



AGENDA

Regularly Scheduled Hearing
August 15, 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:

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

V. Old Business:

VI. New Business:

Application #VRA23-8 1579 Crescent Dr.

A 10.4% variance from §1151.21(e) to allow an accessory building to occupy 20.4% of the usable building space in the rear yard where Code permits max 10%.

Application #VRA23-9 Aldi 9570 St. Rt. 14

A one (1) sign variance from §1159.14(b) to allow for the installation of a 2nd wall sign, where Code permits one wall sign.

Application #VRA23-10 1201 Kennedy Rd.

A variance from §1151.21(e) to allow for the placement of a detached accessory building in the side yard, where Code permits detached accessory buildings in the rear yard only.

VII. Citizens' Comments

VIII. Board Member Comments:

The next regularly scheduled Board of Zoning and Building Appeals meeting will be held on Tuesday, September 19, 2023 at 7 p.m. in the Council Chambers at City Hall, 555 Frost Rd.

IX. Adjournment

STREETSBORO BOARD OF ZONING AND BUILDING APPEALS

MINUTES

October 18, 2022

Note: These minutes were composed by extracting pertinent information and key points of testimony from an audio recording of the meeting. Detailed information and verbatim statements may be heard and transcribed from the audio recording of this meeting.

Call to Order: Chairperson Bross called the October 18, 2022 regularly scheduled hearing to order at 7:00 p.m. in City Council Chambers at 555 Frost Rd. Streetsboro, Ohio 44241

Pledge of Allegiance

Roll Call: Matt Bross, Aaron Hatz, Walter Kancyan, Doug Liebler, Anthony Madden, and Marvin Woods were present. Todd Cooper was absent.

Also present: Planning and Zoning Director John H. Cieszkowski Jr., Assistant Planner Jimmy Hoppel, Law Director Paul A. Janis, and Clerk Angella Fausset.

Mr. Madden made a motion to excuse the absence of Mr. Cooper. Motion seconded by Mr. Hatz. By voice vote, motion carried unanimously.

Chairman Bross read the rules for how the meeting is to proceed.

New Business:

9708 State Route 14

Smoothie King

Application #VRA22-9

Parcel # 35-033-00-00-007-015

Zoning District: B - Business

Applicant Cione Belknap (Agile Sign & Lighting Inc), is requesting three variances on behalf of Smoothie King:

- 1) A 23.245 sq. ft. variance from Section 1159.13(b) to permit a 43.245 sq. ft. wall sign as code permits a 20 sq. ft. wall sign;*
- 2) A 22.5" variance from Section 1159.05(a) to permit a wall sign to be set back 13.5" from the party walls on both sides as code requires a minimum of 36" from the party wall lines;*
- 3) A one wall sign variance from Section 1159.14(b) to allow for an 11.66 sq. ft. second wall sign as code permits one wall sign per business use.*

The chairman swore in the applicant Cione Belknap 35280 Lakeland Blvd. Eastlake, OH 44095. The applicant gave the Board an introduction of the 3 variance requests. The first two variances concern the front elevation and main wall signage of Smoothie King. The request is for an additional 23 square feet of signage. The request involves the requirement for signage to be within three feet of each side of the tenant space. The proposed signage is larger than allowed, with 43.245 square feet. The variance is being sought for 45 inches total, or 22.5 inches for each side of the sign. The applicant argues that Smoothie King's small tenant space and location setback make it difficult for customers to identify their signage from passing traffic if they adhere to the city's guidelines. The third variance pertains to a code that states introducing another sign is not allowed. The neighboring tenants have existing signage on the rear of the building, which helps clients locate their stores. Smoothie King wants to stay compliant with square footage and spacing requirements but argues that not having a rear sign would make their space look empty and less cohesive with the other businesses. The applicant justifies the variance requests by noting that Smoothie King's location is set back on a hill, about 175 feet from the main passing traffic. They argue that adhering to standard signage regulations would make their signage unreadable and hazardous for passing traffic. They emphasize the need to maintain safety, attractiveness, and cohesiveness for both the business and the city. The board members discuss the proposed variances. There are concerns about the proximity of Smoothie King's signage to neighboring businesses' signs, potential overlap, as well as the need for cohesiveness with other businesses in the plaza. The board members inquire about Smoothie King's awareness of Streetsboro's sign regulations before leasing the space, with the response being uncertain. The board members discuss the uniqueness of Smoothie King's small tenant space compared to other businesses and acknowledge that variances have been granted for similar requests in the past. There is discussion on making the signage look unified and cohesive with the other businesses in the plaza. The discussion highlights the considerations made for the size and placement of the signage, as well as the precedent

set by previous variance approvals for neighboring businesses. The Board members state their concerns including the size and placement of the signage, the need for cohesiveness with neighboring businesses, and the practicality of adhering to city regulations given Smoothie King's specific location and tenant space constraints.

MOTION 1:

Mr. Madden: I hereby move on this 18th day of October, 2022, that the Streetsboro Board of Zoning and Building Appeals grant 9708 State Route 14, Streetsboro, Ohio 44241 Parcel #35-033-00-00-007-015 a 23.245 sq. ft. variance from Section 1159.13(b) to permit a 43.245 sq. ft. wall sign as code permits a 20 sq. ft. wall sign; Per the plans received in application #VRA22-9 from the applicant on September 27, 2022. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable.

Motion seconded by Mr. Woods.

Roll Call Vote:	Mr. Madden	Yes	Mr. Mr. Liebler:	Yes	Mr. Cooper:	absent	
Mr. Hanzo:	No	Mr. Kancyan:	Yes	Mr. Woods:	Yes	Mr. Bross:	Yes

Mr. Madden: I'm going to vote yes. You have a very unique situation with your parcel size, not parcel size, but tenant usable square footage size being so small. I hate granting variances that don't need granted, but your sign would look ridiculous if we went to code or even went to the 62 inch option that you did show for reference, which I do appreciate. You might even think, or might even think the letters are still too small, but you only have so much space to work with. It's a very unique situation. I vote yes.

Mr. Woods: I also have to vote yes, because you're trying to stay uniform with the other signs that are there, and their signs are a little bit larger, but your space is a little bit smaller, so it equals out somewhat.

Mr. Liebler: I also vote yes. For the reasons expressed before, I don't have anything new to add to that, but I think it's pretty clear.

Mr. Hanzo: I'll have to vote no, and the reason behind that is you already showed that you can have a smaller sign that can be visible. It may not be as visible as you want, but I think the planter sign, forgive me if that's not the correct terminology of that, will indicate the back and forth on Route 14, so for those reasons, I vote no.

Mr. Kancyan: I'm going to vote yes, because I feel that the symmetry of this sign as related to the other signs, is more important, and outweighs any relationship between a sign and the actual size of the store. As far as the traffic, the readability of traffic and all that, I think that's a moot point. I don't think that's applicable, because if your sign was the Expeditious Caliocious Coffee Company, you'd be squeezing it in, so I don't think that's an applicable thing, so symmetry is most important here, so I vote yes.

Mr. Bross: Yeah, again, for aforementioned reasons, and it's very good that you took the extra step to show the difference between the 93 and the 62. I think the larger looks better, as has been said before, it is more harmonious and consistent with neighboring parcels, and it's not too large in my mind overall. I do believe one of the directions on SR 14 is 50 miles an hour, and even though I know what's in that plaza, I tend to look at either both the monument or planter sign or the building, so I know it could go either way with passing motorists. Long story short, I vote yes as well.

Yes – 5 No – 1

Motion passed; variance granted.

MOTION 2:

Mr. Madden: I hereby move on this 18th day of October, 2022, that the Streetsboro Board of Zoning and Building Appeals grant 9708 State Route 14, Streetsboro, Ohio, 44241, Parcel #35-033-00-00-007-015, A 22.5" variance from Section 1159.05(a) to permit a wall sign to be set back 13.5" from the party walls on both sides as code requires a minimum of 36" from the party wall lines; Per the plans received in application #VRA22-9 from the applicant on September 27, 2022. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable.

Motion seconded by Mr. Kancyan.

Roll Call Vote:	Mr. Madden	Yes	Mr. Mr. Liebler:	Yes	Mr. Cooper:	absent
	Mr. Hatzo:	No	Mr. Kancyan:	Yes	Mr. Woods:	Yes
					Mr. Bross:	Yes

Mr. Madden: I'm going to vote yes. Yes, obviously, I voted yes for the first variance, so it would make no sense whatsoever to vote no on the second. Again, you are permitted only so much space, and you're doing the best you can within that allotment.

Mr. Kancyan: Yes. Other side of the coin. Yes.

Mr. Liebler: Yes, I vote yes. You need that room to fit the sign in.

Mr. Hatzo: I vote no again, as well as I previously stated on the previous one.

Mr. Woods: I vote yes. You're staying uniform and keeping everything to the same as the other businesses. I vote yes.

Mr. Bross: Yes. You can't have the second one without the first, so logic dictates I would vote yes as well.

Yes – 5 No – 1

Motion passed; variance granted.

MOTION 3:

Mr. Madden I hereby move on this 18th day of October, 2022, that the Streetsboro Board of Zoning and Building Appeals grant 9708 State Route 14, Streetsboro, Ohio 44241 Parcel #35-033-00-00-007-015, a one wall sign variance from Section 1159.14(b) to allow for an 11.66 sq. ft. second wall sign as code permits one wall sign per business use. Per the plans received in application #VRA22-9 from the applicant on September 27, 2022. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable.

Motion seconded by Mr. Woods.

Roll Call Vote:	Mr. Madden	Yes	Mr. Mr. Liebler:	Yes	Mr. Cooper:	absent
	Mr. Hatzo:	No	Mr. Kancyan:	Yes	Mr. Woods:	Yes
					Mr. Bross:	Yes

Mr. Madden: For uniformity's sake, I'm going to vote yes. I kind of wish, and I'll put it on the record, we didn't allow such big signs on the back of the building since they are not store entrances. But because we have in the past, it's important to stay uniform, I vote yes.

Mr. Woods: I vote yes for all the same reasons.

Mr. Liebler: I vote yes. And from my perspective, the signs in the back of the building actually serve a pretty good purpose for the people coming out of Wal-Mart to realize, one, which lot do I pull in if I'm trying to get to best clips or something that's there? And also, that's going to bring a lot of people to the store to advertise to bring more business to the area, so I vote yes.

Mr. Hatzo: Unfortunately, I agree with Mr. Madden. The precedent been set for the back of this building. So, unfortunately, I will say yes.

Mr. Kancyan: I vote yes for the same reasons as Mr. Madden and Mr. Hatzo.

Mr. Bross: Yeah, as I've been present during my tenure, as I said before, I vote on the others. It's consistent. Having the sign in the back is consistent, serves purpose for aforementioned reasons, especially what Mr. Liebler said. The size as well is fine and not just with Wal-Mart, but any future development.

Yes – 6 No – 0

Motion passed; variance granted.

Board Member Comments:

Announcements: The next regularly scheduled Board of Zoning and Building Appeals meeting will be held on Tuesday, November 15, 2022 at 7 p.m. in the Streetsboro Municipal Building located at 555 Frost Road.

Adjournment: There being no further business before this Board a motion to adjourn was made by Mr. Woods and seconded by Mr. Kancyan, upon voice vote the meeting was adjourned at 7:47 pm.

Attest:

Angella M. Fausset
Clerk

Matt Bross
Chairperson

DRAFT



August 15, 2023

Application #VRA23-8

1579 Crescent Drive

Request for a 10.4% variance from §1151.21(e) to allow an accessory building to occupy 20.4% of the usable building space in the rear yard where code permits max 10%.

City of Streetsboro

555 Frost Road

Suite 100

Streetsboro Ohio 44241

Zoning dept

Dear Sir

Please accept this letter as my request for a zoning variance for my property located at 1579 Crescent Dr Streetsboro Ohio 44241. The property is located and reference as parcel number 35-066-10-00-022-081.

The reason for this request is to permit the install lawn tools shed on this, shed will be installed 5 feet from the property lines. The shed is a 10 x 16 and shall be on a wood floor (not concrete). I have received HOA approval via a letter dated June 7 2023.

Due to this home being set back more because it is a ranch home creates an extra small back yard. The distance from the home to the storage building is 43.5 feet. This is confirmed by the attached drawing. Due to this condition the request is for the size of the building be permitted that exceed the size calculation use to determine allotted size for unattached buildings.

Thank you in advance

Glenn and Donna Slayer

937-545-4744

McSteen

LAND SURVEYORS



1415 E. 286th Street
Wickliffe, Ohio 44092
W mcsteen.com
P 440.585.9800 F 440.585.9801

PREPARED FOR: OHIO REAL TITLE - HUDSON
INDEPENDENT BANK

PRESENT OWNER: ALLEN A. PEREZ AND ALLISON K. MATZEK

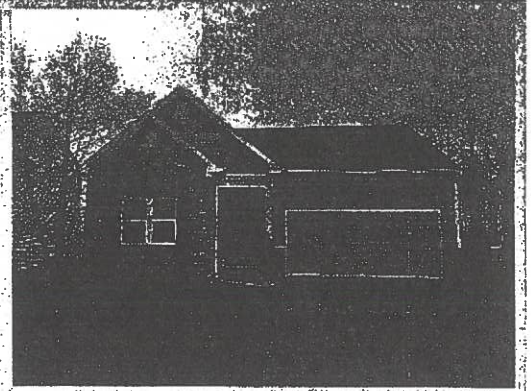
NEW OWNER: GLENN E. SALYER AND DONNA L. SALYER

OCCUPIED BY: No Answer

WORK: None Observed

STREET IMPROVEMENTS: None Apparent

TITLE CO. FILE #: 179899

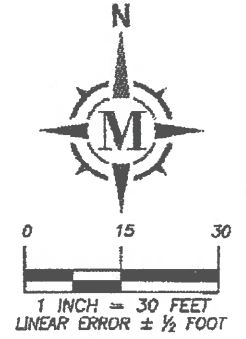
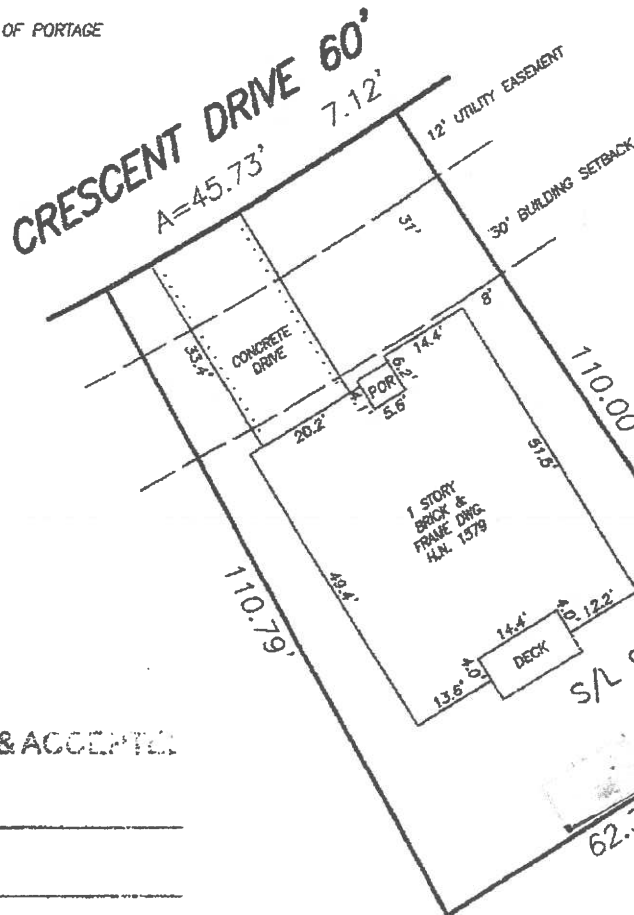


PROPERTY ADDRESS: 1579 CRESCENT DRIVE,
STREETSBORO, OH

DATE: 03/24/23 **TIME:** 10:12 AM **FILE #:** 630814

NO ENCROACHMENTS

CITY OF STREETSBORO, COUNTY OF PORTAGE
MEADOW VIEW PHASE 5
PLAT VOLUME 2014-45



5' FROM PROPERTY LINE

43' 6"
25' 10"
10' 16'

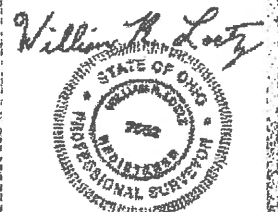
ICL
* SHED LOCATION

ACKNOWLEDGED & ACCEPTED

CAG
2023 McSteen



50+ YEARS OF
EXPERIENCE



Meadow View Homeowners Association
Co Associated Property Management LLC.

Date May

30195 Chagrin Blvd. suite 320N
Pepper Pike Ohio 44124

ATTENTION Mr. Parker Johnson

E-Mailed parker.apmoh.com

Dear Mr. Johnson

Please accept the following request for the installation of a 10 x 12 storage. The building would be installed without using concrete.

Have enclosed the following documents / information

- A Picture of type of building being proposed is a 10 x 12 I am requesting a variance to increase the size to be 12 x 16 in size
- B Color to match home siding with trim in white as current with the home
- C The location would be 1 foot from property line since no one is behind this parcel Additionally, the area directly behind the lot is dense wooded area. Therefore, I am requesting a variance to permit the building to be as close to the property line as possible.
- D As you can see in picture lot sizes are small thereby resident have more the one build/shed on property.
- E Property engineer drawing show a * at the center of the property line center in the lot not to encroach on my neighbor.
- F Since there no conflict as no utilities are in this area.
- G The fact this structure is not a permanent installation therefore allowing it to be move with a 48-hour notice if required.
- H The distance from the rear of the home to the property line in the rear is only 58.5 feet
- I The street level is 14 feet higher the proposed shed location and is center in the lot directly behind the home. Therefore, reducing the ability to be seen from the street.

Thank for, your consideration to this matter. Please accept this request as time is of the essence.

We just moved here May 20 and came from a much larger home where all lawn tool and equipment was in a 14 x 16 shed. Currently my garage is half full and I am unable to park both cars in the garage thereby limiting parking for guess.

-- NOTICE OF APPROVAL --

June 7, 2023

Glenn Salyer
1579 Crescent Drive
Streetsboro, OH 44241

Re: Shed For: 1579 Crescent Drive

Dear Glenn Salyer,

Your Request for an architectural change has been approved. Specifically, you have the approval to proceed with the following:

Shed- Per the specifications submitted to the Board. Variance has been granted to be within 10 ft of lot line as long as shed is still 100% within the confines of the property lines.

We reserve the right to make a final inspection of the change to make sure it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if you need to modify.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the City, Township and/or Village offices.

Approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. Ongoing beautification of all properties is always beneficial to the community and helps maintain and increase property values.

Sincerely,

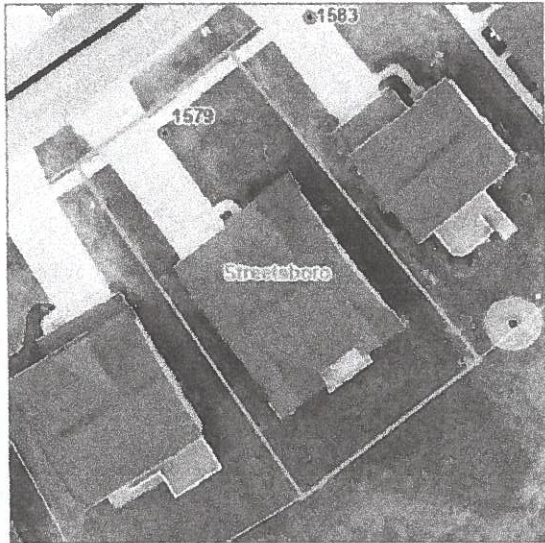


Parker Johnson
parker@apmoh.com

Summary

Parcel Number 35-066-10-00-022-081
Map Number 35066
Location Address 1579 CRESCENT DR
Acres 0.145
Legal Description LOT 93 MEADOWVIEW SD
 (Note: Not to be used on legal documents.)
Neighborhood 29021 - Meadow View
City STREETSBORO CITY
Township
School District STREETSBORO CSD
Homestead Reduction: No
Owner Occupancy Credit: Yes
Foreclosure No
Board of Revision No
Land Use 510 - Single family Dwlg
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
New Construction
Divided Property
Routing Number

Map



Owners

Owner Address
 SALYER GLENN E &
 DONNA L (J&S)
 1579 CRESCENT DR
 STREETSBORO OH 44241

Tax Payer Address
 SALYER GLENN E & DONNA L
 1579 CRESCENT DR
 STREETSBORO OH 44241

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Appraised Value (100%)
G2 - Units	0.145	0	0	\$40,000
Total	0.1450			\$40,000

Dwellings

Card	001	Exterior Wall	Siding w/Masonry 1
Number of Stories	1	Heating	Base
Style	Conventional	Cooling	Central
Year Built	2016	Basement	Full Basement
Year Remodeled	0	Attic	None
Rooms	7	Finished Living Area	1508
Bedrooms	3	First Floor Area	1508
Full Baths	3	Upper Floor Area	0



#17
\$46.55
original item

12'

14'

CITY OF STREETSBORO

MEMORANDUM

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

FROM: Jimmy Hoppel, AICP;
Assistant Planner

DATE: August 9, 2023

RE: Comments re: 1579 Crescent Drive Shed Size Variance Request for August 15,
2023 Meeting

I offer the following comments for consideration by the BZBA:

Site Address: 1579 Crescent Drive
PPN#: 35-066-10-00-022-081
Applicant(s): Glenn Salyer
Property Owner(s): Glenn E & Donna L Salyer

The variance being requested:

The applicant is requesting a variance from Section 1151.21(e) of the zoning code. The code permits 10% of usable building area in the rear yard to be utilized for detached accessory structures. The applicant is requesting a 10.4% variance, resulting in 20.4% usable building area coverage.

Project Summary:

Section 1151.21(e) states, "One or more accessory buildings shall not occupy more than ten percent (10%) of a usable building space area required in a rear yard in the R-1, R-2, and R-3 zoning districts." The applicant is requesting a 10.4% variance, resulting in 20.4% usable building area coverage. The subject property is in the Meadow View subdivision on a section of Crescent Drive that has particularly small rear yards in comparison to others in the subdivision, as well as other R-2 zoned properties in the City. The minimum lot size for an R-2 zoned property is 16,000 square feet. However, the subject property is only 6,329 square feet due to the history of how the Meadowview subdivision was platted. It should be noted that the Meadow View subdivision was developed pursuant to a court ordered consent judgement entry (CJE) that does not contain minimum lot size requirements. Instead, the CJE set forth minimum setbacks and frontage requirements and permitted a maximum number of total dwelling units.

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 property exists as a single-family home and could continue the beneficial use as a single-family dwelling without the variance.

2. The variance is (substantial/insubstantial);

The requested variance would increase the maximum permitted size of the shed from 10% of the usable buildable area to 20.4%. Just over doubling the size permitted, this is a substantial increase; however, this is partially due to the proportionally small backyard.

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;

The essential character of the residential area would not be substantially altered and adjoining properties would not be expected to suffer a substantial detriment as a result of the variance.

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

This variance would not adversely affect the delivery of governmental services.

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

Based upon Staff's coordination with the applicant, it seems that they were unaware of the applicable zoning restriction and how it would be applied to their desired shed.

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

The applicant does have the alternative to reduce the size of their shed to meet the 10% maximum.

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

The spirit and intent behind the Zoning Code allowing a maximum size of a detached accessory structure to be 10% of the usable building space, is to keep the size of detached accessory structures proportional to the property to which it is located. Properties that have sizes that are outliers (either very small or very large) can result in less realistic allowances or restrictions than the Code intends for.

8. There (are/are not) conditions peculiar to the property which are not characteristic of other nearby properties in the same zoning district;

The condition peculiar to the property is that the subplot is subject to a CJE and was platted at 6,329 square feet. The minimum lot size for an R-2 property is 16,000 square feet. Therefore, the zoning regulations that are being applied to this property are designed for a property that is at least 9,671 square feet larger than the subject site. Therefore, the intended proportionality intended by the Code is out of line with the reality of this property. Many of the properties on the south side of Crescent Drive were also platted in a similar manner and permit only extraordinary small detached accessory structures. For reference, this property is smaller than the minimum lot size requirements for any of the residential zoning districts that permit single-family homes.

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

The peculiar conditions of the lot size that is much smaller than the Code requirement, as outlined above, is not a result of the actions of the applicant. These are the result of platting of the lots by the developer in relation to the CJE for the Meadow View subdivision.

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

Any person who might own the subject property would be subject to the fact that the subplot is substantially smaller than the code intends an R-2 zoned property to be.

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

The variance is being requested to enhance the usability and enjoyment of the residence, and any financial benefit of the larger square foot shed would be incidental.

12. The variance is the minimum one necessary to alleviate the difficulty;

The minimum size of a usable shed, which is wholly related to the amount of variance needed, is subjective. That being said, staff believes that the proposed 160-square foot shed is not unreasonable for an R-2 zoned property.

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



August 15, 2023

Application #VRA23-9

Aldi

9570 State Route 14

Request for a one (1) sign variance from §1159.14(b) to allow for the installation of a 2nd wall sign, where the Code permits one wall sign.



July 12th, 2023

City of Streetsboro

Attn: Board of Zoning & Building Appeals

555 Frost Rd.

Streetsboro, OH 44241

Re: Variance Request Submittal – Aldi @ 9570 State Route 14, Streetsboro, OH 44241

Dear Sir or Madame,

I am working with Allen Industries INC out of Toledo, OH to obtain signage approvals and permits for the new Aldi grocery that is being constructed there in the City on State Route 14. We have formally submitted for sign permit review for a primary wall sign on the front elevation facing State Route 14 and a ground sign that is currently in process. Aldi has requested that we pursue a variance for an additional wall sign on the left wall elevation of the grocery which will require some relief from the City signage ordinance.

After review of the sign ordinance, it is our understanding that the maximum sign area permitted for this store is 2 square foot per linear foot of building wall frontage, which would give the store approximately 238 square feet of attached business signage area. We have formally applied for a 75.07 square foot primary wall sign on the front wall facing State Route 14. It is also our understanding of Chapter 1159.14 that only (1) wall attached sign is permitted per business use. We respectfully request that BZBA consider allowing Aldi to allocate a portion of their allowed maximum sign area to a second attached sign on the left elevation. This proposed 75.07 square foot sign will be identical to the one proposed on the front wall.

The architectural style of the grocery building presents an entry area façade feature on both the front and left elevation intended to house a wall sign. This building design is used nationally and creates a symmetrical corner entry area where the entry doors are located. Aldi is traditionally conservative with their signage and prefers attached signs be proportionately scaled within this feature on each elevation. In this case, the entrance doors are positioned on the left elevation which fronts the primary parking area. It is important to our client that a sign be placed immediately above the entrance doors to help direct patrons into the store.

We look forward to further discussion regarding our signage proposal at the next BZBA hearing and appreciate the Board's consideration of our request.

Thanks so much!

Heather S. English

President

HSE Permit Solutions

PO Box 363

Pleasant Garden, NC 27313

(336) 799-4670

hsepermitsolutions@yahoo.com



Property Owner/Landlord Authorization for the Installation of Signage

Date: 4-4-2023

Owner/Landlord Name: 9573 INVESTMENTS LLC

Address: Box 1102

City, State: Zip CHAMBERLAIN OH 44024

To the City/County of - STREETSBORO, OHIO

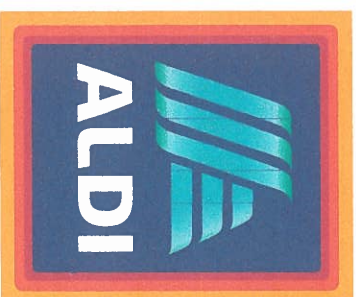
I (print name) RICHARD A SUMMERS as Owner of

the property located at: 9573 SR 14 STREETSBORO

Authorize - David Allen, Allen Industries to obtain sign permits, sign documents related to permitting as an authorized agent for the owner, and to install approved signage at this location for the location referenced above.

Owner/Landlord Signature: 

Print Name/Title: RICHARD A SUMMERS, MEMBER



ALDI-HIN.XX
ALDI-E1256
Streetsboro, OH
July 14, 2022

Allen Industries

YOUR BRAND AT ITS BEST™

1-800-967-2553

www.allenindustries.com

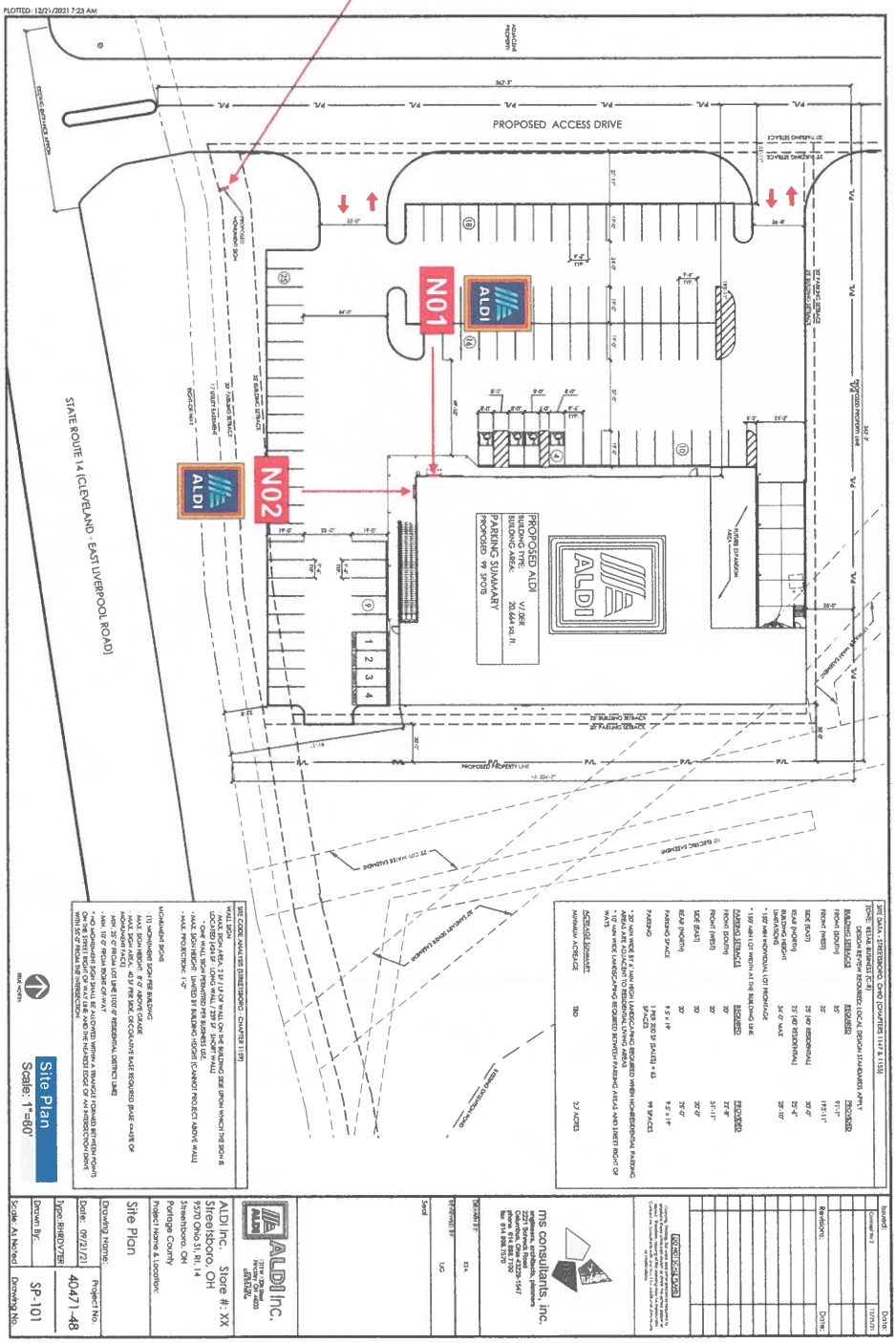
Customer Approval / Signature

Signature: _____

Date: _____

Site Map

VERIFY EXACT LOCATION OF SIGNS PRIOR TO INSTALLATION



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 1-800-967-2553
 www.allenindustries.com

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Client: ALDI-HIN-XX
 Address: Streetsboro, OH

Date: 07/14/22
 File Name: Aldi-E1256_ Streetsboro, OH_101
 Sales: House
 Design: DAG
 PM: AS

Page #: 2 of 6
 Description: Revised Monument sign

Date
 1 07/26/22
 2 -
 3 -
 4 -
 5 -
 6 -

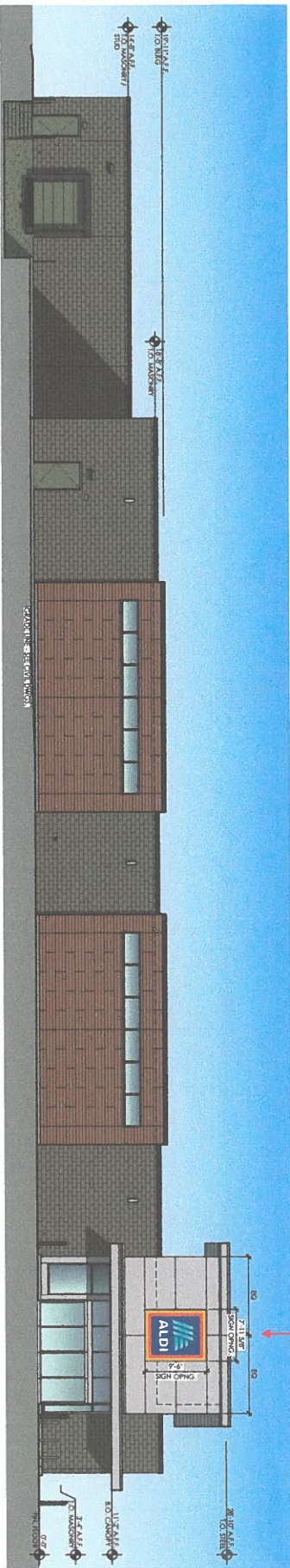
Initial: DAG
 Client Signature: _____
 Approval Date: _____

Client Review Status: Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

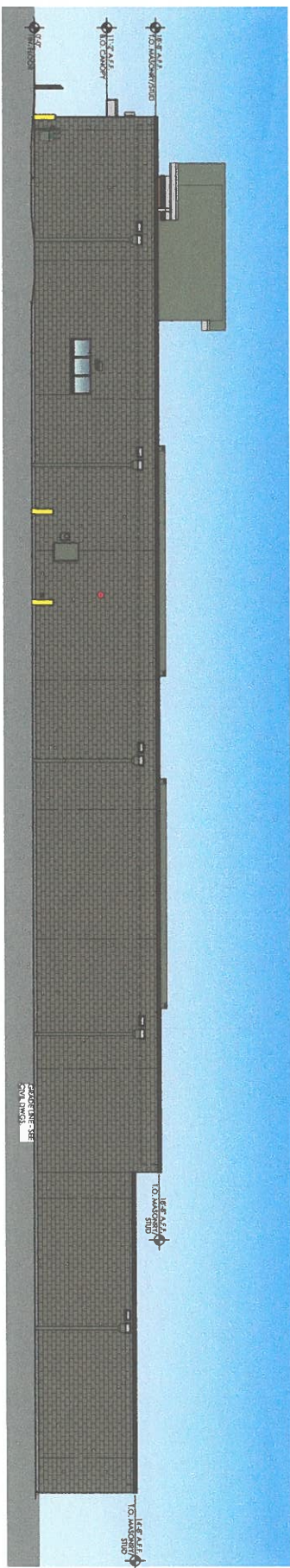
ms consultants, inc.
 225 South Main Street, Suite 200
 Streetsboro, OH 44224
 Phone: 937.440.7700
 Fax: 937.440.7701
 Email: info@mscinc.com

Project No: 40471-48
 Drawing No: SP-101

Elevations



Front Elevation
Scale: 1/16"=1'-0"



Rear Elevation
Scale: 1/16"=1'-0"

N01 (Variance Submitted)
BZA Review 8-15-2023



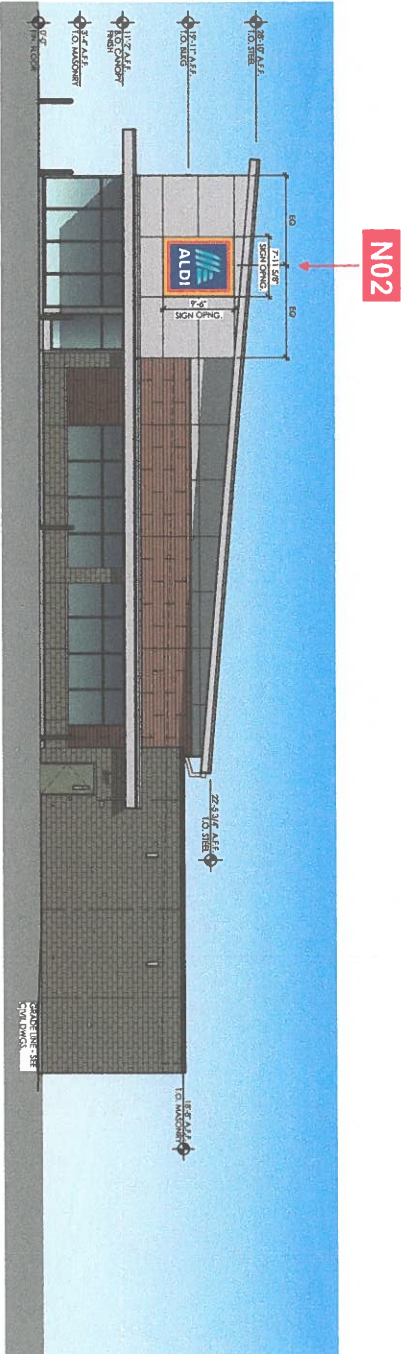
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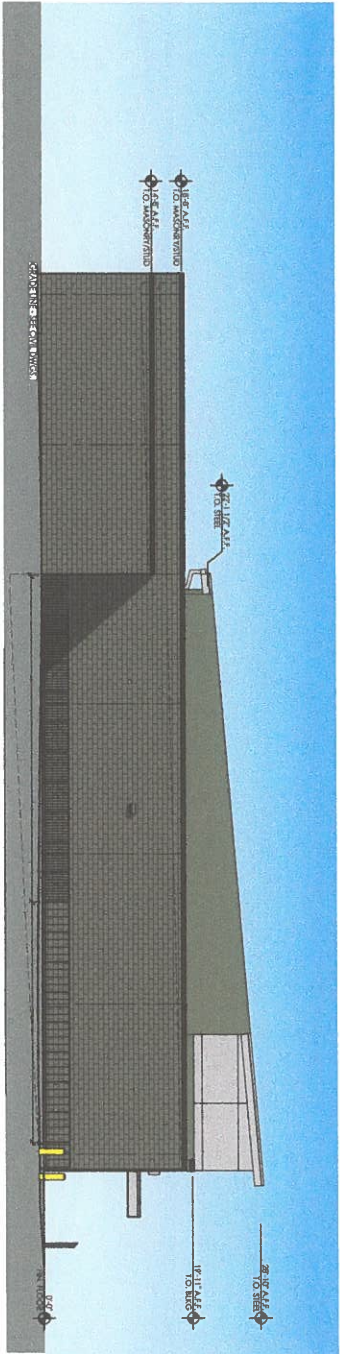
Client:	ALDI-HIN,XX	Date:	07/14/22
Address:	Streetsboro, OH	File Name:	Aldi-E1256_Streetsboro, OH_101
Design:	DAE	PM:	AS
House:	DAE	AS	

#	Date	Description	Initial
1	07/26/22	Revised Markup sign	DAE
2			
3			
4			
5			
6			

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____
Approval Date: _____



Right Side Elevation
Scale: 1/16"=1'-0"



Left Side Elevation
Scale: 1/16"=1'-0"

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Client: ALDI-HIN-XX
Address: Streetsboro, OH

Date: 07/14/22
File Name: Aldi-E1256_ Streetsboro, OH_101
Sales: House
Design: DAG
P.M.: AS

Page #	Date	Description
4 of 6	1 07/26/22	Revised Monument sign
	2	
	3	
	4	
	5	
	6	

Initial: DAG

Client Review Status: Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____
Approval Date: _____

*** Wall opening for recessed cabinet must be a minimum of 3/4" (1" preferred) larger than cabinet size

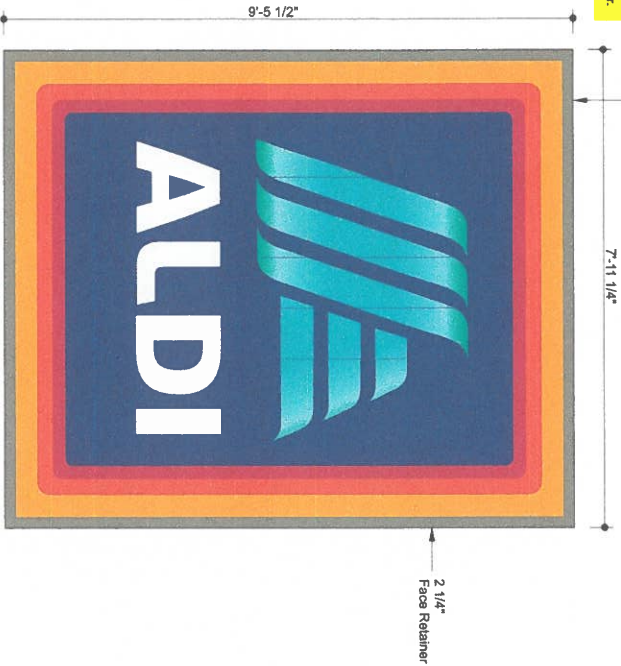
N01

N02

ALDI S/F 9X8 Wall Sign/Reverse Angle Frame

ALDI-SF-9X8_R

Note:
UL-48 label will be applied to the top left of cabinet.



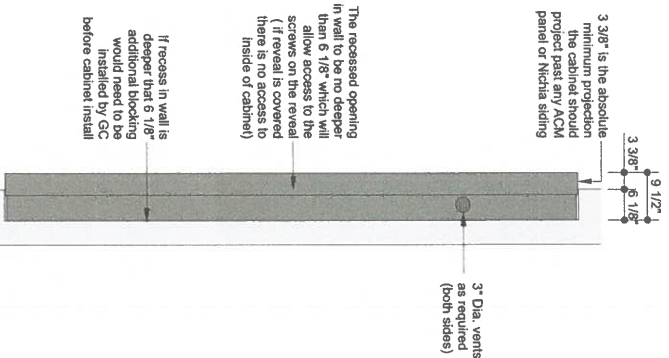
Front Elevation

75.07 Sq Ft

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

General Specifications

- Face:** 3M F51 FLEX Faces with Digital Printed Graphics and gloss laminate
- Cabinet:** Fabricated Frame Single face body w/ reverse angle frame and wedge clamps to accommodate the top hinging open to allow service of sign in field. Cabinet skin to be .080" Aluminum painted to match PMS 423C. Interior painted White
- Backs:** .080" thick aluminum
- illum:** White LEDs as required by manufacturer, self contained power supply
- Wall Type:** TBD
- Install:** Wall Sign to be installed using min. 3/8" all thread fasteners (or approved equivalent) and wood blocking as required
- Quantity:** (2) TWO WALL SIGNS REQUIRED FOR EXTERIOR ELEVATIONS



Side Elevation

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

Note:
Requesting more than 1 wall sign will result in needing a variance per city code.

3 3/8" is the absolute minimum projection for cabinet skin. Proper fasten NCM Panel or Metala sliding

The recessed opening in wall to be no deeper than 6 1/8" which will allow access to the screws on the reveal (if reveal is covered there is no access to inside of cabinet)

If recess in wall is deeper than 6 1/8" additional blocking would need to be installed by GC before cabinet install

3" Dia. vents as required (both sides)

Color Specifications

- Pantone 298 C - RGB 65/195/240
- RAL 670-5 - CMYK 65/0/0/0
- Pantone 281 C - RGB 0/0/95
- RAL 5022 - CMYK 100/85/0/50
- Pantone 2035 C - RGB 215/0/0
- RAL 3020 - CMYK 0/100/100/5
- Pantone 3564 C - RGB 255/120/0
- RAL 2008 - CMYK 0/63/100/0
- Pantone 7548 - RGB 255/200/0
- RAL 1023 - CMYK 0/25/100/0
- Pantone White
- Pantone 423 C Slate Grey
- ALDI Grey

All paint finishes to be Satin unless otherwise specified

Matthews Paint - Color Formula
MFP 82089, Color name: ALDI SLATE GRAY
Version 1.0
Product: Ultra Low VOC Gloss

Cross reference color system PERSONA

Intermix Code	Intermix Description	Grams Per Gallon	3M Gallon	Accum	17 Gallon	Accum
MA0-LV0202P	WHITE	3423	2590	2590	1712	1712
MA0-LV0202B	BLACK	1622	4472	286	286	286
MA0-LV0202R	RED/YELLOW	183	9049	117	3510	918
MA0-LV0202S	SCARLET	29	5040	219	3786.9	14.6
MA0-LV0202V	YELLOW OXIDE					254.7
	Totals		5040		3786.9	254.7

Allen Industries
ELECTRICAL DIVISION
E12200

Label
E12200
Electric Sign
Complies with
UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.

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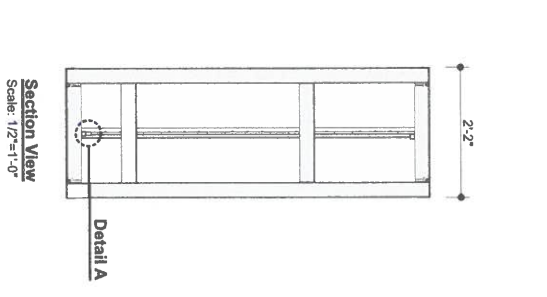
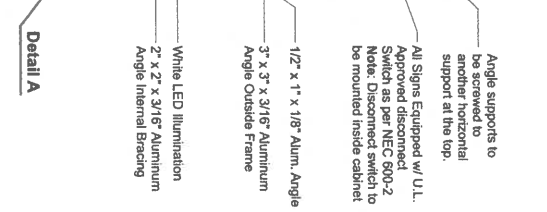
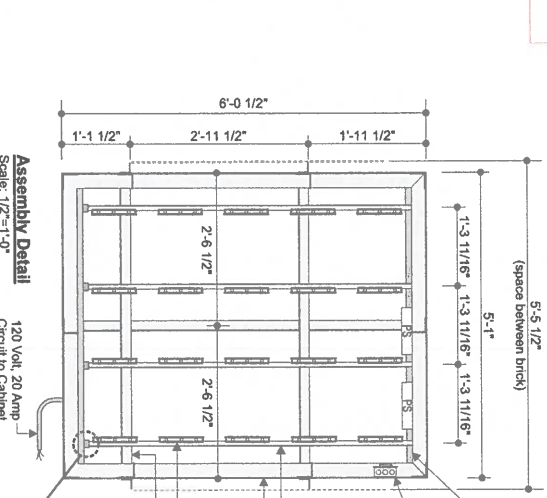
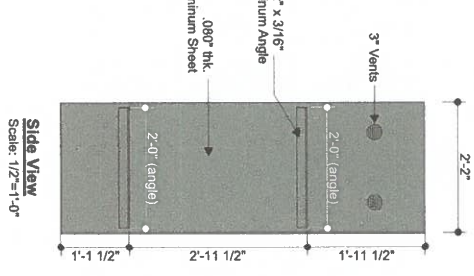
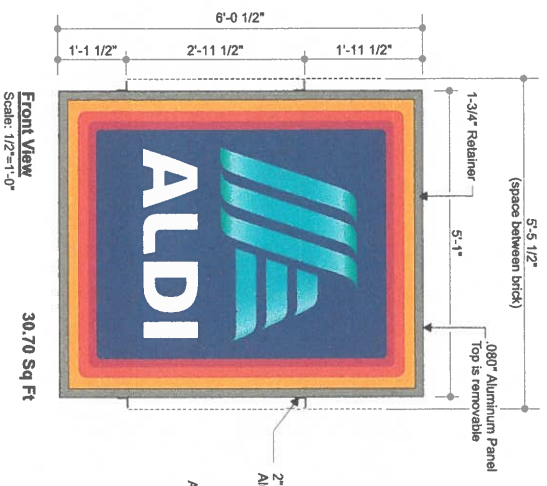
Client: ALDI-HIN-XX
Address: Streetsboro, OH

Date: 07/14/22
File Name: Aldi-E1256_Streetboro, OH_101
Sales: House
Design: DAG
PM: AS

Page #	Date	Description	Initial
1	07/28/22	Revised Mounting sign	DAG
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

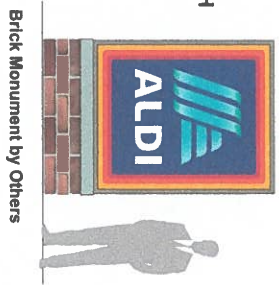
Client Review Status
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Client Signature: _____
Approval Date: _____

Notes:
Power supplies will be mounted toward the top interior to allow for access from removable top panel.

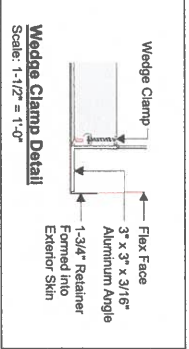
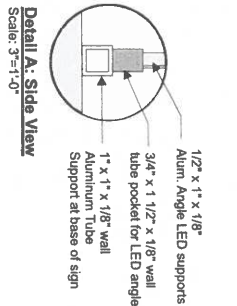


N03 ALDI 6x5 Monument Cabinet
ALDI-MON-6x5

General Specifications
Aluminum D/F Cabinet Spec'd As Indicated.
3M FST FLEX Faces with Digital Print Graphics.
Flex Faces will have a gloss laminate.
1-3/4" Retainers, Cabinet Interior painted white.
White LED Illumination As Spec'd.



Brick Monument by Others



Matthews Paint - Color Formula
MP 2898 Color name: ALDI SLATE GRAY
Version 1.0
Product: Ultra Low VOC Glaze

Cross reference color system PERSONA

Intermediate Description	Quantity	Acrom	Quantity	Acrom	Quantity	Acrom
M.A.L-V0202P WHITE	3423	3412.3	3423	3412.3	3423	3412.3
M.A.L-V0203P BLACK	1023	4471.5	795.1	3353.1	584.1	2238.8
M.A.L-V0204P GREEN YELLOW	183.3	4834.4	268.2	3673.3	179.3	2414.3
M.A.L-V0205P SCARLET	183.3	5019.9	117.7	3763.0	9.18	2161.4
M.A.L-V0215P YELLOW OXIDE	291	5069.0	21.9	3784.9	14.6	2254.7
Total:	3000.0		3786.9		2294.7	

Color Specifications

Pantone 288 C - RGB 89/195/240	Pantone 384 C - RGB 255/120/0
RAL 670-5 - CMYK 69/0/0/0	RAL 2008 - CMYK 0/83/100/0
Pantone 281 C - RGB 0/0/95	Pantone 7548 - RGB 255/200/0
RAL 5022 - CMYK 100/85/0/50	RAL 1023 - CMYK 0/25/100/0
Pantone 2035 C - RGB 215/0/0	Pantone 423 C Slate Grey
RAL 3020 - CMYK 0/100/100/5	
Pantone 3564 C - RGB 255/120/0	
RAL 2008 - CMYK 0/83/100/0	
Pantone 7548 - RGB 255/200/0	
RAL 1023 - CMYK 0/25/100/0	
Pantone 423 C Slate Grey	

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Client: ALDI-HIN-XX
Address: Streetsboro, OH

Drawn: 07/14/22
File Name: Aldi-E1296 - Streetsboro, OH_101
Sales: DAG
Design: AS

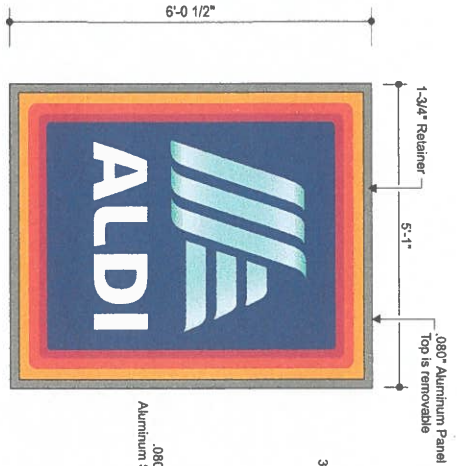
Page #: 6 of 6
Date: 07/26/22
Description: Revised Monument sign

Date
1 07/26/22
2
3
4
5
6

Initials
DAG
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____
Approval Date: _____

Allen Industries Electric Sign Company, Inc. with **UL LISTED** and **CEC APPROVED** components. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES. THIS INCLUDES PROPER GROUNDING AND WIRING CONNECTIONS.

Notes:
Power supplies will be mounted toward the top interior to allow for access from removable top panel.

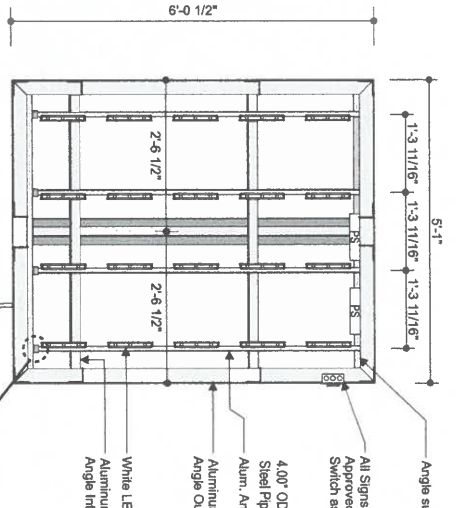


Front View
Scale: 1/2"=1'-0"
30.70 Sq Ft

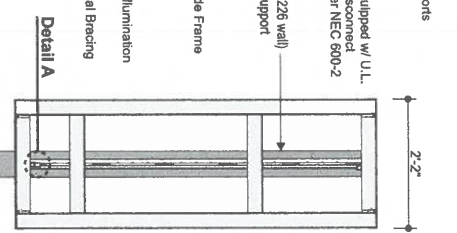
General Specifications
Aluminum/Df Cabinet Speed As Indicated.
3M F51 FLEX Faces with Digital Print Graphics.
Flex Faces will have a gloss laminate.
1-3/4" Retainers: Cabinet interior painted white.
White LED Illumination As Spec'd.



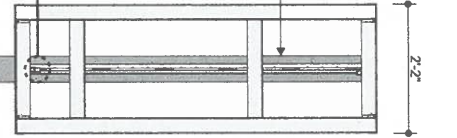
Side View
Scale: 1/2"=1'-0"



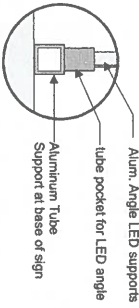
Assembly Detail
Scale: 1/2"=1'-0"



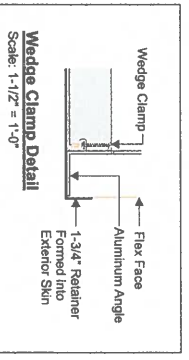
Detail A



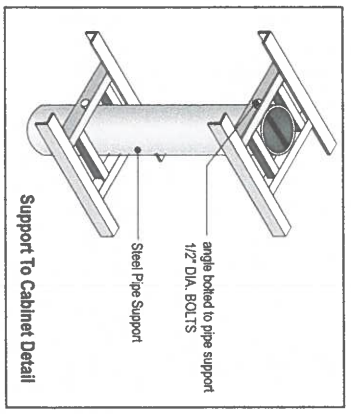
Section View
Scale: 1/2"=1'-0"



Detail A: Side View
Scale: 3"=1'-0"



Wedge Clamp Detail
Scale: 1-1/2"=1'-0"



Support To Cabinet Detail

Allen Industries
ELECTRIC SIGN COMPLETE WITH ULDS
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

REQUIRED ELECTRICAL CONNECTIONS

ENCON SERVICES, INC.
P.O. BOX 3613
APOLLO BEACH, FL 33572
813-665-3773, CCH01893
ENCON@WE.COM

DESIGN PARAMETERS:
2017 OHIO BUILDING CODE, ASCE 7-10
WIND SPEED DATA:
1. V_{wz} WIND SPEED = 115 MPH
 V_{ws} WIND SPEED = 89 MPH
2. WIND RISK CATEGORY II
3. WIND EXPOSURE 6
4. INTERNAL PRESSURE COEF: N/A

SEISMIC DATA
SEISMIC DESIGN CATEGORY B
SEISMIC RISK CATEGORY II
SITE SOIL CLASSIFICATION D
SS = 0.177 g, SMS = 0.289 g, SOS = 0.189 g,
S1 = 0.058 g, SM1 = 0.149 g, S01 = 0.094 g
EQUVALENT LATERAL FORCE
C_v = 0.063, R = 3,
BASE SHEAR V = 94.5 LBS

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
NATHAN P. PRESNELL
E-79812
NATHAN P. PRESNELL, P.E. #9612
DATE SIGNED: 3/3/2023

N03

ALDI 6x5 Monument Cabinet

ALDI-MON-6x5

GENERAL NOTES:

- CONCRETE PROVIDED SHALL OBTAIN A 3,000 PSI, 28 DAY COMPRESSIVE STRENGTH. CONCRETE SHALL BE PLACED ON UNDISTURBED SOIL. THIS DESIGN ASSUMES A LATERAL SOIL BEARING PRESSURE OF 150 PSF/1' AND A SOIL BEARING PRESSURE OF 2000 PSF. IF THESE CONDITIONS DO NOT EXIST, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- STEEL WELDS SHALL CONFORM TO AWS D1.1. ALL WELDS SHALL BE MADE USING E70XX ELECTRODES BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS.
- STEEL TUBES SHALL CONFORM TO ASTM A500 B, MINIMUM YIELD STRENGTH OF 46 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53 B, MINIMUM YIELD STRENGTH OF 36 KSI. STEEL ANGLE AND PLATE SHALL CONFORM TO ASTM A56, MINIMUM YIELD STRENGTH OF 36 KSI.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60, DEFORMATIONS PER ASTM A955. DO NOT WELD REINFORCING BARS.
- FASTENER BOLTS SHALL CONFORM TO ASTM A325. NUTS SHALL CONFORM TO ASTM A563. WASHERS SHALL CONFORM TO ASTM F436. ALL SHALL BE COATED TO PREVENT CORROSION. ALL BOLTS SHALL BE TIGHTENED USING THE TURN OF NUT METHOD.
- ANY DEVIATION FROM ANY PART OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT FROM THE ENGINEER OF RECORD VOIDS THIS DRAWING IN ITS ENTIRETY.
- THE STRUCTURE DESIGNED ON THIS DRAWING IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN AND MAY NOT BE USED AT ANY OTHER LOCATION.
- SIGN CABINET AND MASONRY DESIGN BY OTHERS.
- ELECTRICAL DESIGN BY OTHERS.
- ALL STEEL TUBES, ANGLES AND PLATES SHALL BE COATED TO RESIST CORROSION. ALL STRUCTURAL BOLTS SHALL BE ZINC COATED TO PREVENT CORROSION.
- SIGN TO BE CONSTRUCTED TO NEC 800 STANDARD. SIGN TO BEAR UL LABEL.
- SIGN TO HAVE ELECTRICAL DISCONNECT ON THE EXTERIOR.

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Client: ALDI-HIN-07R
Address: 9570 Ohio St. Route 14, Streetsboro, OH

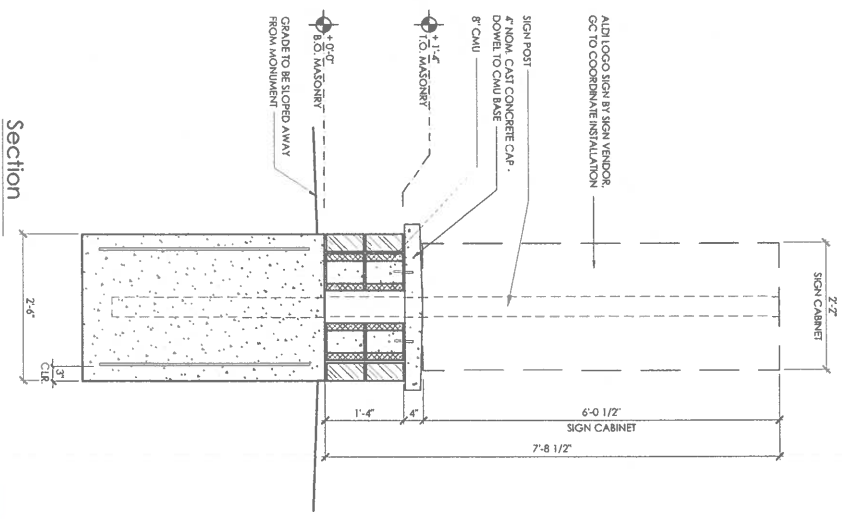
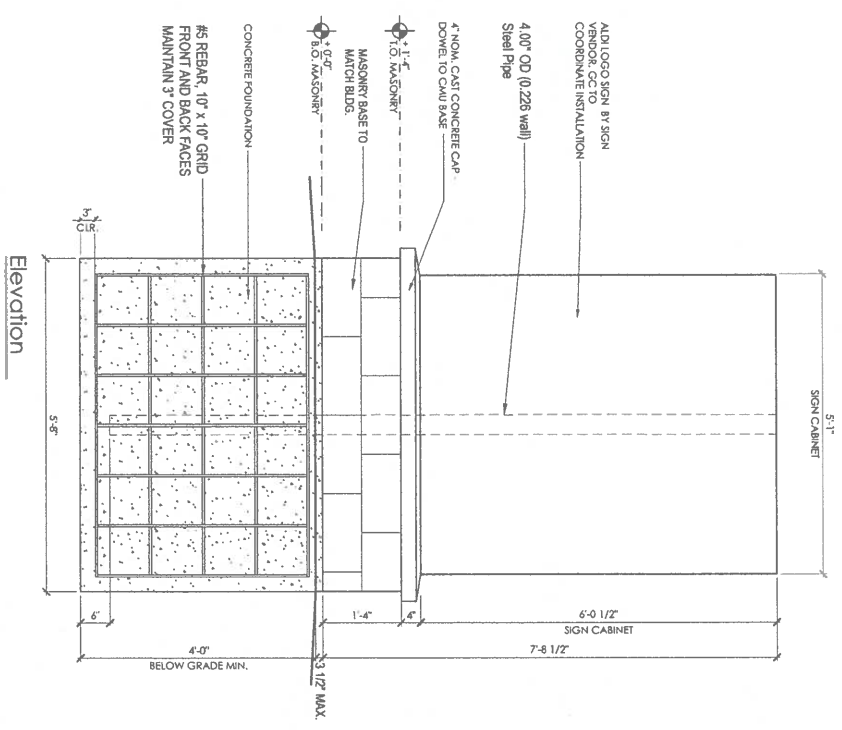
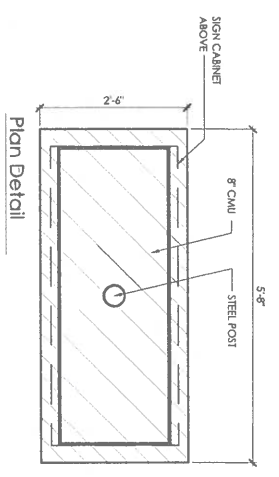
Date: 01/11/23
Estimate #: E1256
Job #: J0002536
Page #: 1 OF 3

File Name: Aldi-0002536 Streetsboro, OH, 200
Sales: DAG
Design: AS
PM:

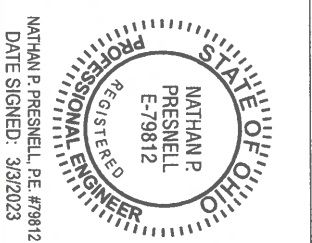
SEE PAGE 2 OF 3 FOR FOUNDATION DETAILS

Client Review Status
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Client Signature: _____
Approval Date: _____

N03 ALDI 6x5 Monument Cabinet
Brick Monument by others



ENCON SERVICES, INC.
P.O. BOX 3613
APOLLO BEACH, FL 33572
813-655-9373 OCA#01883
ENCON@ME.COM



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Client: ALDI-HIN.07R
Address: 9570 Ohio St. Route 14,
Streetsboro, OH

Date: 01/11/23
Estimate #: E1256
Job #: J0002536
Page #: 2 OF 3
File Name: Aldi-J0002536_ Streetsboro, OH_200
Design: DAG
P.M.: AS
House

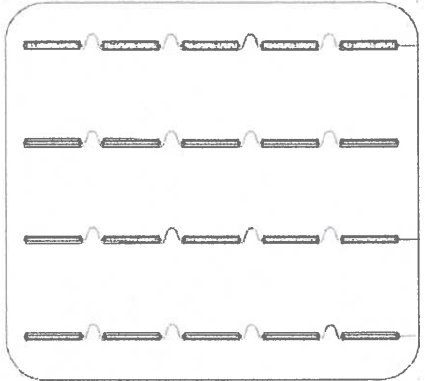
#	Date	Description	Initial
1			
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Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature: _____ Approval Date: _____

N03

ALDI 6x5 Monument Cabinet

LED Layout



Material Breakdown		Modules	2AV PIS
GED3M41-2	COLUMN 1	5	1
GED3M41-2	COLUMN 2	5	
GED3M41-2	COLUMN 3	5	
GED3M41-2	COLUMN 4	5	
GED3M41-2	COLUMN 5	5	
GED3M41-2	COLUMN 6	5	
GED3M41-2	COLUMN 7	5	
GED3M41-2	COLUMN 8	5	
GED3M41-2	COLUMN 9	5	
GED3M41-2	COLUMN 10	5	
GED3M41-2	COLUMN 11	5	
GED3M41-2	COLUMN 12	5	
GED3M41-2	COLUMN 13	5	
GED3M41-2	COLUMN 14	5	
GED3M41-2	COLUMN 15	5	
GED3M41-2	COLUMN 16	5	
GED3M41-2	COLUMN 17	5	
GED3M41-2	COLUMN 18	5	
GED3M41-2	COLUMN 19	5	
GED3M41-2	COLUMN 20	5	
GED3M41-2	COLUMN 21	5	
GED3M41-2	COLUMN 22	5	
GED3M41-2	COLUMN 23	5	
GED3M41-2	COLUMN 24	5	
GED3M41-2	COLUMN 25	5	
GED3M41-2	COLUMN 26	5	
GED3M41-2	COLUMN 27	5	
GED3M41-2	COLUMN 28	5	
GED3M41-2	COLUMN 29	5	
GED3M41-2	COLUMN 30	5	
GED3M41-2	COLUMN 31	5	
GED3M41-2	COLUMN 32	5	
GED3M41-2	COLUMN 33	5	
GED3M41-2	COLUMN 34	5	
GED3M41-2	COLUMN 35	5	
GED3M41-2	COLUMN 36	5	
GED3M41-2	COLUMN 37	5	
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GED3M41-2	COLUMN 39	5	
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GED3M41-2	COLUMN 42	5	
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GED3M41-2	COLUMN 50	5	
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GED3M41-2	COLUMN 52	5	
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GED3M41-2	COLUMN 54	5	
GED3M41-2	COLUMN 55	5	
GED3M41-2	COLUMN 56	5	
GED3M41-2	COLUMN 57	5	
GED3M41-2	COLUMN 58	5	
GED3M41-2	COLUMN 59	5	
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GED3M41-2	COLUMN 69	5	
GED3M41-2	COLUMN 70	5	
GED3M41-2	COLUMN 71	5	
GED3M41-2	COLUMN 72	5	
GED3M41-2	COLUMN 73	5	
GED3M41-2	COLUMN 74	5	
GED3M41-2	COLUMN 75	5	
GED3M41-2	COLUMN 76	5	
GED3M41-2	COLUMN 77	5	
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GED3M41-2	COLUMN 79	5	
GED3M41-2	COLUMN 80	5	
GED3M41-2	COLUMN 81	5	
GED3M41-2	COLUMN 82	5	
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GED3M41-2	COLUMN 84	5	
GED3M41-2	COLUMN 85	5	
GED3M41-2	COLUMN 86	5	
GED3M41-2	COLUMN 87	5	
GED3M41-2	COLUMN 88	5	
GED3M41-2	COLUMN 89	5	
GED3M41-2	COLUMN 90	5	
GED3M41-2	COLUMN 91	5	
GED3M41-2	COLUMN 92	5	
GED3M41-2	COLUMN 93	5	
GED3M41-2	COLUMN 94	5	
GED3M41-2	COLUMN 95	5	
GED3M41-2	COLUMN 96	5	
GED3M41-2	COLUMN 97	5	
GED3M41-2	COLUMN 98	5	
GED3M41-2	COLUMN 99	5	
GED3M41-2	COLUMN 100	5	

Can Depth	LED Loc.	From Face	Illumination	Power Supply Location	Primary Circuit	Total System Watts	Sign Area	Energy Usage	Description	Quantity	Rev
28.5"	N/A		FACE LIT	SEE CONTAINED	2.2 Amps	136.40 Watts	61.32 Sq Ft	2.22 kWh/yr @ 8h	GED3M41-2	20 Mod	1
<p>1) THE GRAPHICS ABOVE ARE FOR REFERENCE ONLY and should not be used for commercial quotation or bid without validation. The material estimates for Teradek are based upon our engineering standards and information provided pertaining to font, letter height, can depth, face material, and any special instructions provided by the client. Missing information will cause delays in delivery of estimates as well as affect product selection, quantities, application, and illumination.</p> <p>2) LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ONLY. The sign manufacturer must verify module placement and quantity to ensure even illumination.</p> <p>3) Final material quantities for estimation purposes and construction are the responsibility of the sign OEM.</p> <p>4) All signs should be tested as complete units including correct Teradek power supply before installation for acceptable color, illumination, intensity, & functionality.</p> <p>5) For detailed information and instructions refer to the applicable Teradek product found under Signage.</p>											
<p>TECHNICAL SUPPORT: 888-994-3533 / 216-266-2418 EMAIL: teradek@teradek.com</p>											
<p>Client: ALDI-HIN-07R Address: 9570 Ohio St. Route 14, Streetsboro, OH Job Name: Aldi Customer Name: Aldi</p>											
<p>DATE: 01/17/23 ESTIMATE #: E1256 JOB #: J10002536 PAGE # OF 3 FILE NAME: Aldi-J10002536_Streetsboro, OH_200 DESIGN: DAG AS</p>											
<p>Initial: _____ Client Review Status: _____ - drawing be obtained from the client prior to any production release or production release revision. Client Signature: _____ Approval Date: _____</p>											
<p>ENCON SERVICES, INC. P.O. BOX 3613 APOLLO BEACH, FL 33572 813-655-3372, CCM#01883 ENCON@ME.COM</p>											
<p>STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER NATHAN P. PRESNELL E-79812 NATHAN P. PRESNELL, P.E. #79812 DATE SIGNED: 3/3/2023</p>											

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 YOUR BRAND AT ITS BEST™
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**CITY OF STREETSBORO
MEMORANDUM**

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

FROM: Jimmy Hoppel, AICP; Assistant Planner

DATE: August 9, 2023

RE: Comments re: Aldi Second Wall Sign Variance for August 15, 2023 Meeting

I offer the following comments for consideration by the BZBA:

Site Address: No Address
PPN#: 35-034-10-00-001-014
Applicant(s): Linda Morrissey, Allen Industries, Inc.
Property Owner(s): 9570 Investments LLC

The applicant is requesting the following variance:

Section 1159.14(b) permits one wall sign for each separate business use. The applicant is requesting a one sign variance, to allow for a total of two wall signs on the building.

Project Summary:

The applicant is seeking the above noted variance to accommodate the placement of a 75.07 square foot wall sign on one elevation of the building. This would be in addition to a code compliant 75.07 square foot wall sign on a different side of the building. The signs are proposed to be the same size and on two different facades of the architectural corner entry feature.

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 variance. If the variance were not granted, the subject property could still be used as a grocery store, or for any permitted or conditionally permitted use (and associated accessory uses) in the C-R zoning district.

2. The variance is (substantial/insubstantial);

The zoning code allows for one (1) wall sign. The requested variance would double what the Code permits. The applicant has pointed out that the Code would permit one wall sign to be up to 238 square feet, and that their conservative sign design is only utilizing 75.07 square feet per sign, which if combined would be equal to 150.14 square feet total, which is well under what is permitted by-right for a singular sign.

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.

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

The additional 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 knowledge of the applicable zoning restriction.

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

The predicament of wanting a second wall sign on a second façade is brought upon by the applicant. 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 **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 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 applicant's proposal for two signs face one facing the SR-14 right-of-way and the other facing a future access drive come well under the total amount of square footage that would be permitted for one wall sign. The size and locations of the signs are integrated into the panels of the architectural corner entry feature.

- 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 is to assist in wayfinding, architectural design symmetry, and to match national brand standards.

- 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. Although there may be wayfinding and architectural benefits to this sign in relation to the overall design, this variance is one of preference not necessity.

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



August 15, 2023

Application #VRA23-10

1201 Kennedy Road

Request for a variance from §1151.21(e) to allow for the placement of a detached accessory building in the side yard, where the Code permits detached accessory buildings in the rear yard only.

A statement on why a variance is required to build an
outbuilding on my property at 1201 Kennedy Rd,
Streetsboro, 7-23-23

This is regarding my request for a variance to 1151.21 – E, for a 30' x 40' x 14' outbuilding. My house is on 2.58 acres.

I need to place my building in my side yard, with the front of the building closer to the street than the rear of my house, but behind the front of my house, due to a steep ravine with a riparian setback behind my house, that makes it impossible to build there.

To expand: I have a tributary of Tinker's Creek on my property that runs behind my house. It is at the bottom of a 28' ravine. If you look at the map I attached you can clearly see the issue – the elevation / contour line I highlighted in yellow is the very edge of a steep ravine. (my apologies for the drawing, I'm not much of a graphics guy)

The property starts downhill before the edge, and there is a rill coming up there as well (I put short green line where it starts). After consulting with my contractor he stated the furthest the building should go back on the property is where I have it drawn in light blue. It would be appx. 15' off the side of my house, and there would be appx 45' from the other side of the building to the property line. My septic system is on the other side of the house.

My neighbors most impacted (immediately to the west of me, at 1195 Kennedy) are perfectly OK with this and gave me the attached letter saying so (signed, and the drawing is initialed). My neighbors on the other side of my property (to the east) told me it doesn't matter to them. There is a farmer's field across the street from me.

I have attached a rendering of the front of the building as well. The colors are overall a good match to my house. I'll also have my driveway regraded and re-graveled as part of this process.

I'd just like to add, this is a really nice house, my dream home (although I wish it had a basement!), hopefully my 'forever' home, in a beautiful setting, and this is last large thing I need to make it perfect. I hope to turn this house into a show place and be a part of Streetsboro for good – this building will look nice or I wouldn't build it. Once built I'll figure out nice looking landscaping for it (and the house) as well.

I'll stake out the rough dimensions of the building and I welcome site visits: drive by, walk the property, whatever you like – call me if you wish as well, 330-212-0402.

Thank you.



7.23.23

Peter Malherek

Variance Request Questionnaire

PETER MALHOREK
Property Owner

1201 KENNEDY RD STURTSBORO
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

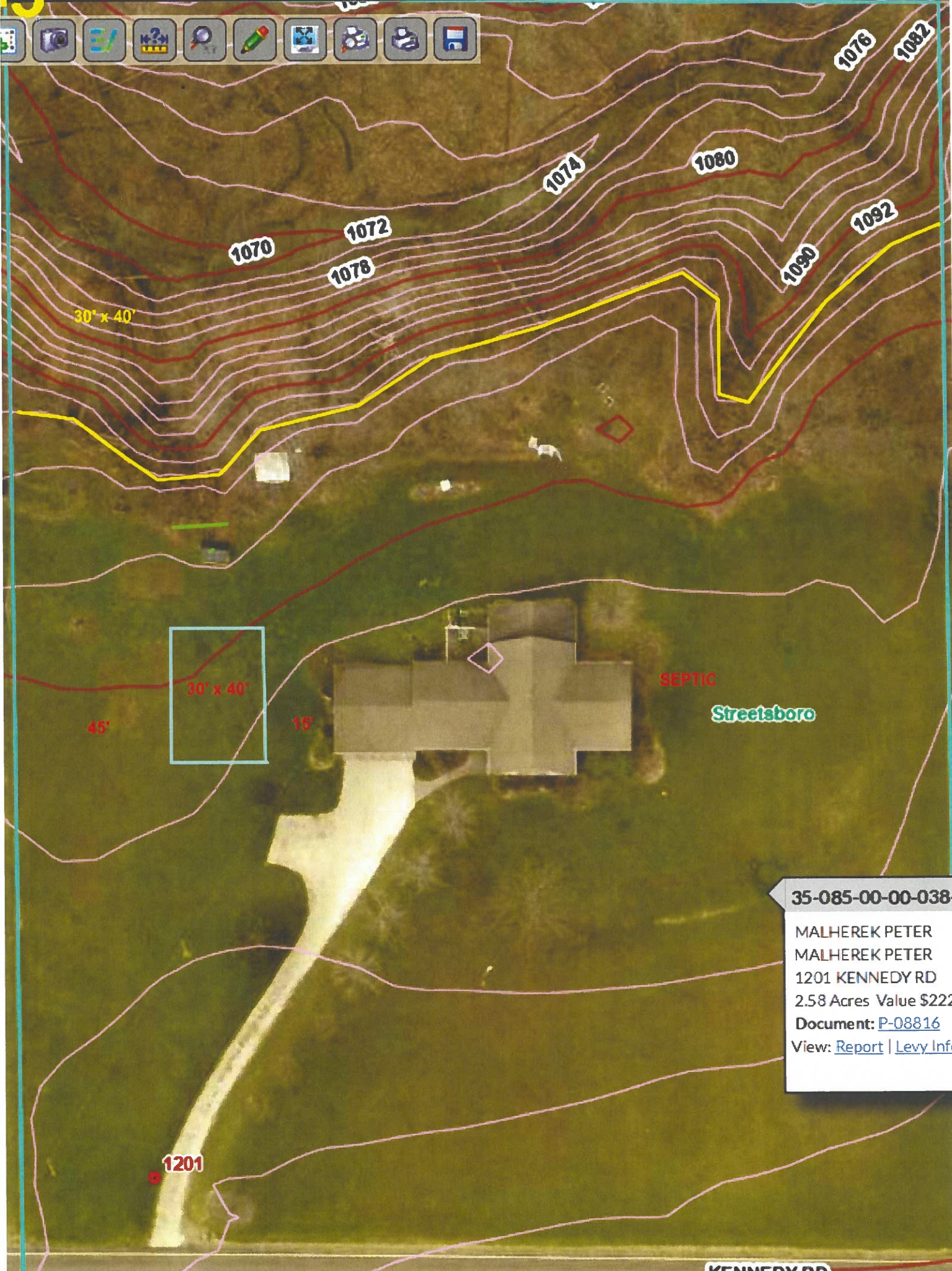
To the best of my knowledge, I understand and certify the information provided above is true and correct.

[Signature]
Property Owner(s)

7-23-23
Date

Applicant (if different than owner)

Date

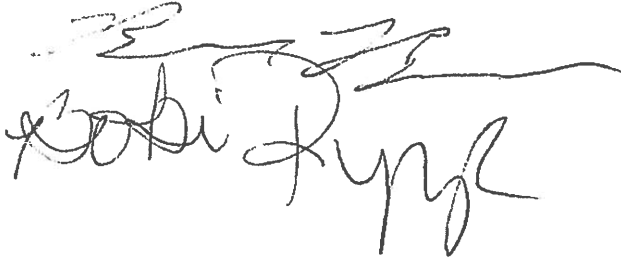


35-085-00-00-038-
MALHEREK PETER
MALHEREK PETER
1201 KENNEDY RD
2.58 Acres Value \$222
Document: [P-08816](#)
View: [Report](#) | [Levy Inf](#)

TO: Whom it may concern

RE: Proposed metal outbuilding at 1201 Kennedy Rd

We have reviewed the attached drawing of the metal building our neighbor would like to build on the side of his lot nearest ours and don't mind at all.

 7-29-23
7-22-23

Owners, 1195 Kennedy Rd Streetsboro

APRIL 2023

Lionel & Judith Mikes
O.R.V. 215, Page 453

S 88° 34' 58" E
283.72'

50' Riparian
Setback Law

EDGE
OF
RAVINE

2.584 Acres
(0.198 Acres - R/W)

Brad & Bobi Ryczek
I.R.V. 431, Page 161

PROPOSED
METAL
BUILDING
30' x 40' x 14'

SEPTIC

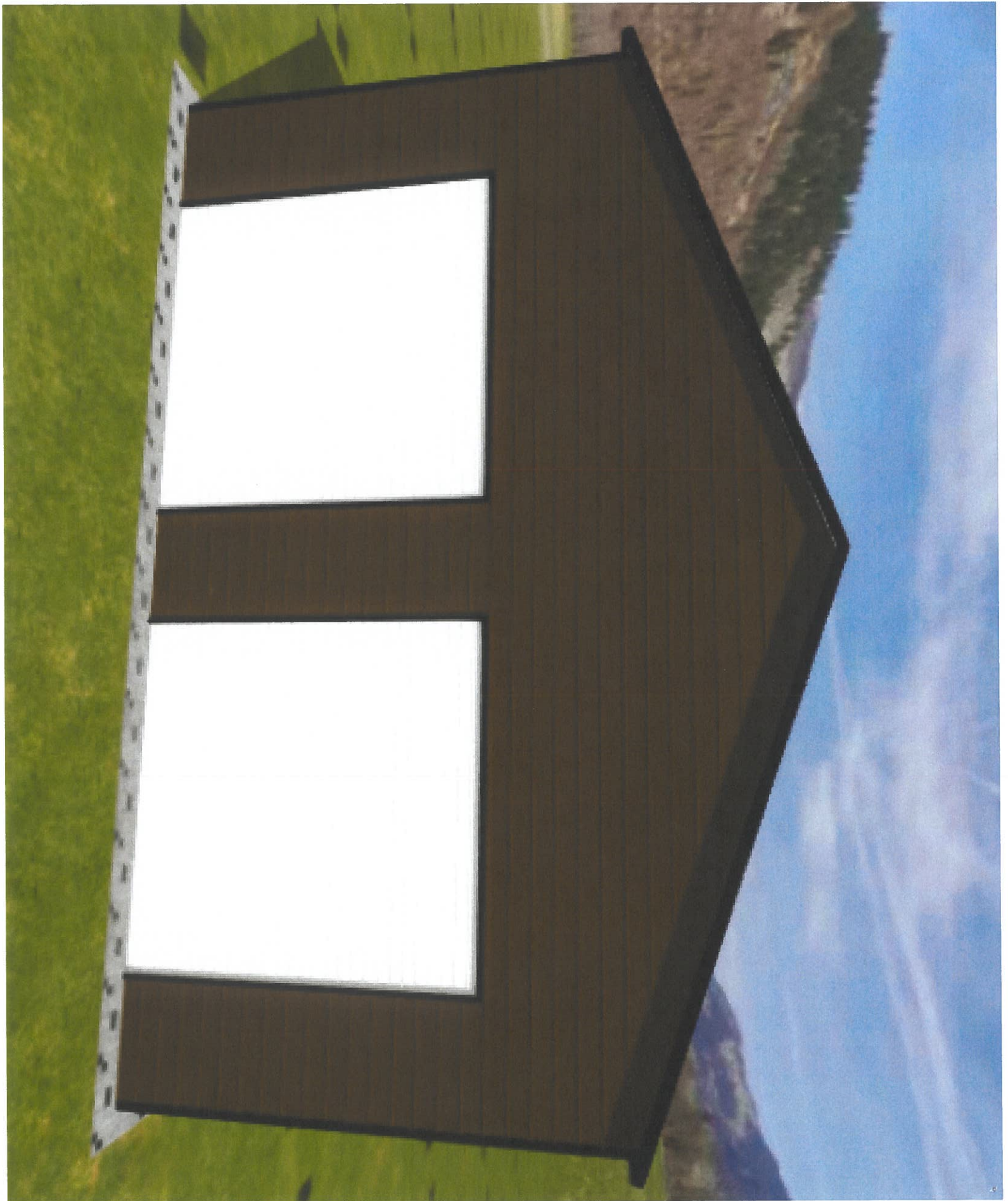
272.7'
12'
90.3'
15'
2-Story
Brick House

1201
KENNEDY
RD

R/W

CL

283.89'
Kennedy Road - R/W D N W



Ownership Letter

This letter hereby certifies that I am the sole owner of 1201 Kennedy Rd, Streetsboro, Portage County, Ohio, 44241, parcel 35-085-00-00-038-005



7-23-23

Peter T Malherek

**CITY OF STREETSBORO
MEMORANDUM**

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

FROM: Jimmy Hoppel, AICP;
Assistant Planner

DATE: August 9, 2023

RE: Comments re: 1201 Kennedy Road Shed Location Variance for August 15, 2023 Meeting

I offer the following comments for consideration by the BZBA:

Site Address: 1201 Kennedy Road
PPN#: 35-085-00-00-038-005
Applicant(s): Peter Malherek
Property Owner(s): Peter Malherek

The variance being requested:

The applicant is requesting a variance from Section 1151.21(e) that requires detached accessory structures to be in the rear yard of a property. The request is that the detached accessory building be located in the side yard of the subject property.

Project Summary:

The applicant is requesting a variance to permit a detached accessory building in the side yard of his property, rather than in the rear yard of his property as Code requires. The rear yard of the property has topographical constraints, as the backyard descends towards a stream that has a riparian setback. Per the applicant, his contractor has indicated that due to the grade change the furthest back on the property that this structure should go, is where it is currently proposed, which is on the west side of the house.

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 property exists as a single-family home and could continue the beneficial use as a single-family dwelling without the variance.

2. The variance is (substantial/insubstantial);

The variance could be considered substantial as it locates the detached accessory structure completely outside of the rear yard, as Code requires, and proposes to locate the shed entirely in the side yard.

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;

The essential character of the residential area would not be substantially altered and adjoining properties would not be expected to suffer a substantial detriment as a result of the variance. The adjacent neighbor to the west, and most directly affected by the proposed detached accessory structure, has provided a letter of support.

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

This variance would not adversely affect the delivery of governmental services.

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

It is unknown whether the applicant purchased the property with knowledge of the applicable zoning restriction.

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

To build a detached accessory structure of this size and type, per the information provided by the applicant and his contractor, it does not appear that there is an alternative location that would not need a locational variance. The only other alternative would be for the applicant to achieve the accessory space through an addition to the house. In that scenario a metal structure as proposed would not be permitted, as the addition would need to match and be cohesive with the materials and design scheme of the house.

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

The spirit and intent of the Code that requires detached accessory structures to be in the rear yard is to help ensure that they are secondary in nature and not having a more prominent position on the lot than the principal structure (the house). In this case the detached accessory structure is in the side yard, still setback slightly further than the front building wall of the home. Per the applicant's contractor, putting it any further back is not advisable.

8. There (are/are not) conditions peculiar to the property which are not characteristic of other nearby properties in the same zoning district;

The condition peculiar to the property is that the rear yard of the property has a ravine that descends to a stream, creating topographical challenges to building in the rear yard.

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

The peculiar condition is a natural and environmental feature. Riparian and wetland regulations restrict constructability and the ability to grade and fill in a way that would mitigate the natural topography.

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

Any person who might own the property would be subject to the fact that the property has previously mentioned environmental and natural features and associated constraints to development.

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

The variance is being requested to enhance the usability and enjoyment of the residence, and any financial benefit of the addition of the proposed shed would be incidental.

12. The variance is the minimum one necessary to alleviate the difficulty;

From the information provided by the applicant, it appears that in order to locate the proposed detached accessory structure on the property, a side yard variance is necessary to alleviate the difficulty associated with existing rear yard topography.

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