyone here who would like to speak against the granting of the variance? Hearing none and seeing none, I will now entertain a motion.

Mr. Houlé – I would like to make a motion to approve a request for a Wall Sign variance from Zoning Code Section 1272.12 (c), which permits one (1) Projecting Wall Sign (West) and where two (2) additional Wall Signs are proposed on the South (82 SF) and East (44.4 SF) elevations; and to approve a request for an 11.25 SF Projecting Wall Sign Face Area variance from Zoning Code Section 1272.12 (f), which permits a 9 SF Projecting Wall Sign Face Area and where a 20.25 Projecting Wall Sign Face Area (West) is proposed; and to approve a request for a 1' 6" Projecting Wall Sign Height variance from Zoning Code Section 1272.12 (f), which permits a 3' Projecting Wall Sign Height and where a 4' 6" Projecting Wall Sign Height (West) is proposed; and to approve a request for a 1' 6" Projecting Wall Sign variance from Zoning Code Section 1272.04 (b), which permits a Projecting Wall Sign to project 3' from the face of a building and where the applicant is proposing a Projecting Wall Sign (West) to project 4' 6" from the face of a building; property located at 13485 Pearl Road, PPN 396-10-003, zoned General Business (GB).

Mr. Baldin – Second.

Mr. Evans – Thank you Mr. Houlé and Mr. Baldin for the motion and the second, may I have a roll call please?

ROLL CALL:

ALL AYES

MOTION PASSED

Mr. Evans – Gentlemen, the variances have been granted pending a 20 day waiting period during which time Council may review our decision. You will get a notice from the Building Department when that time has passed. Mr. Kolick do they need to go back for anything else?

Mr. Kolick – They do not.

Mr. Evans – You are set as far as we're concerned. We wish you well. It's part of a great development and we're happy to have it in Strongsville. Most importantly we appreciate you listening to us and it certainly makes our job much easier when people do. Thank you.

5) **SQUARE 22, TENANT/Allsigns and Designs, Representative, Cont'd**

Mr. Kolick – Mr. Chairman, let me ask one thing. I know they don't need to go back to Planning, but have you been to ARB regarding this signage? No. Then you do need to get back before ARB yet. You can do that during this 20 day waiting period.

Mr. Evans – Right, so that should not hold you up. Thanks very much. Is there anything else to come before the Board? Then we will stand adjourned.

<u>Signature on File</u>	<u>Signature on File</u>	<u>September 7, 2016</u>
Mr. Evans, Chairman	Kathryn A. Zamrzla, Sec'y	Approval Date