Board of Zoning and Building Appeals

FOUNDED 1322

AGENDA

Regular Hearing | March 21, 2023 | 7:00 p.m. | 555 Frost Rd., Streetsboro, Ohio 44241

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Disposition of Minutes:

July 19, 2022; August 16, 2022; September 20, 2022; October 18, 2022; December 20, 2022, January 17, 2023, February 21, 2023

- V. Old Business
- VI. New Business:

Application #VRA23-3

Accurate Steel 3500 Crane Center Drive

Applicant Angelique Miller/Signs 330 on behalf of Accurate Steel, is requesting a 152-square foot variance from Section 1159.16(b) to allow for a 192-square foot wall sign as code permits a maximum area of 40 square feet for wall signs for industrial uses.

- VII. Citizens' Comments
- VIII. Board Member Comments:

The Board of Zoning and Building Appeals will conduct a Work Session immediately following this Hearing in Council Chambers at City Hall 555 Frost Rd. Streetsboro, OH 44241.

The next regularly scheduled Board of Zoning and Building Appeals meeting will be held on Tuesday, April 18, 2023 at 7 p.m., in Council Chambers at City Hall 555 Frost Rd. Streetsboro, OH 44241.

IX. Adjournment

Starting immediately after regular meeting is adjourned

WORK SESSION AGENDA

Presenter: Paul Janis, Assistant Law Director

- 1. Introduction
- 2. Overview of BZBA basics
- 3. Questions
- 4. Adjournment

Site Plan for Streetsboro Accurate Steel Plant provided by Signs 330

AERIAL & STREET VIEW

Details

Accurate Steel is located at 3500 Crane Center Drive in Streetsboro. Included are pictures of all parts of the building that will be receiving new signs, or replacement of signs from previous tenant.





Monument Sign Facing West

Aerial View







Building Front Facing North

Building Entrance Facing West







Building Facing East

Building Facing South

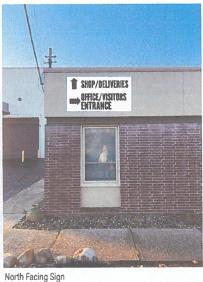


PROPOSED SIGNAGE

Details

- (1) 8'x4' 1/2" Acrylic sign will be replacing the front of the existing monument sign
- (1) 67"x 36" 3mm ACM sign will be replacing existing north facing directional sign
- (1) 24'x8' 3mm ACM sign will be replacing exisiting west facing sign
- (1) 32"x10" 3mm ACM office sign will be replacing existing facing west
- (12) 2'x2' 3mm ACM numbered signs will be installed 1 foot above every gargae door on all sides of the building (circled in red below)





Monument Sign



West Facing Sign



West Facing Sign



West Facing Sign



North Facing Sign



South Facing Sign



East Facing Sign

PROPOSED SIGNAGE

Details

Monument sign front will be replaced with new Accurate Steel panel. The monument sign measures 50 feet from W. Wason Dr. and 30' from Crane Centre Dr. Sign is circled in aerial map.





SIGNAGE DESCRIPTION

Details

Monument replacement panel will measure at 8' wide by 4' high and will be created on 1/2" acrylic

The large west facing sign will be replaced by 24' wide by 8' high sign on 6 3mm ACM panels laid vertically. **FINISHING: Hardware for the instillation will be self-tapping sheet metal screws, 10 per ACM sheet; 60 in total**







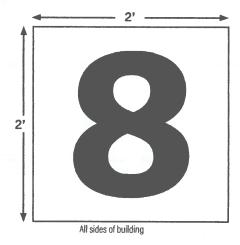
SIGNAGE DESCRIPTION

Details

- (1) 67" wide by 36" high north facing directional replacement sign on 3mm ACM board. **FINISHING: Tapcon brick fasteners**
- (1) 32" wide by 10" high west facing office replacement sign on 3mm ACM board. **FINISHING: Tapcon brick fasteners**
- (12) 2' high by 2' wide garage door numbers 1-12 on 3mm ACM board.
 FINISHING: Hardware for the instillation will be self-tapping sheet metal screws, 4 screws per signl; 48 in total







CITY OF STREETSBORO MEMORANDUM

TO: Board of Zoning and Building and Appeals (BZBA)

FROM: Jimmy Hoppel, AICP; Assistant Planner

DATE: March 15, 2023

RE: Comments re: Accurate Steel Sign Variance for March 21, 2023 Meeting

I offer the following comments for consideration by the BZBA:

Site Address: 3500 Crane Center Drive

PPN#: 35-006-00-001-002

Applicant(s): Angelique Miller, Signs 330

Property Owner(s): JEM 1400 Miller Parkway LLC

The applicant is requesting the following variance:

Section 1159.16(b) – A 152-square foot variance to allow for a 192-square foot wall sign as code permits a maximum area of 40 square feet for wall signs for industrial uses.

Project Summary:

The applicant is seeking the above noted variance to accommodate the placement of a 192-square foot wall sign on the west elevation of the building. The sign would replace an existing sign of a previous building tenant that is approximately the same size as the proposed sign. As to staff's knowledge the existing wall sign does not have a variance that would legally permit that size wall sign.

Variance Standards:

In *Duncan v. Middlefield* the Ohio Supreme Court utilized standards for determining if a practical difficulty exists that would justify the granting of an area variance. Find below the *Duncan v. Middlefield* standards as well as standards contained in the City's Zoning Ordinance, in **bold** followed by information provided by staff for the BZBA to consider in weighing the standards and rendering their decision.

1. The property in question (will/will not) yield a reasonable return and there (can/cannot) be a beneficial use of the property without the variance;

The subject site could feasibly yield a reasonable return and there could be a beneficial use of the subject property without the requested wall sign area variance. If the variance were not granted, the subject property could still be used as an industrial building, or for any permitted or conditionally permitted use (and associated accessory uses) in the I-1 District.

2. The variance is (substantial/insubstantial);

The maximum permitted wall sign for an industrial use is 40-square feet. The proposed sign is 192-square feet which is a 380% increase of the maximum permitted size. Staff considers this substantial.

Assistant Planner comments re: Accurate Steel Sign Variance for March 21, 2023 Meeting Page 2 of 3

3. The essential character of the neighborhood (would/would not) be substantially altered (and/or) adjoining properties (would/would not) suffer a substantial detriment as a result of the variance; and the variance would be in general harmony with the purposes of this Chapter and specifically would not be injurious to the neighborhood in which the business or enterprise to which the applicant desires to draw attention is located.

The essential character of the neighborhood would not be substantially altered and adjoining properties would not suffer a substantial detriment as a result of larger sign than permitted by Code.

4. The variance (would/would not) adversely affect the delivery of governmental services (e.g. water, sewer, garbage, etc.);

The larger size sign variance would not adversely affect the delivery of governmental services (e.g. water, sewer, garbage, etc.).

5. The applicant purchased the property (with/without) (actual/constructive) knowledge of the applicable zoning restriction;

It is unknown whether or not the current property owner purchased the property with actual knowledge of the applicable zoning restriction. She there is an existing wall sign on the building that exceeds the code maximum, there is a possibility that the current owner (and applicant) assumed that size of sign was permitted.

6. The applicant's predicament feasibly (can/cannot) be resolved through some method other than a variance;

The predicament of wanting a larger sign is brought upon by the applicant; outside of a change to the zoning code, this predicament cannot be resolved through some method other than a variance.

7. The spirit and intent behind the Zoning Code (would/would not) be observed and substantial justice (done/not done) by granting the variance;

Section 1159.01, Purpose and Intent of Chapter 1159 - Sign Regulations of the Zoning Code includes, in part, the following:

- (b) To provide <u>reasonable</u>, <u>yet appropriate</u> conditions for identifying establishments in office, business and industrial districts <u>by relating the size</u>, <u>type and design of signs to the type and size of the office</u>, <u>business and industrial establishments</u>; [emphasis added] and
- (d) To control the design and size of signs to ensure that their <u>appearance will be</u> <u>aesthetically harmonious with an overall urban design for the area</u>; [emphasis added].

The purpose and intent along with the codified regulations, including the number and size of signs permitted for businesses, work together to create the aesthetically harmonious appearance and overall urban design for the area. In addition, sign regulations are generally intended in part to provide adequate visibility, thereby helping to ensure associated safe vehicular recognition of businesses within the City.

The purpose and intent of the Code states that signs should be reasonable and appropriate in comparison to the size of a building. The ratio established by Code often achieves this, however, for industrial buildings the max wall sign area is, particularly small at 40-square feet, when considering the larger nature of industrial buildings, including the subject building. In comparison, a building of this size (approximately 250 feet long), in the B-District, would be permitted a sign of 500 square feet.

8. There (are/are not) conditions peculiar to the property which are not characteristic of other nearby properties in the same zoning district; and there are special circumstances or conditions, such as the existence of buildings, topography, vegetation, sign structures or other matters on adjacent lots or within the adjacent public right of way, which would substantially restrict the effectiveness of the sign in question, provided however, that such special circumstances or conditions must be peculiar to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises;

There are not conditions peculiar to the property which are not characteristic of other nearby properties in the same zoning district.

9. The peculiar conditions are not the result of actions of the applicant.

There is not a peculiar condition.

10. The peculiar conditions would be encountered by any person who might own the property.

There is not a peculiar condition.

11. The variance (has/has not) been requested solely to increase property value or provide some other financial benefit.

It is the understanding of Staff that the request for a larger sign than is permitted by Code is to provide a sign that is comparable to the existing wall sign on the building. Additionally, the applicant is seeking a sign that is more proportional to the building.

12. The variance is the minimum one necessary to permit the applicant to reasonably draw attention to the business or enterprise;

The variance requested for the front wall sign is not the minimum variance necessary. This variance is one of preference, and the proposed sign is 152 square feet larger than what code permits. There are potential options that are smaller in size that what is proposed, but do not appear to be the preference of the business owner/applicant. With that being said, for a structure the size of the subject building the proposed sign would reasonably draw attention to Accurate Steel.

The BZA should weigh the above standards to determine if a practical difficulty exists that would merit the requested variances.