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## AGENDA

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Regularly Scheduled Hearing

October 17, 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:**

December 20, 2022; January 17, 2023; February 21, 2023; March 21, 2023; June 20, 2023; July 18, 2023;  
August 15, 2023

**V. Old Business:**

**VI. New Business:**

Application #VRA23-11 Sgt. Clean Car Wash 9421 St. Rt. 14

- A 9 sq. ft. variance from §1159.14(e) to permit the installation of a 12 sq. ft. directional sign, whereas code allows a max sign size of 3 sq. ft.

Application #VRA23-12 University Hospital Urgent Care 9449 St. Rt. 14

- A one (1) sign variance from §1159.14(b) to permit the installation of a third wall sign, whereas a previously granted variance permits 2 wall signs.
- An 8-inch variance from §1159.05(a) to permit a sign to be setback 2' 4" from the edge of the wall, whereas code allows at least a 3-foot setback.

**VII. Citizens' Comments**

**VIII. Board Member Comments:**

The next regularly scheduled Board of Zoning and Building Appeals meeting will be held on Tuesday, November 21, 2023 at 7 p.m. in the Council Chambers at City Hall, 555 Frost Rd.

**IX. Adjournment**



October 17, 2023

*Application #VRA23-11*

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# Sgt. Clean Car Wash

## 9421 St. Rt. 14

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REQUEST FOR A 9 SQ. FT. VARIANCE FROM  
§1159.14(E) TO PERMIT THE INSTALLATION OF A 12  
SQ. FT. DIRECTIONAL SIGN, WHEREAS CODE  
ALLOWS A MAX SIGN SIZE OF 3 SQ. FT.



August, 30, 2023

Board of Zoning and Building Appeals  
City of Streetsboro  
555 Frost Road, Suite 100  
Streetsboro, Ohio 44241

RE: Sgt Clean Car Wash, 9421 State Route 14, Streetsboro, Ohio

Dear Sir:

Sgt Cleans Streetsboro Holdings LLC is hereby requesting an approval of a variance for a new sign to be located within the property at the location shown on the accompanying site plan. We have discussed this sign with the City Planning staff regarding how to categorize this sign. The Streetsboro Zoning Ordinance classifies this sign as a directional sign. The specific variance requested is for a sign area of 12 sf, which would result in a 9 sf. variance.

The intention of the proposed sign is to give our customers entering the property direction toward either the free vacuums or the car wash queuing lane. We have applied for two directional 'arrow' signs that comply with the Zoning Ordinance, but quite simply, feel that our proposed sign is more attractive and more readable, and therefore safer. A copy of the allowed signs is included for reference.

Due to the L-shaped property and the need to create specific queuing lanes, there is an island separating traffic into two driveways that creates a decision point for customers entering the site from Market Square Drive. When customers enter the property there is no indication which driveway to take, left toward the vacuums

or right, toward the car wash pay stations. The left, pay station lane, is one-way and creates difficulty for customers that were looking to go to the vacuum stations. We feel a directional sign at the end of the island would be most helpful to eliminate confusion.

Directional signs are limited to a maximum of 3 sf. in the Zoning Ordinances. As you can see from the enclosed allowable signs, 3 sf does not create a very attractive sign. We are going to install a mock-up of the proposed sign onsite prior to the meeting so that the Board can see what our proposed sign will look like. We will notify the City Planning staff when the mockup sign has been installed.

The Zoning Ordinances contain a number of conditions that are to be considered when a variance is submitted. The conditions are listed below and include our responses to the conditions. (The letters are from the Zoning Ordinance)

Section 1105.12 VARIANCES (pertinent excerpts)

F. A statement indicating why the variance is necessary. **Response: as written above.**

G. A statement indicating conditions which are peculiar to the subject property and are not characteristic of nearby properties in the same zoning district thereby creating practical difficulty. **Response: The L-shape of the property and the distance from Market Square Drive to the building creates confusion for our customers. There is no visible signage on the building or vacuums from this direction, because additional building signage was not allowed.**

H. The exact nature of the variance being requested. **Response: A new directional sign of 12 sf, which we feel will be more pleasant and safer for our customers.**

I. A statement demonstrating the variance requested is the minimum necessary to alleviate the difficulty and will not be detrimental to the public health, safety and welfare. **Response: We feel the proposed sign is visually pleasing and appropriate for the intended purpose.**

(4) Factors to be considered by the Board:

A. There are conditions peculiar to the subject property which are not characteristic of other nearby properties in the same zoning district. **Response: as written under 'G' above.**

B. The peculiar conditions are not the result of actions of the applicant. **Response: While it could be argued that we did create the two separate driveways, the property shape and size was existing prior to our purchase of the property. One of the main concerns of City Staff and the Planning Commission for a car wash is traffic management. Our site layout created the separate lanes to best manage on-site traffic and eliminate any traffic backing up onto a city street.**

C. The peculiar conditions would be encountered by any person who might own the property. **Response: This is not likely, the layout requirements for the car wash created a unique solution.**

D. The variance has not been requested solely to increase property value or provide some other financial benefit. **Response: The proposed sign is intended to make the site safer for our customers, not to increase property value or other financial benefit.**

E. A literal application of the provisions of this Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same zoning district. **Response: We are not aware of other L-shaped properties that have the unique layout of our car wash.**

F. Granting the variance will not permit a use not allowed in the zoning district. **Response: The granting of this variance will not change the use or allow a non-permitted use.**

G. Granting the variance will not be detrimental to the public health, safety and welfare of contiguous properties or the community as a whole. **Response: We do not feel the granting of this variance will be detrimental to the contiguous properties or the community.**

H. The variance is the minimum necessary to alleviate the difficulty. **Response: We feel the proposed sign is appropriate for the intended purpose.**

1159.25 CONDITIONS FOR CONSIDERATION OF BOARD OF ZONING AND BUILDING APPEALS

When considering variances from these sign regulations, the Board of Zoning and Building Appeals shall take into consideration the following conditions:


(a) 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; **Response: We believe the responses above adequately address this condition and demonstrate that granting this variance is not contrary to the intention of the City Zoning Ordinances.**

(b) 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; **Response: We do feel the proposed sign will not be objectional to anyone that views it.**

(c) The variance is the minimum one necessary to permit the applicant to reasonably draw attention to his business or enterprise; **Response: The allowable directional sign area of 3 sf. is very minimal. We have designed a sign that we feel is the minimal size to accomplish the combination of safety, convenience, and ease-of-use intended.**

To summarize, the Streetsboro Zoning Ordinances are very restrictive regarding directional signs. We feel that our proposed sign is a better and more visually appealing solution and we would appreciate your agreement and approval. We look forward to our presentation to the Board of Zoning and Building Appeals to present our sign request and address any comments you may have. Please do not hesitate to reach out should you require anything further.

Sincerely,



Greg Seifert, Architect  
Sgt Clean Car Wash



August, 30, 2023

Planning Department,  
City of Streetsboro  
555 Frost Road, Suite 100  
Streetsboro, Ohio 44241

RE: Sgt Clean Car Wash, 9421 State Route 14, Streetsboro, Ohio

Dear Sir:

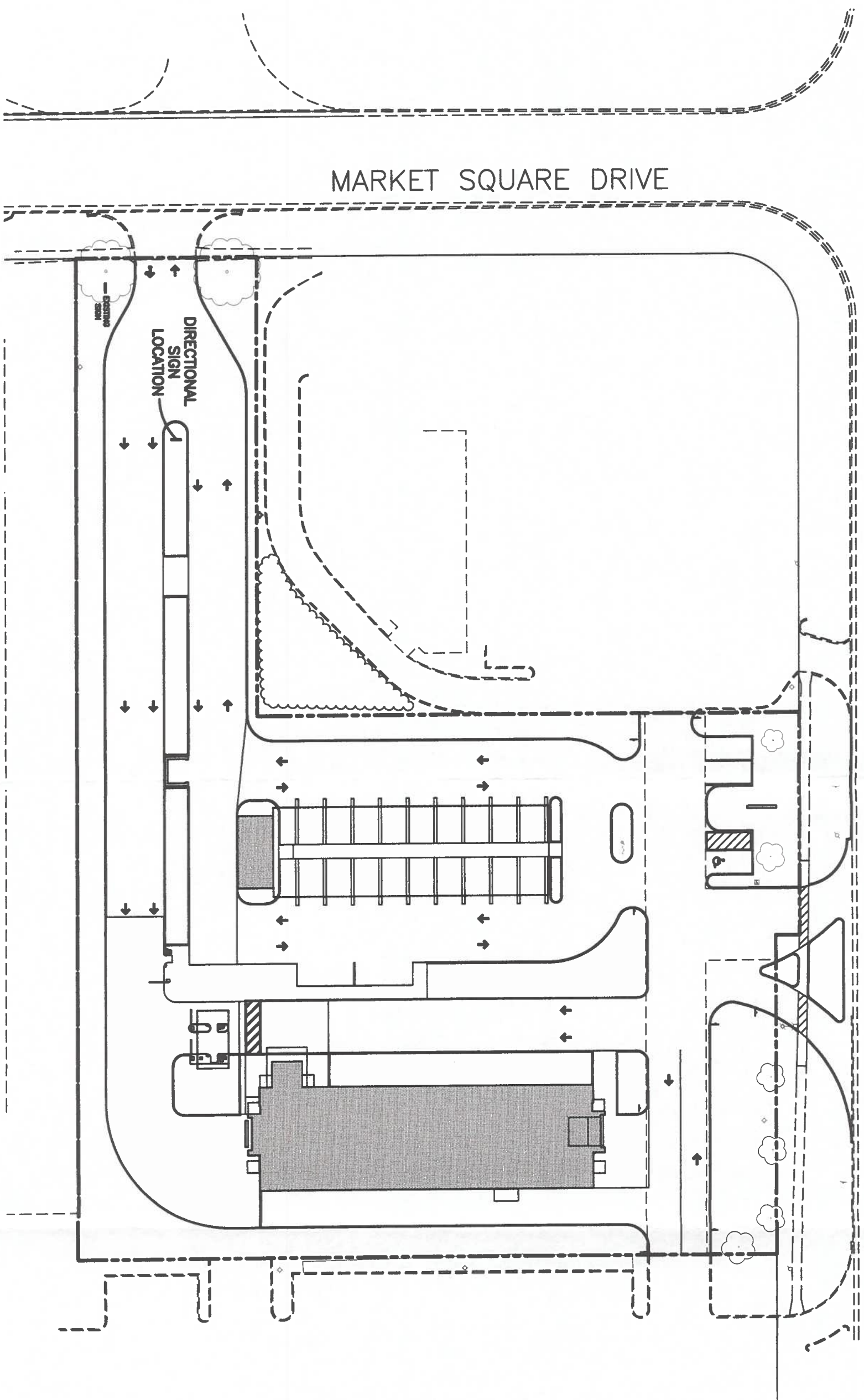
Please accept this letter from Sgt Cleans Streetsboro Holdings LLC as the rightful owner of the above-mentioned property is hereby requesting an approval for a sign variance as described on the submission documents.

Please do not hesitate to reach out should you require anything further.

Sincerely,

A handwritten signature in black ink that reads "Greg Seifert". The signature is written in a cursive style.

Greg Seifert, Architect  
Agent for Owner



STATE ROUTE 14

MARKET SQUARE DRIVE

DIRECTIONAL SIGN LOCATION

EXISTING SIGN



**Sgt. Clean Car Wash**  
 3673 Massillon Road  
 Uniontown, Ohio 44685

DRAWING DATES  
 30 AUGUST 2023  
 B2A SUBMISSION

PROJECT NUMBER: 1000-001-21

**Sgt. Clean Car Wash**  
**Site Sign Study**  
 City of Streetsboro, Ohio  
 Portage County Ohio



REFERENCE NORTH

TITLE SHEET

S-2

**SITE SIGNAGE STUDY**  
 PROPOSED DIRECTIONAL SIGN  
 NOT TO SCALE



Sgt. Clean - ~~Directional~~ - Driveway Island  
SIGN



12 SQ FT  
3 SQ FT BASE  
 (5.4 SQ FT = 45%)



**Sgt. Clean Planter Sign B**  
 Hanley White LED Modules for Sign  
 2.48 watts Per Sq Ft - 421.6 Lumens/sq ft  
 421.6 Lumens/foot² = 33.54 candela/foot²  
 33.54 candela/foot² = 361.0215553761 candela/meter²  
 750 candela/meter² or Less allowed

Sgt. Clean Car Wash

**Business**  
 9421 State Route 14, Streetsboro, OH 44241

**Location**

**Date** August 17th, 2023      **Phone** 440-281-7999

**Contact** Greg Seifert



**NOTICE ALL DRAWINGS AND CONCEPTS ARE THE PROPERTY OF SCHRAMM SIGNS UNTIL PAID FOR. UNAUTHORIZED DISTRIBUTION OR USE WILL INCUR A \$500.00 DOLLAR CHARGE.**

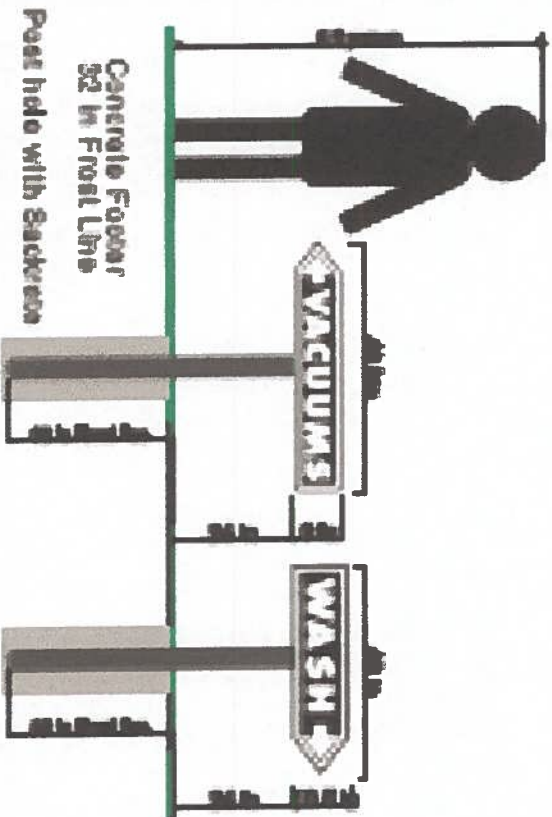
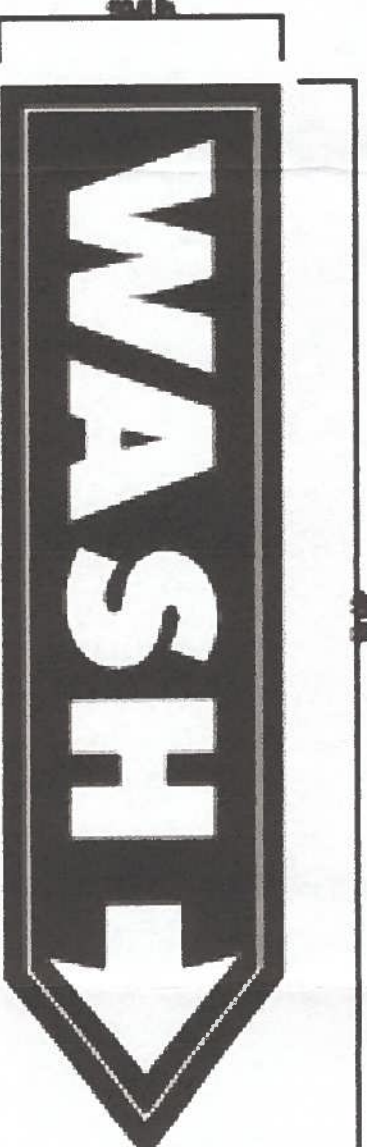
Sgt. Clean - Small Directional Arrows

3 SQ FT



Aluminum sign can,  
LED Lighting  
Double Sided, Acrylic Faces

2.91 SQ FT



Concrete Footer  
32 In Frost Line  
Post hole with Backhoe

**3qt, Clean Arrow Sign**  
Hanley White LED Modules for Signs  
2.48 watts Per Sq Ft • 421.6 Lumens/sq ft  
421.6 Lumens/foot² = 33.54 candle/foot²  
33.54 candle/foot² = 381,0218532781 candle/meter²

Sgt. Clean Car Wash

Business  
9421 Suno Bazaar Rd, Sreestoborn, ORE 44241  
1008888



NOTE: ALL DIMENSIONS AND COLORS ARE THE PROPERTY OF SCHRAMM SIGNS AND SHOULD BE USED AS A GUIDE ONLY. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.

July 11th, 2023 440-281-7999

Date  
Greg Seifert  
Owner



October 10, 2023

Board of Zoning and Building Appeals  
City of Streetsboro  
555 Frost Road, Suite 100  
Streetsboro, Ohio 44241

RE: Sgt Clean Car Wash, 9421 State Route 14, Streetsboro, Ohio

Dear Board members:

Please see the enclosed photographs which show temporary mockup signs that we have installed for your reference. We felt showing you the allowed signs and the proposed, preferred sign in reality would be more helpful than just looking at renderings. We invite you to visit our site and compare the two version of signs in-person.

The allowed signs are the two arrow signs closest to the end of the driveway divider. The preferred sign is the one behind.

Thank you for your consideration, we will see you at the meeting on the 17<sup>th</sup>.

Sincerely,

Greg Seifert, Architect  
Sgt Clean Car Wash

**← VACUUMS**

**WASH →**





SGT CLEAN

**CAR WASH**

**FREE VACUUMS**

**CAR WASH**



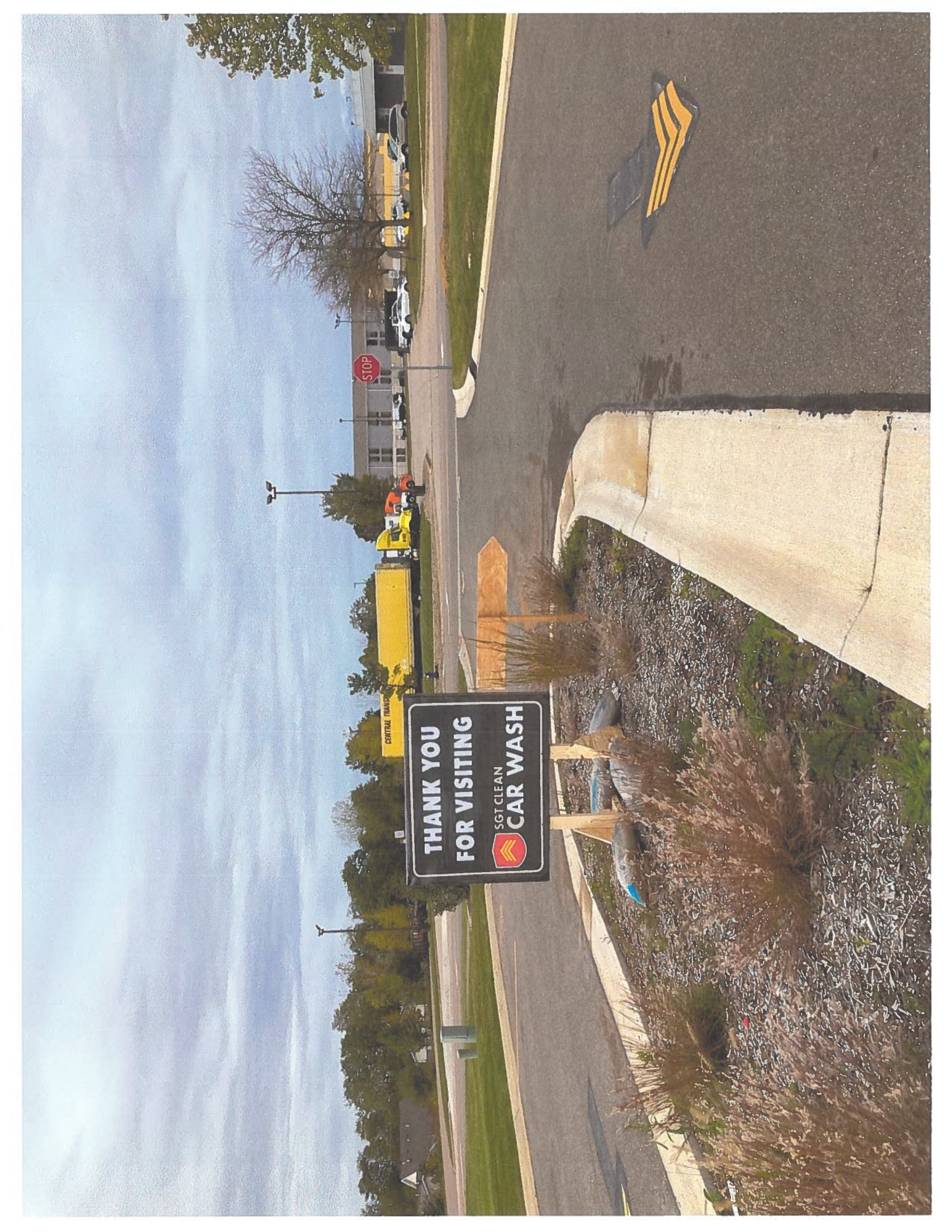
**THANK YOU  
FOR VISITING**



**SGT CLEAN  
CAR WASH**

STOP

CENTRAL TRAVEL



**WASH** →

SGT CLEAN  
**CAR WASH**

← **FREE VACUUMS** →

← **CAR WASH** →

← **VACUUMS**





SGT CLEAN  
**CAR WASH**

**FREE VACUUMS**

**CAR WASH**

**← VACUUMS**

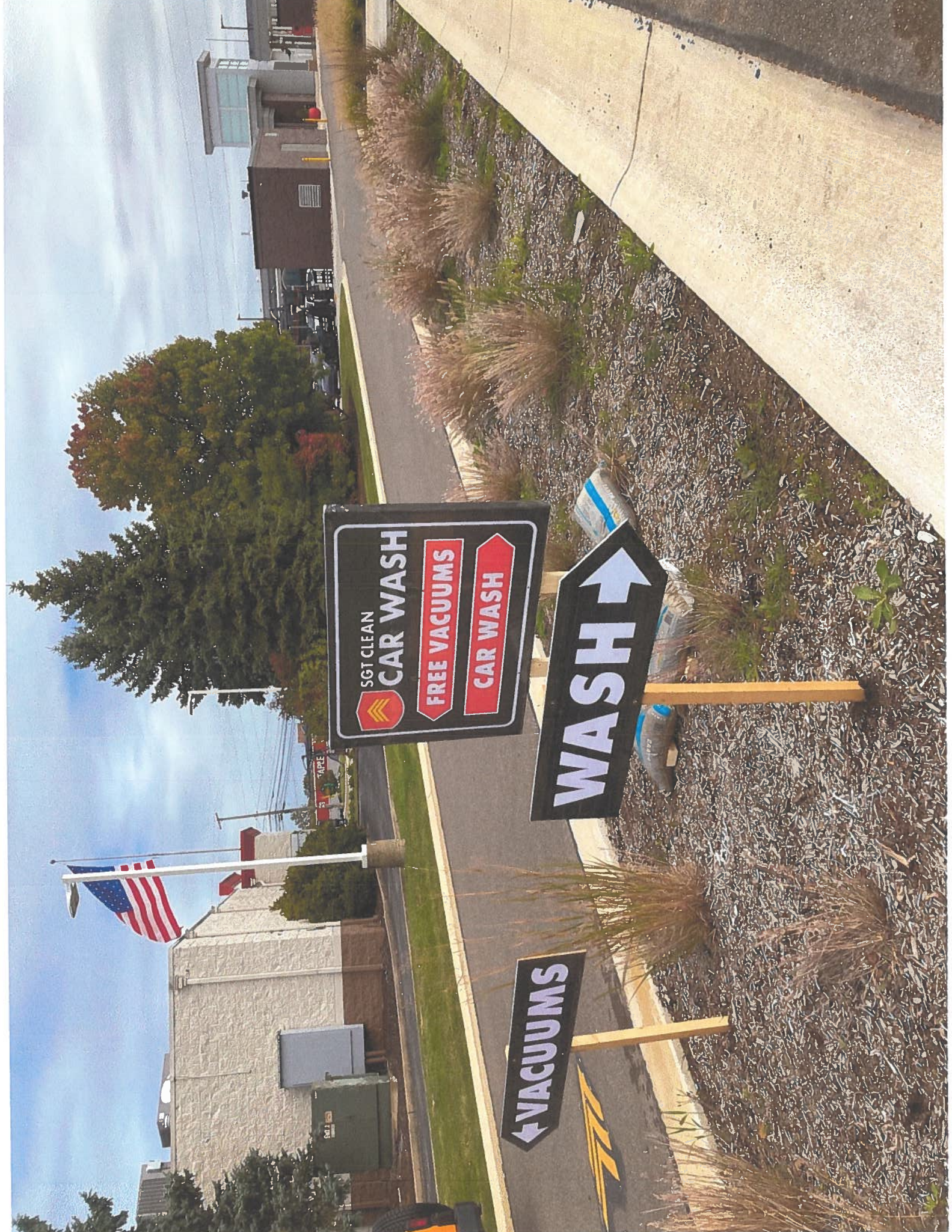
**WASH →**



SGT CLEAN  
**CAR WASH**  
FREE VACUUMS  
CAR WASH

**WASH** →

← **VACUUMS**



**CITY OF STREETSBORO  
MEMORANDUM**

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

FROM: Jimmy Hoppel, AICP;  
Assistant Planner

DATE: October 11, 2023

RE: Comments re: Sgt Clean Carwash directional sign variances application for  
October 17, 2023 Meeting

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I offer the following comments for consideration by the BZBA:

**Site Address: 9421 State Route 14**  
**PPN#: 35-045-00-00-045-004**  
**Applicant(s): Greg Seifert, SGT CLEAN**  
**Property Owner(s): SGT CLEANS STREETSBORO HOLDINGS LLC**

The applicant is requesting the following variances:

- A. Section 1159.14(e) – A 1.5-foot variance to allow for a 4.5-foot-tall directional sign, where code allows a maximum height of 3-feet.
- B. Section 1159.14(e) – A 9-square foot variance to allow for a 12-square foot directional sign, where code allows a maximum sign face area of 3-feet.

**Project Summary:**

The applicant is seeking the above noted variances to accommodate a directional sign on their property that is larger and taller than permitted by code. The proposed directional sign has a height of 4.5 feet and a sign face area of 12 square feet. The proposed sign also has a logo on each face of the sign, which is not permitted on directional signage per the code. Additionally, a variance for a logo to be added to a directional sign is a use variance, and use variances are not permitted to be considered per the Section 1105.12(a) of the zoning code.

**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;**
  - A. The subject site could feasibly yield a reasonable return and there could be a beneficial use of the subject property without the requested directional sign height and area variances. If the variances were not granted, the subject property could still be used as a carwash, or for any permitted or conditionally permitted use (and associated accessory uses) in the B District. Code-compliant directional signs that have already

been applied for and approved by City staff could be utilized on this site, in lieu of requested sign.

**2. The variance is (substantial/insubstantial);**

- A. The requested directional sign height variance is a 50% increase from what is permitted by the Code. Three feet in height is the permitted maximum and the request is for a 4.5-foot-tall sign. This variance is somewhat substantial.
- B. The proposed directional sign area variance is a 300% increase from what is permitted by the Code. Three square feet in area is the permitted maximum and the request is for a 12-square-foot sign. The applicant has proven that they can achieve two separate directional signs that are code compliant with each of them being a code compliant three (3) square feet.

**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 the sign height and sign area variances. However, staff would consider the height and area variances to be unnecessary and above the minimum necessary to safely direct vehicles around the site.

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

The directional sign height and area variances 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;**

According to the Portage County Auditor records, the subject property was purchased by SGT CLEANS STREETSBORO HOLDINGS LLC on June 22, 2021. For reference, the applicable section of the Zoning Ordinance was passed on March 11, 2019, prior to the property owner's purchase of the subject site. Furthermore, staff has had discussion with the current representative of the property owner in which the directional sign height and area code requirements were discussed.

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

The predicament of the applicant is their desire for a taller and larger sign that they believe is more aesthetically pleasing than a code-compliant sign. While a variance is the only option that they have to satisfy this desire, it is a desire of preference that is brought upon

by the applicant themselves. As stated by the applicant, "As you can see from the enclosed allowable signs, 3 sf does not create a very attractive sign." While staff understands that attractive is preferable to unattractive, the primary purpose of a directional sign is to be informative as to how to navigate a site; and the code-permitted maximums of three feet in height and three-square feet are adequate to serve the intended purpose.

It should be noted that the code-compliant directional signs that the applicant already applied for and were approved are not those that were included in your packet by the applicant. The actual signs are 48" x 9" (3 square feet) and 40" x 9" (2.5 square feet) respectively, and both were proposed to only be 2.25 feet high. This demonstrates that the applicant did not even apply for the maximum permitted height for directional signs, yet are now requesting a variance for a taller sign than permitted by code to increase readability and safety.

**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 reasonable, yet appropriate conditions for identifying establishments in office, business and industrial districts by relating the size, type and design of signs to the type and size of the office, business and industrial establishments; [emphasis added] and

(d) To control the design and size of signs to ensure that their appearance will be aesthetically harmonious with an overall urban design for the area; [emphasis added].

The purpose and intent along with the codified regulations, including the height and area of different sign types 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 wayfinding.

A. The proposed directional sign height and area variances are unnecessary to provide adequate wayfinding on the site. Directional signs have a height and size limit that allows drivers of regular passenger vehicles the ability to adequately view the signs and navigate the site appropriately, while minimizing visual clutter of unnecessarily tall or large signs. The vehicles that utilize this site are regular passenger vehicles. Whether they are cars or larger trucks and SUVs, three-foot tall and 3-square foot directional signs are adequate for the height of drivers and speed that the vehicles are traveling as they enter the driveway to navigate to the carwash or the vacuums on-site.

**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;**

The applicant has indicated that their site does have peculiar conditions that are not characteristic of other nearby properties, because of the L-shaped lot and long secondary driveway access that the site has from Market Square Drive. While that may be true and applicable to a past variance application that was approved for an additional planter sign at the secondary entrance, it is not applicable to this directional sign variance request.

The applicant states, "When customers enter the property there is no indication which driveway to take, left toward the vacuums or right, toward the car wash pay stations. The left, pay station lane, is one-way and creates difficulty for customers that were looking to go to the vacuum stations." At the point in which a driver will encounter directional signs on this driveway they are already on-site, are intending to utilize the services at this site, they simply must determine if they want to navigate to the right side of the landscape island for the carwash or to the left side of the landscape island for the vacuums, which can be achieved with code-compliant signs that the applicant has already been approved for. There is nothing about the site at this decision-point that is peculiar enough that a taller directional sign or a larger directional sign would be needed.

The applicant has also suggested they have a practical difficulty because "There is no visible signage on the building or vacuums from this direction, because additional building signage was not allowed." In fact, a variance for additional building signage has already been granted for a second wall sign. While this secondary wall signage on the tower of the building does not face towards this direction, the applicant chose that location as their preferred wall to locate a second sign on. While in the past, other additional wall signs on other faces of the building were also discussed or requested, these signs were intended to just say "CAR WASH" and have the SGT Clean logo. These additional building signs may not have even been visible to driver's entering the secondary driveway from Market Square Drive and would not assist them in navigating to the carwash or the vacuums, as the directional sign(s) are intended to do. Staff disagrees with the suggestion that even more variances to permit a third or fourth wall sign would have assisted drivers in navigating to the proper side of the landscape island, and therefore potentially minimizing or eliminating the need for the proposed directional signage and associated variances.

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

Staff does not believe that a peculiar condition exists that is relevant to these variance requests.

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

Staff does not believe that a peculiar condition exists that is relevant to these variance requests.

**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 taller and larger directional sign is aesthetic, not financial.

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

Staff coordinated with the applicant prior to application submission to advise that our opinion was that the taller and larger directional sign request was unnecessary and did not meet the threshold for a variance to be viable, and that the variance requests could not be supported by staff. Furthermore, the applicant was also informed that logos are not permitted on directional signs per the code.

The applicant/applicant's client still chose to pursue the two sign variances, while also showing logos on both sides of the sign. The applicant has already applied for and been approved for two code-compliant directional signs, which they provided examples of in this application, that meet code requirements and achieve the desired outcome of properly navigating drivers on the site. As stated by the applicant, "We have applied for two directional 'arrow' signs [that] comply with the Zoning Ordinance, but quite simply, feel that our proposed sign is more attractive and more readable, and therefore safer." Staff does not feel that there is a safety issue, as the vehicles that will be entering the site are of typical height of passenger vehicles or trucks/SUVs (compared to a semi-truck that is exceptionally tall) and that the speed that a driver will be traveling as they enter the site will be reasonably slow, making the readability of code-compliant directional signs adequate.

As previously noted, the code-compliant directional signs that the applicant already applied for and were approved for are not those that were included in your packet by the applicant. The actual signs are 48" x 9" (3 square feet) and 40" x 9" (2.5 square feet) respectively, and both were proposed to only be 2.25 feet high. This demonstrates that the applicant did not even apply for the maximum permitted height for directional signs, yet are now requesting a variance for a taller sign than permitted by code to increase readability and safety.

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



October 17, 2023

*Application #VRA23-12*

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# University Hospitals Urgent Care 9449 St. Rt. 14

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## REQUEST FOR:

- A ONE (1) SIGN VARIANCE FROM §1159.14(B) TO PERMIT THE INSTALLATION OF A THIRD WALL SIGN, WHEREAS A PREVIOUSLY GRANTED VARIANCE PERMITS 2 WALL SIGNS.
- AN 8-INCH VARIANCE FROM §1159.05(A) TO PERMIT A SIGN TO BE SETBACK 2' 4" FROM THE EDGE OF THE WALL, WHEREAS CODE ALLOWS AT LEAST A 3-FOOT SETBACK.



## VIEW PERMIT

Home / Services / Zoning / View Permit

📄 Upload documents

💬 Leave message

Permit #: VRA23-00012

Project #: 23-001681

Status: Online Application Received

Address: 9449 ST RT 14 📍

Description: Request to allow 52.3sf wall sign on the northwest elevation that is positioned 2'4" from the edge of the wall



Permit    Reviews    Documents    Inspections

Permit #: VRA23-00012

Permit Type: Variance Request Application

Sub Type: Variance Request Application

Issue Date:

Expiration Date:

### 🏠 APPLICATION INFORMATION

BZBA Hearing Date: 09/21/2023

### 📎 SUBMITTAL DOCUMENTS

Narrative as NARRATIVE.pdf

discussed in pre-application meeting:

Letter from property owner: CCF09032023\_0001 urgent care streetsboro ohio.pdf

Site Plan drawn to scale showing 9350\_Streetsboro R5 (072823).pdf

property lines and the location of all buildings or structures, accessory uses, driveways, streets, utilities, easements, etc. on the subject property.

\*Twelve (12) sets 11 x 17 color hard copies of all plans/drawings sent to Streetsboro Planning and Zoning Department

### 📄 AUTHORIZATION

Signature: signature.png

\*Zoning Certificate required. Please apply through Citizen Serve.



**Denial Comments from Planning and Zoning: Jimmy Hoppel, AICP**

- Thank you for your submission. As discussed in our phone call, please revise and resubmit under this application, per the following comments: 1) Wall signs must be a minimum of 3 feet from the edge of the building. 2) Please provide luminance of internally illuminated signs in the measurement of NITS (candelas/square meter) 3) Include landscape plan for base of ground sign with plan sheets. 4) The existing variance for the property allows a second wall sign on the southeast façade (facing McDonald's), but not on any other façade. The primary sign that is permitted by-right is permitted to be located on any wall, however, location of the second wall sign is limited by the existing variance. Thank you, Jimmy Hoppel Assistant Planner

**Project Narrative**

A statement indicating why the variance is necessary.

University Hospital Urgent Care will be occupying a property at 9449 State Route 14. The previous tenant had a variance to have two signs, however their sign was on the opposite wall. University Hospital Urgent Care needs a sign above the entrance to their building to identify that this is a patient entrance. Customers and Patients will often use signage as an indicator that this is a public entrance unknowingly. The entrance is on the corner of the building and this entrance faces the parking lot. It's important for each entrance to be readily identified.

A statement indicating conditions which are peculiar to the subject property and are not characteristic of nearby properties in the same zoning district thereby creating practical difficulty.

This property is unique in that there is a common alley entrance to the rear off Market Square Drive. This building has four parking lot frontages as well. The persons entering from the rear of the property would use signage on the side of the building where the monument sign is not visible. Other properties nearby have multiple identifying logo signs on their building. The previous tenant had a variance for more than one wall sign at this location as well. This is a four lane roadway. Signs help motorists traveling here to identify their destination. This is a health care facility, and clear identification is necessary in emergency situations.

The exact nature of the variance being requested.

The variance requested is to allow a wall sign on the Northwest elevation over the entrance. The proposed sign is 52.3 sq. ft. The sign will be positioned 2'4" from the edge of the wall.

A statement demonstrating the variance requested is the minimum necessary to alleviate the difficulty and will not be detrimental to the public health, safety and welfare.

The variance requested is the minimum necessary for the sign to be visible and legible. The wall is approximately 100 feet from the right of way. The sign is approx. 256' from the rear entrance to the property. The public health, safety and welfare depends on adequate signage to represent this health care service. Patients coming here may not be familiar with the area. The sign is not a detriment to the public health, safety and welfare, signs of this size and type exist here.

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

Other properties that have these conditions have more than one sign. This particular property has two entrances. Not all properties have multiple entrances or parking lot frontages.

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

This existing retail structure had more than one sign previously, the applicant wants to have the same number of signs.

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

Anyone who would occupy this property with multiple entrances would want to have a sign over each entrance.

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

This is a health benefit service, and the variance is not designed to provide financial gain but rather inform those in need of this healthcare service of the existence and aid in their locating of this destination.

A literal application of the provisions of this Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same zoning district.

Other properties in this zoning district have more than one sign. The literal application of the sign ordinance will deprive University Hospital Urgent Care of something that fast service food establishments already have. This is a health care facility and the signage is significantly more important to those in need of medical care.

Granting the variance will not permit a use not allowed in the zoning district.

The sign is allowed, signs of this type and size are allowed in this zoning district.

Granting the variance will not be detrimental to the public health, safety and welfare of contiguous properties or the community as a whole.

This is a health benefit service, and the variance is not designed to provide financial gain but rather inform those in need of this healthcare service of the existence and aid in their locating of this destination.

The variance is the minimum necessary to alleviate the difficulty.

The variance requested is the minimum necessary for the sign to be visible and legible. The wall is approximately 100 feet from the right of way. The sign is approx. 256' from the rear entrance to the property. The public health, safety and welfare depends on adequate signage to represent this health care service. Patients coming here may not be familiar with the area. The sign is not a detriment to the public health, safety and welfare, signs of this size and type exist here.

Variance Request Questionnaire

Byron, Carol Lee  
Property Owner

9449 ST RT 14  
Property Address

1. Will the granting of this variance be detrimental to the public health, welfare and safety of the community or adjacent properties?  
 Yes  No
  
2. I have attached an informal site plan drawing to show the property lines and the location of all buildings or structures permitted, conditionally permitted or accessory uses, driveways, streets (labeled), utilities, easements, etc. on the property to which this application applies.  
 Yes  No
  
3. I understand that the decision of the Board of Zoning and Building Appeals will include but not be limited to a consideration of the following factors:
  - A. Are there conditions peculiar to the subject property, which are not characteristic of other nearby properties in the same zoning district?  
 Yes  No
  - B. Would these peculiar conditions be encountered by any person who might own the property?  
 Yes  No
  - C. Are the peculiar conditions the result of actions by the applicant?  
 Yes  No
  - D. Has the variance been requested solely to increase the property value or provide some other financial benefit?  
 Yes  No
  - E. Would a literal application of the provisions of the zoning ordinance deprive the applicant of rights commonly enjoyed by other properties within the same zoning district?  
 Yes  No
  - F. Would granting the variance permit a use not allowed in the zoning district which applies to the subject property?  
 Yes  No
  - G. Would granting the variance interfere with the delivery of any City Services such as Police, Fire or Service Department?  
 Yes  No
  - H. Is the variance the minimum necessary to alleviate the difficulty?  
 Yes  No

To the best of my knowledge, I understand and certify the information provided above is true and correct.

Tracy Dree Agent 9/5/23 Tracy Dree 9/5/23  
 Property Owner(s) Date Applicant (if different than owner) Date

# Stratus™

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888.503.1569

**LOCATION NUMBER:**

9350

**SITE ADDRESS:**

9449 State Route 14

Streetsboro, OH

44241-5209

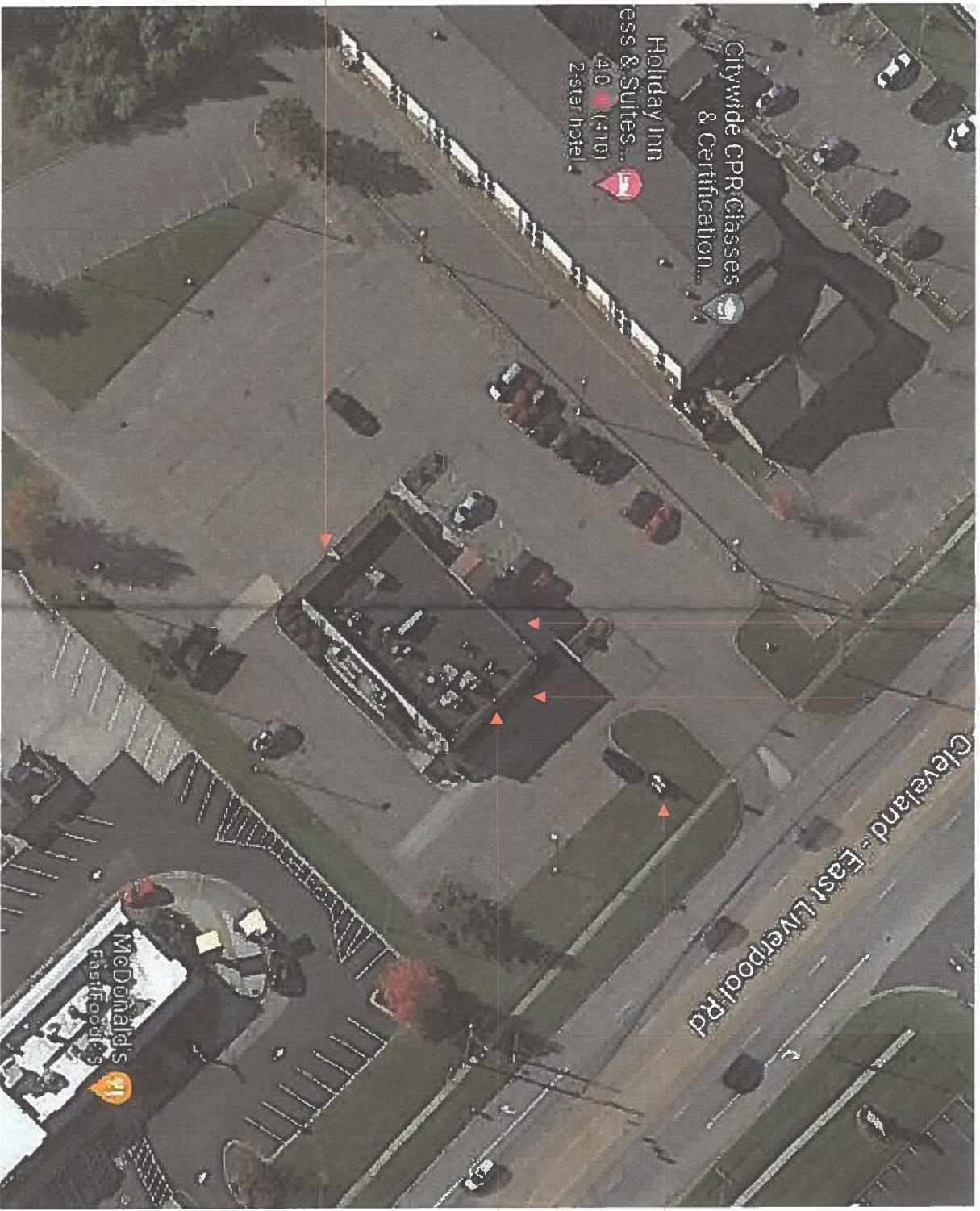
**SIGN CODE:**

Wall Signs: (1) wall sign allowed per business  
2sf per 1 lf of Building Frontage allowed



**University Hospitals**  
**Urgent Care**

Infinite possibilities, ideal solutions.



E02 E03

E01

E05

E04

# Stratus™

stratusunlimited.com

2959 Tyler Boulevard  
Mentor, Ohio 44060  
888.503.1569

**CLIENT:**  
 University Hospitals  
Urgent Care

**ADDRESS:**  
 9449 STATE ROUTE 14  
 STREETSBORO, OH 44241-5209

**PAGE NO.:**  
2

**ORDER NUMBER:**  
1180053

**PROJECT NUMBER:**  
86536

**SITE NUMBER:**  
9350

**PROJECT MANAGER:**  
CODY CLOUD

**ELECTRONIC FILE NAME:**  
 GIACCOUNTS\PIEDMONT URGENT CARE\2023\OH\9350\_ Streetsboro\9350\_ Streetsboro R5

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	428895	06/05/23 BB					
Rev 1	429480	06/10/23 PV					
Rev 2	430193	06/17/23 BB					
Rev 3	436563	07/06/23 Z-AV					
Rev 4	439295	07/26/23 Z-SH	Updated site plan				
Rev 5	439588	07/28/23 Z-CH					

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**E02** NORTHWEST ELEVATION

Scale: 1/8"=1'-0"

**UHUC-L-FL-34**  
**VARIANCE OPTION**  
**1 SIGN PER BUSINESS**

ALLOWED SIGN SF:	172 Sq. Ft.
PROPOSED SIGN SF:	52.3



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



17'-9-1/2" ± TO PARAPET

17'-2" O.A.H.

stratusunlimited.com  
 8959 Tyler Boulevard  
 Mentor, Ohio 44060  
 888.503.1569

**CLIENT:** University Hospitals Urgent Care

**ADDRESS:** 9449 STATE ROUTE 14  
STREETSBORO, OH 44241-5209

**PAGE NO.:** 5

<b>ORDER NUMBER:</b>	1180053	<b>PROJECT NUMBER:</b>	86536
<b>SITE NUMBER:</b>	9350	<b>PROJECT MANAGER:</b>	CODY CLOUD
<b>ELECTRONIC FILE NAME:</b>			
G:\ACCOUNTS\PIEDMONT_URGENT CARE\2023\OH\9350_ Streetsboro\		9350_ Streetsboro R5	

Rev #	Req #	Date/Artist	Description
Original	428995	05/05/23 BB	
Rev 1	429480	05/10/23 PV	Sign E02 moved on wall
Rev 2	430193	05/17/23 BB	Revised placement; added variation note
Rev 3	436563	07/06/23 Z-AV	
Rev 4	439295	07/26/23 Z-SH	
Rev 5	439588	07/28/23 Z-CH	

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E02

FACE LIT CHANNEL LETTERS

Scale: 1/2" = 1'-0"

UHUC-L-FL-34

52.3 square feet

VARIANCE OPTION

1 SIGN PER BUSINESS



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



**FACES:** LOGO: 3/16" white polycarbonate with surface applied vinyl to match colors shown;  
 LETTERS: 3/16" # 2447 white acrylic with surface applied vinyl to match colors shown;  
 Black letters and arch to illuminate white at night

**TRIMCAP:** LOGO: 2" standard black jewelite trimcaps  
 LETTERS: 1" standard black jewelite trimcaps (3/4" trimcaps for letters under 10" tall)

**RETURNS:** 5" deep .063 alum. returns - pre-painted black

**BACKS:** .090 alum. backs - insides painted White

**ILLUM.:** White LEDs as required by manufacturer;  
 Remote Power Supplies

**WALL MAT.:** Not Provided

**INSTALL:** Thru bolted using all thread into blocking as required;  
 12" standard length of threaded rod will be supplied unless otherwise noted;  
 3/8" threaded rod into blocking or Stratus approved equivalent

**QUANTITY:** (1) ONE REQUIRED FOR NORTHWEST ELEVATION

SIMULATED NIGHT VIEW



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

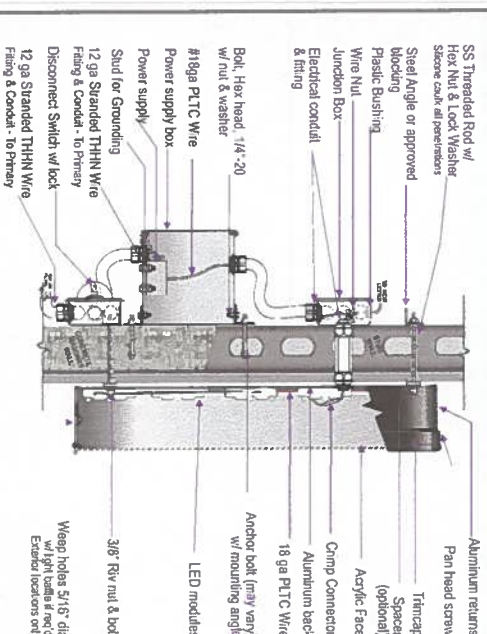
COLOR PALETTE

- 3M 3632-33 Red
- 3M 3635-222 Dual-Color Black

All paint finishes to be Salin unless otherwise noted



FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



**\*MOUNTING METHOD:**  
 (Use appropriate method following wall inspection)  
 The box - Tough back w/ hidden comp. Approval location  
 Kick Bole or Expansion lag bolts & studs w/ add concrete



CLIENT:	University Hospitals Urgent Care
ORDER NUMBER:	1180053
PROJECT NUMBER:	86536
SITE NUMBER:	9350
PROJECT MANAGER:	CODY CLOUD
ADDRESS:	9449 STATE ROUTE 14 STREETSBORO, OH 44241-5209
PAGE NO.:	6
ELECTRONIC FILE NAME:	GIACCOUNTP/PIEDMONT_URGENT CARE/2031OH/9350_ Streetsboro/9350_ Streetsboro R5

Rev #	Req #	Date/Artist	Description
Original	428595	05/05/23 BB	
Rev 1	429480	05/10/23 PV	
Rev 2	430193	05/17/23 BB	added variation note
Rev 3	436553	07/06/23 Z-AV	
Rev 4	439295	07/26/23 Z-SH	
Rev 5	439588	07/28/23 Z-CH	

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 Mentor, Ohio 44060  
 888.503.1569

**CITY OF STREETSBORO  
MEMORANDUM**

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

FROM: Jimmy Hoppel, AICP;  
Assistant Planner

DATE: October 11, 2023

RE: Comments re: UH Urgent Care variance application for October 17, 2023  
Meeting

---

I offer the following comments for consideration by the BZBA:

**Site Address: 9449 State Route 14**  
**PPN#: 35-045-00-00-069-000**  
**Applicant(s): Tracey Diehl, Expedite the Diehl, LLC**  
**Property Owner(s): BYRON CAROL LEE (TRUSTEE)**

The applicant is requesting the following variances:

- A. Section 1159.14(b) – A one wall sign variance to allow for a third wall sign as code permits one wall sign, as a one wall sign variance has previously been granted for a second sign.
- B. Section 1159.05(a) – An 8-inch variance to permit a wall sign to be 2'-4" from the end of the building, where the code requires a minimum setback from the edge of the building to be 3'-0".

**Project Summary:**

The applicant is seeking the above noted variances to accommodate the placement of an additional 52.3-square-foot wall sign on their building. This site has a preexisting variance granting them a one wall sign variance on the east side of the building; however, they are seeking to locate a sign on the west side of the building. The second variance is to allow the sign on the western side of the building to be located 2'-4" from the edge of the building, where the code requires a minimum of 3'-0" from the edge of the building.

**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 variances. If the variances



were not granted, the subject property could still be used as an urgent care facility, or for any permitted or conditionally permitted use (and associated accessory uses) in the B District.

**2. The variance is (substantial/insubstantial);**

- A. **Additional Wall Sign:** The proposed wall sign, is in addition to an already approved variance for a second wall sign, resulting in this requested variance for a third wall sign to be permitted. This would be triple the amount of wall signage permitted by code. Although the applicant is not currently showing signage on the east side of the building, where the existing variance grants the second sign, the variance still exists, which keeps the option open for them to add more signage in the future.
- B. **Wall Sign Setback:** The proposed variance to reduce the setback for the wall sign from the edge of building from 3'-0" to 2'-4" is a 22.2% reduction of the minimum requirement. This isn't necessarily substantial; however, Staff fails to see the need for the reduction. There isn't anything preventing the applicant from moving the sign to the right eight inches to comply with the code.

**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 an additional wall sign or reduction of the setback from the edge of the building. However, staff would consider a second wall sign to be unnecessary and above the minimum necessary to draw attention to the building or the entrance. The applicant has a planter sign and the entry doors are articulated by a canopy feature over the main entrance as well as signage on the entry doors.

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

The secondary wall sign and sign setback from the end of the building variances 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 the applicant leased the property from the property owner with actual knowledge of the sign code restrictions, however, based on their original sign application, it was indicated by the applicant the knowledge of the need for a variance of at least the additional wall sign because it was stated on their plans.

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

- A. **Additional Wall Sign:** The predicament of wanting to add an additional wall sign is brought upon by the applicant themselves, however, the only way to fulfill this desire is through a variance. As this is a request for an additional sign, this is a request of preference, rather than a predicament to be resolved.
- B. **Wall Sign Setback:** The predicament of wanting a wall sign closer to the edge of the building is brought upon by the applicant themselves, however, the only way to fulfill this desire is through a variance. Staff has not determined that there is a predicament present beyond their preference of sign location.

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

The purpose and intent behind the codified regulations, including the number 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.

- A. **Additional Wall Sign:** The purpose and intent of the Code states that signs should be reasonable and appropriate in comparison to the size of a building. The proposed additional wall sign is smaller than the sign permitted by-right on the north side of the building, it is also well under what would be permitted for a wall sign on the west side of the building based on the building width of 86 feet. This suggests that the additional wall sign would be aesthetically harmonious. Again, this sign variance is in addition to a previously approved wall sign that is approved for the opposite side of the building, that the applicant is currently not taking advantage of, but would be permitted to be erected in the future.
- B. **Wall Sign Setback:** Staff does not believe that the variance is necessary, as there does not appear to be any reason why the minimum code requirements cannot be met. While a setback from the edge of the building is present and in that sense the spirit and intent is somewhat met, it appears to be unnecessary.

- 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;**

Staff does not believe that there are conditions peculiar to the property which are not characteristic of other nearby properties in the same zoning district.

The applicant has stated in the application narrative that the sign will help drivers on SR-14 locate the site and that it will help patients/visitors that are on the site locate the main entrance. It is unclear to Staff why this site is particularly different than others in the Business (B) zoning district and requires a second sign in addition to a planter sign that will be oriented in the same direction. Also, Staff believes that patients/visitors on-site will be able to determine where the main entrance of the building is, as there is a red canopy feature over this corner of the building with glass doors that have entry information on them that will assist patients/visitors in locating the main entrance.

The applicant has indicated that other businesses in the area have more than one sign, and that their use is of particular importance as it is related to health, welfare, and safety. While this may be true, this building already has an existing variance for a sign on the southeast side of the building, and this would be granting a third sign for the property. At this point in time the applicant is proposing not to utilize the pre-existing variance for a second sign on the southeast side of the building (although they would have the right to in the future). If they do only intend to utilize the primary sign and one additional sign then it appears, in-part, that the only difference between their existing variance and their requested variance is a preference of informing eastbound or westbound drivers.

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

There are not peculiar conditions.

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

There are not peculiar conditions.

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

- A. **Additional Wall Sign:** It is the understanding of Staff that the request for an additional wall sign is aesthetic and for wayfinding purposes, not financial.

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

Staff coordinated with the applicant prior to application submission to advise that our opinion was that the additional wall sign was not the minimum variance necessary, and that the additional wall sign would not be supported by staff. The applicant/applicant's client still chose to pursue an additional wall sign variance.

- A. **Additional Wall Sign:** The applicant is seeking a variance that would potentially result in triple the maximum permitted wall signage on the property by code and would increase by 50% what currently is permitted on this site with the pre-existing variance for a second wall sign. Although there may be wayfinding and architectural benefits to this sign, this variance is one of preference and not necessity.
- B. **Wall Sign Setback:** As Staff believes there is not a peculiar condition to be overcome, this is not the minimum variance necessary.

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