



Roll Call: All Ayes APPROVED

**Approval of Minutes**

Mr. Boron – You have had a chance to review the minutes of January 8, 2008. If there are no additions or corrections they will stand as submitted.

**REFERRALS FROM PLANNING**

**WALGREEN'S/ Dushan Boucek, Agent**

Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot, Lighting, Landscaping and Screening for the proposed 14,820 SF Drug Store; property located on the corner of Boston and West 130<sup>th</sup> Street, PPN 399-33-008 zoned General Business.

Mr. Boron –Item Number One, Walgreen's. Please state your name and address for the record.

Mr. Boucek – Dushan Boucek, Herschman Architects, 25001 Emery Road, Cleveland, Ohio 44128.

Mr. Boron – Please explain to the Board what you are planning to do.

Mr. Boucek – This is a free standing building at the corner of West 130<sup>th</sup> and Boston Roads. It is going to be an all masonry building, brick and stone with a little bit of aluminum siding to tie in a little bit of the shopping center with the Walgreen's building. It is going to be a higher level of materials. The other buildings of the center are mostly siding and a little bit of brick. It is going to have a drive-thru pharmacy. It is right across from the CVS and directly in front of the daycare facility.

Mr. Boron – We are going to need their landscaping plan. I did not see a landscaping plan in the packet.

Mr. Boucek – We have a landscaping plan. We are asking for a variance of about 70 feet from the parking area so we had a landscaping plan and we are going to bring some trees out here.

Mr. Boron – Are you going to continue the berm?

Mr. Boucek – Correct, continue this berm and continue the plantings. The parking lot edge is basically in line with this but because of the parallel of the road we are going to be a little bit over the setback line. We will continue this landscaping.

Mr. Boron – We are going to have to see that. I would suggest that if you continue it across Boston but that has to be submitted to this Board.

Mr. Boucek – Sure.

Mr. Boron – Lori.

Mrs. Daley – No comments.

Mr. Boron - Tim.

Mr. Huffman – You mentioned the mounding and landscaping around West 130<sup>th</sup> and turn down Boston. You have done a nice job on this one up here. Outdoor Power World, it turns as you are on these streets you don't see the pavement but you still see the buildings and the signs. I appreciate that you are going to continue that. It appears that these drives and parking need some work and from what I hear, there maybe some revisions coming on that.

Mr. Boucek – We have been working with Lori and we have worked out the ingress and egress of Boston Road to alleviate some of the cross traffic there. I think that they are happy with the progress.

Mrs. Daley – Yes, we have been working with their engineer with that and they have e-mailed us some revisions so we have that entranceway ironed out.

Mr. Huffman – Good. Also I've noticed that the light poles out there, especially by the Outdoor Power World, their lights are tilted so the glare from all around, you are seeing these fixtures and they should be flat. As Tudor Time has them straight down but Outdoor Power World has them angled so that anybody that is around that area is looking right into that fixture. I'm not sure if that was intended or someone just mounted them that way.

Mr. Boucek – I do not know. The new fixture cuts that we would have would be downward throw. We have an approval for the photometrics already. The lighting plan was submitted and approved by the lighting consultant.

Mr. Huffman – They may want to raise it because I wouldn't want to see that occur here also.

Mr. Boucek – We are going to use this fixture here with a direct throw down.

Mr. Huffman – Okay. We will see on the landscaping but are you going to have some trees in here similar to what was on the other side?

Mr. Boucek – There isn't, it's not like that.

Mr. Boron – There isn't enough room.

Mr. Huffman – What is the circulation of the garbage trucks?

Mr. Boucek – They will come in this way and they will back in over here and they will probably go out this way.

Mr. Huffman – Will they pull these dumpsters out?

Mr. Boucek – That is a different truck, that is for the compactors. That will probably come in this way, front load them and then dump them. Then they will back out and probably go out the same way.

Mr. Huffman – The garbage trucks come in this way. Are they semi-trucks for deliveries?

Mr. Boucek – The deliveries are yes. They get one delivery once a week. They come out early in the morning and they are out before the store opens.

Mr. Boron – They don't have a recessed dock.

Mr. Huffman – What is there path? Is that the one that they are backing up?

Mr. Boucek – Yes.

Mr. Huffman – They can't go through here?

Mr. Boucek – They can but it is going to be a little tight. I think that the drivers make their own, they get to know the site and then they do what they want. They will be out of there before it opens.

Mr. Huffman – Has Engineering been looking at that whole issue too?

Mr. Bohac – Power World gets semis too. So this is not open 24 hours?

Mr. Tim Dean has entered the room. Yes it is. That is what their proposal is at this time. They want to be open 24 hours.

Mr. Boron – Mr. Dean I need your name and address for the record.

Mr. Dean – Tim Dean 22100 Horseshoe Lane, Strongsville, Ohio. Has Engineering looked, do they know about the semi trucks?

Mrs. Daley – It has not come up yet. We will take a look at that along with the revisions that they are making there.

There was some confusion about the landscape plans and Mr. Dean and Mr. Boucek were under the impression that they plans were dropped off.

Mr. Huffman – The light poles will match the existing center in color and height?

Mr. Boucek – No, they are going to be these.

Mr. Bohac – Like Tudor Time.

Mr. Boucek – They are going to be the same color but they are going to be these. They are very close.

Mr. Huffman – That is all I have on this.

Mr. Hill – Tim, why don't you talk to Tim about those other fixtures?

Mr. Huffman – The ones that are on Outdoor Power world, the fixtures are tilted up so they are throwing light out but anyone around here is looking at the glare of those fixtures.

Mr. Boron – Somehow they got tipped.

Mr. Huffman – At Tudor Time they are flat and throwing the light directly down.

Mr. Boron – Ok, Jennifer, anything on the site?

Mrs. Milbrandt – Is this an opportunity to bring up the Welcome to Strongsville sign?

Mr. Boron – Yes, let's bring that up.

Mrs. Milbrandt – I had a questions with Walgreen's, we were talking about maybe moving the pylon sign back and utilizing this corner as a "Welcome to Strongsville" sign. We currently do not have sufficient right-of-way to put in a welcome sign and we wondering if possibly we might be able to put it on that property there?

Mr. Boron – Is it possible to move the pylon sign somewhere down West 130<sup>th</sup> instead of at the corner?

Mr. Dean – I know that from the conversations that we have had with Walgreen's, they wanted that corner because of the location. As far as trying to do the "Welcome to Strongsville" sign, which is great looking signs, we would have to talk to them I guess.

Mr. Boucek – One of the things that Walgreen's has done with other communities is that they have done a combination city sign and a Walgreen's sign. They have done it with a number of different methods. Combination of changeable copy or even using a electronic reader board for community messages.

Mr. Boron – You can't have a reader board here, it is not zoned for that.

Mrs. Daley – Do you know what other communities Dushan? Maybe we could just take a look at it.

Mr. Hill – Could you work with Jennifer and come up with a design that would be the combination of the entranceway and Walgreen's?

Mr. Boucek – Sure we could do that.

Mr. Boron – Then we could give them the Strongsville sign design.

Mr. Hill – That would be better to have just one sign instead of two.

Mr. Boucek – If we go that route . . .

Mr. Boron – Or if we can move that sign, I guess that is the other option is to slide it down.

Mr. Boucek – I think that Walgreen's will want that sign on the corner and I think that they would lean toward a combination.

Mr. Boron – Everybody is going to see Walgreen's from the corner, you can see where it is.

Mr. Huffman – CVS has theirs up the street, not on the corner.

Mr. Boucek – Obviously the size restrictions would come into play. I don't think that we would want to deal with another variance.

Mr. Hill – I think if you work with Jennifer and if it is acceptable to the City and Walgreen's then we ought to forget about the variance situation. We aren't going to send you back to get a variance for something that we want.

Mr. Boron – If it's a combination City sign, Walgreen's, I'm sure that BZA would look at that anyway. We can't say that we will forget about it. There are two options, move the sign, keep the same sign just move it down. I think it needs to be worked out between the City and Walgreen's.

Mr. Boucek – I don't have any problem working with Jennifer. We can work out something. There are a couple of things that I want to bring out, because of the signage restrictions, are we limited to fixed signage? Could some changeable copy come into play?

Mr. Boron – Not at all. Our changeable copy falls within the Public Facility zoning and that is not the zoning for this parcel. Ok so I guess we have to look at that. Bob anything on the site?

Mr. Hill – No.

Mr. Boron – You have to come back and we have to look at the landscaping plan.

Mrs. Oprea – If you submitted it for BZA it would not have come to me.

Mr. Dean – The package that the guy dropped off at the beginning thought included those landscape, we thought we gave it to ARB as well as BZA because they wanted the site plan at the BZA as well so that in the event of that parking setback . . .

Mrs. Oprea – They probably have tons of copies then. They wouldn't have known to give those to me.

Mr. Dean – Exactly.

Mr. Huffman- Before you got here I mentioned that you had done a great job with the berming and landscaping here and we appreciate that you are going to run this berming around this corner.

Mr. Boron – It looks nice.

Mr. Huffman – Does that sound like what you are doing?

Mr. Dean – Yeah we had that in the drawing. I know that you have other people out there, I think there is another group, is there a big Agenda? Could we come back after they come? Just to get a comment on the landscaping?

Mr. Huffman- If it is here.

Mr. Dean – It is in Building, I saw it.

Mrs. Oprea left the room to consult with Mrs. Zamrzla and get a copy of any landscaping plan that may have been submitted to BZA.

Mr. Boron – We still have some comments on the building itself. Since our Secretary just stepped out we will take a little break.

Mr. Huffman- Address too.

Mr. Boron – On the sign you will have to add the address either on the side or down the front face. That is per Fire and Police.

Mr. Boucek – Address on edge.

Mr. Boron – Either way. But it maybe changing. Did they work out the site circulation?

Mrs. Daley - Yes we have been working with them and they've looked at our suggestions and they are going with that. It is going to work out much better.

Mr. Boron – Is the entrance being moved at all?

Mrs. Daley – Yes, it is moving to the east just slightly. That way the exit is from the drive-thru are going to line up straight with the exits out and then your entrances are going to come in and go either right or left. They are going to cut this island back.

Mr. Boron – For the signage, will you be drawing that up and coordinating with Jennifer and submitting back to Walgreen's?

Mr. Boucek – Probably.

Mrs. Milbrandt – We have two different kinds, I think we would go with the bigger one.

Mr. Boucek – Do you want an illuminated sign?

Mrs. Milbrandt – We have a light shining on it.

Mr. Boucek – A flood light, okay. Do you have any other ones in the City?

Mrs. Milbrandt – Yes.

Mr. Boucek – Okay, I can take a look at them.

Mrs. Milbrandt – I can e-mail you pictures.

Mrs. Oprea returned to the room with a copy of the landscaping plan that was submitted to the BZA.

Mr. Dean – Thank you, Kathy had them.

Mr. Boron – Is this mounding?

Mr. Boucek – That is correct.

Mr. Boron – Are those the contours?

Mr. Hill – This does not match what is out there now does it?

Mr. Boron – It is a little different. What do you think Jennifer?

Mrs. Milbrandt – If it is alright, I would like to take this and look at it and the other landscaping next door.

Mr. Boron – That is a good idea.

Mr. Dean – I thought that was going to be a continuation from the other side.

Mr. Boron – I think there are things planted here now.

Mr. Dean – Yes, there is.

Mr. Huffman – What I don't see really, are the grades between these two and if this is uphill.

Mrs. Daley – There is no discernible mound.

Mr. Boron – You need an actual mound.

Mr. Huffman- If you can get probably 2 feet above this pavement with the top of that, 2 to 3 feet. That will hide the payment.

Mr. Dean – Correct.

Mr. Huffman – I would like to see it carried along here too because this is pretty level. This you may want to get to 3 feet. When you are down lower you don't need as much height, all you need is enough to cut off the pavement. If you are up high it is a different game. That whole corner is nicely done. If you are on Hunt Road you don't see the pavement. You don't mind if you see the tops of the cars but once you get the pavement out of the way it just improves it dramatically. We don't want you to block the signs to the building. Just get the pavement out of sight, it is amazing the difference it makes.

Mr. Boron – We will let Jennifer review this. Unless you want to resubmit like this and come back in. Anything more on the site? Okay let's move to the building. Lori, any comments?

Mrs. Daley – No.

Mr. Boron – Tim.

Mr. Huffman – I appreciate that you fit the building into the architecture of the center. That worked well. Overall I think you have done a very nice job. I think where it falls down a little bit is on the back side where you have the public going into Tudor Time and the other stores and then you have these two blank elevations, semi blank, at least you have a drive-thru there. I think it just need a little inexpensive work done to it. You have turned the corner with all of this treatment, now on the back, my first thought is if you could just do something to treat this. Maybe just another color brick, maybe a little

relief with some kind of, not necessarily a band but if you could treat this back corner a little nicer, for the benefit of all of your other customers, I think it would help.

Mr. Boron – I think it would be nice to continue a band around. This is pretty much a blank wall. I think that is the side where most people are going to see. As you come into this thing that is what you are going to see. We are talking about the north elevation and if you could turn it down to the west. We are not asking for a lot of cost there, just breaking up that warehouse look.

Mr. Huffman – I think you could do something with the same color brick here or a band like Bill was suggesting. I am not sure exactly how you would tie that all in from here all the way around. I guess examples would be the CVS across the street has a lot of relief in the brick work. CVS in Strongsville has a bunch of relief in different colors of brick. The new Rite Aid has kind of what I am talking about. A different color brick that wraps the corner. It is just another example. Just to give it more relief.

Mr. Boucek – Maybe we can do some more work with the stone.

Mr. Huffman – If this had the back facing away but you have all your other customers there. In your best interest you would do something nicer.

Mr. Boron – You did a good job here. This is two sided. You want to dress up your front, the problem is that the back is also what people are going to see.

Mr. Huffman – Nobody cares about this because nobody sees it.

Mr. Boron – Jennifer.

Mrs. Milbrandt – No additional comments.

Mr. Boron – Bob.

Mr. Hill – No comment.

Mr. Bohac – No additional comments.

Mr. Boron – So if we could see your revised elevations of those two when you come back.

Mr. Dean – When is your next meeting?

Mrs. Oprea – February 12<sup>th</sup>.

Mr. Huffman – I will also mention that it looks like you have some high parapets to hide the mechanical units on the roof which is excellent.

Mr. Boron – Your base unit, the parapet needs to cover that.

Mr. Boucek – We will just break it up with something.

Mr. Boron – Just so that it doesn't look like such a blank wall. Any questions before we move onto the signage. We will table this and you can come back with that and the landscaping.

**NEW APPLICATIONS:**

**2) WALGREEN'S / Dushan Boucek, Agent**

- a) Recommendation of a 4' x 8' internally illuminated Pylon Sign having white copy and graphics, cardinal red background, bronze trim and returns; and
- b) Recommendation of a 34" x 26'-8 ½" (61.14 SF) internally illuminated channel letter Wall Sign having red copy on a brick background, bronze trim and returns for the north elevation; and
- c) Recommendation of a 34" x 26'-8 ½" (61.14 SF) internally illuminated channel letter Wall Sign having red copy on a brick background, bronze trim and returns for the west elevation; and
- d) Recommendation of a 1'-6" x 12'-9" internally illuminated channel letter Wall Sign having red copy, brick background, bronze trim and returns, stating "Pharmacy" for the north elevation; and
- e) Recommendation of a 1'-6" x 12'-9" internally illuminated channel letter Wall Sign having red copy, brick background, bronze trim and returns, stating "Pharmacy" for the west elevation; and
- f) Recommendation of a 1'-6" x 7'-7" internally illuminated channel letter Wall Sign having red copy, brick background, bronze trim and returns, stating "Photo" for the north elevation; and

- g) Recommendation of a 1'-6" x 7'-7" internally illuminated channel letter Wall Sign having red copy, brick background, bronze trim and returns, stating "Photo" for the west elevation; and
- h) Recommendation of a 2'-8" x 17'-8" internally illuminated channel letter Wall Sign having red copy, brick background, bronze trim and returns, stating "Drive Thru Pharmacy" for the west elevation property located at Boston and West 130<sup>th</sup> Street, PPN 399-33-008 zoned General Business.

Mr. Boron –Item Number Two, Walgreen's signage. This is the pylon sign that we kind of talked about. The good thing is that when the pylon comes back, Jennifer and Bob can look at it and Tony and then you would be two steps ahead. The other ones, the wall signs I don't think that anybody has a problem with. You are allowed two signs on the corner. The Pharmacy signs, I don't think we have a problem with. The only one that was in question is the Photo signs. I don't think that there are any of the pharmacies or Rite Aid that requested that photos and we have always said that they are not allowed to have them.

Mr. Boucek – What is the reason for that?

Mr. Boron – The pharmacy and the drive-thru we are allowing. The photos we are asking you to take off. I wish Building was here to site the code.

Mr. Huffman – Originally pharmacy was not allowed and we had Marc's get a variance to put pharmacy on their building. Each building can have one identification sign and if is on the corner they let you have two in the square footage that you are allowed to have.

Mr. Hill – The code was modified to allow some additional wall signage. For pharmacy or the big boxes for garden center but not for photos. I don't think that the code allows and we have not approved any photos.

Mr. Boucek – When reading through the code it does not specifically say that certain works are not allowed.

Mr. Hill – No but it says, our code has been modified to day what is allowed and photo is not part of it. It is what it is. Now if that is what the decision of the Planning Commission and the ARB and you want some relief then you could go to the Board of

Zoning Appeals but I would think that the City's suggestion to the Board of Zoning Appeals is to be consistent and that photo would not be approved.

Mr. Dean – So somewhere within the sign code there is something that says the no photo is allowed?

Mr. Hill – No.

Mr. Boron – It states what is allowed.

Mr. Hill – It has been a City policy. Our suggestion is that you talk to your client about removing the photo.

Mr. Huffman – I wish I had the code book with me because I could refer to the section but if you feel that the code says that you could have it then ask for it.

Mr. Bohac – If you call Tony tomorrow you could get an answer.

Mr. Huffman – Drive-thru pharmacy is another one that is questionable too.

Mr. Hill – Not really because the City's policy on that is that is a directional sign.

Mr. Huffman – Then it needs to be 3 SF, 1 x 3 for a directional sign.

Mr. Hill – Well this is on the building. There is some administrative discretion.

Mr. Huffman – I would check the code on that one too. Rite had this and I can't recall if we let them.

Mr. Hill – I don't think that the drive-thru should be an issue but the photo is.

Mr. Huffman – I would say if we did not let Rite Aid have that then I am not so sure that I would vote for allowing them to have it.

Mr. Boron – I can't remember if Rite Aid got theirs or not.

Mr. Hill – What?

Mr. Huffman- The drive-thru pharmacy on the building.

Mr. Boron – I know that they took photo off. They actually had more goods and services. They agreed to take all those off but they kept the pharmacy and I don't know if they kept the drive-thru pharmacy on there or not.

Mr. Bohac – I think we gave them a ground directional sign for drive-thru pharmacy. They took it off the building.

Mr. Boron – I think the pharmacy is on the side, isn't it?

Mr. Huffman – It's on the back.

Mr. Boron – We should look at that.

Mr. Huffman – We just want to be fair. If they have it you can have it.

Mr. Boron – We want to be consistent.

Mr. Hill – We have been consistent about the photo I am sure.

Mr. Boron – I know that Rite Aid wanted more on the building.

Mr. Huffman – Wal Mart wanted all those signs too.

Mr. Boron – Ok, we will table it till the next meeting. If you can bring back your revised landscaping plans, revised building elevations and include the signage.

**EARTH ANGELS HOME HEALTH CARE/ Mark Wos, Agent**

Recommendation of a 15" x 18'-9" (23.43 SF) non-illuminated Box Sign having blue copy on a white background with black trim for property located at 14400 Pearl Road, zoned General Business.

Mr. Boron –Item Number Three, Earth Angels Home Health Care. Please state your name and address for the record.

Mark Wos, 14400 Pearl Road, Strongsville, Ohio 44136

Shane Simone, 9741 Cedar Wood Drive, North Royalton, Ohio.

Mr. Boron – Ok, tell the Board what you are planning to do.

Mr. Wos – We want to put this sign across this front. Basically there are other signs up in the area, the building stretches and goes down this way. This building is scheduled to be torn down now so these signs will come down two and when it comes down hopefully we will have a new one.

Mr. Bohac – When is it supposed to come down?

Mr. Wos – Well it was supposed to come down in the summer but I believe that the owner has stalled things over there.

Mr. Boron – To renovate it?

Mr. Wos – Yes, I think it was supposed to come down a couple of years ago.

Mr. Hill – They had a proposal to put a new building in there.

Mr. Bohac – That was a couple of years ago and nothing has ever been done.

Mr. Wos – He said he just submitted plans a few months ago.

Mr. Bohac – Here is the lady that would see him first.

Mrs. Oprea – I don't have any plans. They came in probably 2 years ago for that and never finished.

Mr. Huffman – Can I ask, where is your entrance?

Mr. Wos – The entrance is off of Pierce actually. It would be on the side of the building. The entrance is off of Pierce.

Mr. Huffman – So you are not even in this building.

Mr. Wos – No but we want to get the signage up for Pearl Road.

Mr. Hill – Well this is a mansard roof.

Mr. Boron – They are not even in this building at all.

Mr. Wos – It is the same structure just can't see the entrance though. We are still at 14400 Pearl.

Mr. Boron – Where is the entrance?

Mr. Wos – We enter on the side.

Mr. Boron – That is a little confusing.

Mr. Huffman – It continues on back.

Mr. Hill – Is it the same building or a separate building?

Mr. Wos – The same building.

Mr. Boron – Its attached.

Mr. Huffman – It is a different structure.

Mr. Hill – This is considered a roof.

Mr. Wos – Yes.

Mr. Hill – The code does not permit signage on a roof.

Mr. Wos – That is that?

Mr. Hill – You are permitted signage.

Mr. Wos – I don't know what to do.

Mr. Hill – You can't have it on the roof.

Mr. Boron - Is there a ground sign over there?

Mr. Wos – No.

Mr. Huffman – Let's try to help them out here. You are probably going to have a sign over your entrance back here right?

Mr. Wos – Well it's not the greatest place.

Mr. Huffman- Just to have one so that someone knows where to enter.

Mr. Wos – Yes if we could.

Mr. Huffman – Otherwise if you have one on the front how is anybody going to know where your door is?

Mr. Wos – There is a sign on the door here that says we are around the corner in the back.

Mr. Hill – Is there a pole sign here, a ground sign or pylon sign?

Mr. Boron – There isn't any.

Mr. Bohac – What do you actually do at this facility?

Mr. Wos – We take care of the elderly. We provide state tested nursing assistance and home health aids to help the elderly.

Mr. Boron – Obviously you are allowed to have a sign above your space where ever it is. We can't approve a sign on the roof.

Mr. Wos – The sign is only 16" wide.

Mr. Bohac – There is no other space.

Mr. Boron – Above their space there should be.

Mr. Hill – That does not front on Pearl.

Mr. Boron - We can't approve one on the roof.

Mr. Huffman – Your address is Pearl, you have a Pearl Road address not Pierce.

Mr. Wos – I wish we had a Pierce address because sometimes it is confusing for people.

Mr. Boron – Unless you can work out a deal with ERA that you could maybe put it over here.

Mr. Hill – If you put it there it is confusing because if you have a sign that people see from Pearl Road they would assume that the entrance is there. There is going to be some confusion because they have to go around.

Mr. Huffman – The only thing I can think of to help you out is and I don't know if it is even within the code but if it did have more of a sign with an arrow. ERA has a square box in here now.

Mr. Boron – They will not be able to fit all that in one.

Mr. Wos – Here is another problem. We already made the sign. We jumped the gun. Can we take this sign and put it on the side of the building then? Over our space for now until we figure what else we can do to get a sign up front for Pearl Road.

Mr. Hill – That is a temporary sign and you would want to talk to the Building Commissioner. That is for a limited time.

Mr. Bohac - That is only allowed to be up for a limited amount of time.

Mr. Hill – You could talk to the Building Commissioner. You are permitted a temporary sign.

Mr. Boron – Your best bet is to go to the Building Department and have Tony Biondillo talk to you about putting signage above your space.

Mr. Wos – That is what I did already and that is why I am here.

Mr. Bohac – You were talking about a temporary sign now you are talking about a permanent sign.

Mr. Wos – I am talking about taking this permanent sign and putting it over the top of our site.

Mr. Bohac – What is it made out of?

Mr. Wos – It is made out of signage material.

Mr. Bohac – What kind of material?

Mr. Wos – Vinyl and wood.

Mr. Bohac – The background, is it plastic?

Mr. Wos – Yes.

Mr. Boron – It's not a banner.

Mr. Bohac – ERA owns this building right?

Mr. Wos – Yes.

Mr. Bohac – What if you would go to them and ask them if they would move their little box sign and put it above the letters?

Mr. Boron – Then people think that is where they are.

Mr. Bohac – Then you do what Tim said and put a little arrow.

Mr. Boron – I don't know why you wouldn't be able to put a sign over your business.

Mr. Wos – If we could use this over our space in the back at least we will get some kind of exposure. Ideally we want Pearl Road exposure but we can't have that.

Mr. Hill – Talk to the Building Department because they will analyze the size of this sign and see if by code it is permitted.

Mr. Bohac – How big is that sign?

Mr. Wos – Twenty Three square feet.

Mr. Hill – That is why you have to talk to the Building Department. It is all based on whatever the width of your tenant space is. You are permitted to have a sign. If that sign is too large as far as the code is concerned then you can't be approved but you could ask for a variance.

Mr. Wos – Ok, back to the Building Department we go.

Mr. Bohac – Tony, the one that you need to talk to is not here today. He is in a meeting.

Mrs. Daley – He is in a meeting but should be in later.

Mr. Wos – Tony is the person I need to talk to.

Mr. Bohac – Tony Biondillo.

Mr. Huffman – Can they get a copy of the sign code here?

Mr. Wos – We have it already.

Mr. Huffman – Ok.

Mr. Boron – In there it spells out how wide your tenant space is and how much square footage you are allowed on your sign and all that. I don't know how wide your tenant space is. He has the authority to approve it too or give you a sign permit. Do you know what the frontage of your leased space is?

Mr. Wos – I think it is 70 x 16'.

Mr. Boron – You will need to measure that.

Mr. Hill – It is 1.5 x the width. So that is 105'

Mr. Boron – So that should be ok.

Mr. Wos – Could I get it temporarily like today?

Mr. Boron – Building has to issue that permit.

Mr. Huffman – Wouldn't it be better to table it so that they don't have to pay another sign fee?

Mr. Boron – Yes we can table this in case you have to come back to ARB and then you would not have to pay another fee to come back.

Mr. Wos – What does that mean, table?

Mr. Boron – We don't vote yes or no on it, unless you want us to vote because then we would have to deny your sign. If we table it, it is a neutral vote and you could go back to Building and kind of work out with them and then if Building says that you need to come back to ARB you won't have to pay a fee, just come in and we can look at your sign, approve it or Building can approve it back there.

Mr. Wos – should I take pictures of the other side of the building, where we are at?

Mr. Boron – I would find out, the best you could do is measure your frontage on Pierce and then they can calculate your square footage out.

Mr. Wos – Ok.

Mr. Boron – It sounds like based on what you just said that you will be fine.

Mr. Wos – We would just have to resubmit with a different set of plan.

Mr. Boron – If Building requires that.

Mr. Wos – Okay and Tony the guy I want to talk to is not here today.

Mrs. Daley – He is in a meeting right now but should be in after lunch.

Mr. Wos – What is his name?

Mr. Boron – Tony Biondillo.

Mr. Wos – What is his title?

Mr. Boron – He is the Building Commissioner.

Mr. Huffman – Drawing wise you can just go back and sketch, it does not need to be a fancy drawing. With the photos that would be plenty for us.

Mr. Wos – Okay.

Mr. Boron – It is tabled until you come back if the Building Commissioner says you have to come back.

Mr. Boron - Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting at 9:59 a.m.

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William P. Boron, Chairman

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Carol M. Oprea, Administrative  
Assistant

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Approved