



AGENDA

Regularly Scheduled Hearing | November 21, 2023 | 7:00 p.m. | 555 Frost Rd. Streetsboro, Ohio 44241

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Disposition of Minutes:

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

V. Old Business:

A. 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.

B. 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 for at least 3' setback.

VI. New Business:

A. Application #VRA23-13 L'Oréal 10345 Philipp Pkwy.

- A 1' variance from §1159.16(c) to permit a directional sign that is 4' in height where code allows a max height of 3'.
- A 6 sq. ft. variance from §1159.16(c) to permit a 9 sq. ft. directional sign, where code allows a max size of 3 sq. ft.

B. Application #VRA23-14 Shed 1555 Crescent Dr.

- A 10' variance from §1151.21(a) to permit a shed to be placed 0' from the main building, where code requires 10'.
- A variance from §1151.21(e) to permit a shed in the side yard where code allows sheds to be located only in rear yards.
- A 4' variance from §1151.21(b) to permit a shed to be placed 1' from the property line where code requires a minimum of 5'.

C. Application #VRA23-15 Fence 1913 Frost Rd.

- A 2.5' variance from §1151.23(a) to permit a fence in the front yard that is 5' in height, where code allows a max height of 2.5'.

D. Application #VRA23-17 Pet Supplies Plus 1262 St. Rt. 303

- A 50.47 sq. ft. variance from §1159.13(b) to permit a 170.64 sq. ft. wall sign, where code allows a max size of 120.17 sq. ft.

VII. Citizens' Comments

VIII. Board Member Comments:

The next regularly scheduled Board of Zoning and Building Appeals meeting will be held on Tuesday, December 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

December 20, 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 December 20, 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: All seven board members were present including: Matt Bross, Todd Cooper, Aaron Hatzko, Walter Kancyan, Doug Liebler, Anthony Madden, and Marvin Woods.

Also present: Assistant Planner Jimmy Hoppel, Law Director Paul A. Janis, and Clerk Angella Fausset.

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

New Business:

10235 Philipp Parkway

Andrew's Moving and Storage

Application #VRA22-10

Parcel # 35-003-00-00-002-007

Zoning District: I

Taylor Marshall CEO of Andrews Moving and Storage is requesting three variances:

- 1) A 9 sq. ft. variance from Section 1159.16(c) to permit a directional sign area of 12 sq. ft. sign, as the code permits a maximum of 3 sq ft.;*
- 2) A 2-foot variance from Section 1159.16(c) to permit a directional sign to be 5 feet tall, as code permits a maximum height of 3 feet;*
- 3) A variance from Section 1159.04(a)1(B) to allow the company name and logo to be placed on a directional sign, as code does not allow for any non-directional information to be placed on a directional sign.*

The chairman swore in Taylor Marshall, 10235 Philipp Parkway, Streetsboro, Ohio 44241. Mr. Marshall explained to the board his concern to provide sufficient notice to truck drivers. He stated that trucks are now coming from two directions since Phillip Parkway opened. The issue is that trucks often use the wrong entrance, meant for staff, causing damage. They want a larger sign to guide trucks to the right entrance and avoid problems.

Jimmy Hoppel, Assistant Planner clarified for the Board that the request is for approval of a taller and slightly larger sign than what code allows. The sign proposal also includes the company logo and name, along with indicating the truck entrance.

Board members discussed the concerns about increased traffic and accidents causing property damage. The existing sign, featuring the company logo, was explored, with confirmation that the proposed sign would retain the same logo. The rationale behind moving the sign closer to the road was clarified as an effort to enhance visibility for trucks and improve safety.

Concerns were raised about potential obstruction to smaller vehicles exiting the property, but it was explained that the sign's placement at a corner should not impede visibility. The need for the new sign was emphasized to prevent unsafe driving maneuvers of trucks backing up in the road.

The board members questioned if the proposed sign is in compliance with code regarding setback regulations. Questions arose about the history of the existing sign's conformity with code, and it was acknowledged that the placement of the new sign adheres to code requirements.

MOTION 1:

Mr. Madden: I hereby move on this 20th day of December, 2022, that the Streetsboro Board of Zoning and Building Appeals grant 10235 Philipp Pkwy., Streetsboro, Ohio 44241, Parcel #35-003-00-00-002-007 a 9 sq. ft. variance from Section 1159.16(c) to permit a directional sign area of 12 sq. ft. sign, as the code permits a maximum of 3 sq. ft. Per the plans received in application #VRA22-10 from the applicant, on November 28, 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:

Mr. Madden: I am going to vote no on this one for one simple reason. I think the size of the sign you currently have is more than sufficient. The only thing it really looks like we're needing to add size to is just so you can get the whole name in there and then the Andrews GTM LLC. I don't think that's necessary for what you're trying to prove. So for that reason, I'm going to say no on the first leg of your variance, sir.

Mr. Woods: I'm going to vote yes because for all the safety reasons that the sign be more identifiable to the drivers. I think that having a name on there because as you go down there, you'll see like Anderson windows you'll see Andrew this and so saying that is Andrew's Moving and Storage I think is safer so a driver can actually know where he's going, so I vote yes.

Mr. Liebler: No, I understand all the intentions behind it and I can agree with all of that but in an agreement with Mr. Madden I think we're putting some extra information on that sign whereas the name and logo would be sufficient. I can see from a designer standpoint it looks nice it's a different break in the text a little bit different color scheme but to be effective I don't think we need have that additional space. I think we were really worried about the drivers would have this the street number on there.

Mr. Cooper: I also vote no. I think that the existing size requirements that the code permits would be enough to achieve the goal and that we're using the additional sign to get some additional information that perhaps is not required to meet the bare minimum requirements.

Mr. Hanzo: I too vote no. I just don't think it's the minimum that we need here. I think if you came back with a less big sign or a little smaller sign, I think that would be beneficial. Unfortunately, the code is our code and we have to do what's best for everyone and I think that's not really the minimum standard we can do. Like I said I agree with Mr. Liebler, the aesthetic of it looks really nice, but unfortunately with the code we have, I think we can get what you want by a smaller sign.

Mr. Kancyan: I would vote yes. Safety issues that Marvin put forward, as well as I see the opposite as what Mr. Liebler sees as far as sign recognition, logo recognition. I think when you're driving a semi anything that can help it help you identify where you're going to turn not that I'm a semi driver I don't think my blood pressure could handle that I think you know anything that would help in the system and again I don't see much difference between the two signs as far as their logo I see a little bit more additional information but I don't think flashing I don't think anyone is going to read that and concur that oh they're trying to shove something down my throat in the way advertising so yeah I would vote yes.

Mr. Bross: Well unfortunately this one's already been decided before it's gotten to me but I'll put in my thoughts anyway. Both sides make compelling arguments who voted yes and voted no regarding this and I believe per se the sign needs to be bigger but to go to go to a 12 square foot that might be in my mind a little too large but somehow when I took the drive I thought the original sign was a bit small but I'm strictly involved first on the size that's requested per se I think there's amenable solution in between the two what you have originally have and the one you're proposing so as far as visibility because it's it was more tricky to see that I'm glad I took the diligence to take the drive I thought that was difficult to spot in some way, but to what extent of how big the sign is, I think we could probably can do a little bit better as far as something a bit less than 12. So I'm going to vote no on this as well anyway.

Roll Call Vote:	Mr. Madden	No	Mr. Liebler:	No	Mr. Cooper:	No
	Mr. Hanzo:	No	Mr. Kancyan:	Yes	Mr. Woods:	Yes
Yes – 2	No – 5				Mr. Bross:	No

Motion denied; variance not 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 10235 Philipp Pkwy., Streetsboro, Ohio 44241, Parcel #35-003-00-00-002-007 a 2-foot variance from Section 1159.16(c) to permit a directional sign to be 5 feet tall, as code permits a maximum height of 3 feet. Per the plans received in application #VRA22-10 from the applicant, on November 28, 2022. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable.

Motion seconded by Mr. Hanzo.

Roll call:

Mr. Madden: On this I'm going to vote yes and asking my colleagues whether or not similar signage was down that road. I have never driven at a point of view of a tractor trailer driver but I got to imagine if we held that to the standard of three feet in height versus what you're for it may not be seen and that could cause traffic issues turning issues I think it's more important that it's higher to the ground versus the size for the very safety reasons you originally came to us so I am voting yes, on this part of your variance.

Mr. Hanzo: I too will vote yes. I think you've reached the minimum what we what we're looking for here if we're going do a variance so based on that I'll say yes as well.

Mr. Liebler: Just to reiterate that my decision making on this I'm not opposed to the two directional signs coming at two angles I really think that is beneficial. I also don't have a problem with the height but for the fact that I just think that if you scale back some of the text in black on this prototype that you probably shave you know it looks to me like on the drawing, they could probably save a foot off of that. If you determine that, hey, we still need to get it higher for visibility, then I could be convinced otherwise, but I am going to vote no.

Mr. Cooper: I vote no for the same reasons on the previous variance request.

Mr. Kancyan: I agree with Mr. Hanzo. I'll vote yes for the same reasons he cited. To Mr. Liebler's point, I agree with him as well, even though I don't agree the vote but I agree with him I think someone on the board in the first round said an address would be more beneficial than I would suggest Andrew's GTN LLC I agree with that too I wanted to go on record I say that too, so I'm voting yes but I also agree with Mr. Liebler as far as his text concerns.

Mr. Woods: I seen the traffic down Phillip Parkway. I've seen the trucks have to back up and anything that can help them to visualize where they're going sooner for safety factors I'm voting for. So yes.

Mr. Bross: Now I vote yes on this as well just simply in the common sense that I think five feet is reasonable especially a view from a cab of an 18-wheeler that just almost that's just obvious to say that so I vote yes as well.

Roll Call Vote:	Mr. Madden	Yes	Mr. Liebler:	No	Mr. Cooper:	No
	Mr. Hanzo:	Yes	Mr. Kancyan:	Yes	Mr. Woods:	Yes
Yes – 5	No – 2				Mr. Bross:	Yes

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 10235 Philipp Pkwy., Streetsboro, Ohio 44241, Parcel #35-003-00-00-002-007, a variance from Section 1159.04(a)1(B) to allow the company name and logo to be placed on a directional sign, as code does not allow for any non-directional information to be placed on a directional sign. Per the plans received in application #VRA22-10 from the applicant, on November 28, 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:

Mr. Madden: I am voting yes on this as well. I would have loved to have this this had already been a variance approved by a former board but at we're doing it right this time with the signage and more so for safety than any other reason I don't know what other signage or logo you have on your building but it's paramount that drivers absolutely know where they're turning into and in the business that they're turning into so I vote yes.

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

Mr. Liebler: I will vote yes on this one. I think that the business needs a professional aesthetic and a congruent with your building and your parking lot, and also it's useful and necessary, I think, for drivers to know what that entrance is for. And the logo and the name itself I find to be perfectly fine on there.

Mr. Cooper: Yes. I don't think it's I think it's from a wayfinding standpoint it's an appropriate addition of the sign I don't think it will take away from the from the character of the neighborhood so I vote yes.

Mr. Hanzo: I vote yes as well for the same reasons.

Mr. Kancyan: Yes, same reasons cited.

Mr. Bross: For aforementioned reasons and people tend to recognize logos as or sometimes even more than actual, it was just printing words, plain letters as far as finding a location. I vote yes as well.

Roll Call Vote: Mr. Madden Yes Mr. Liebler: Yes Mr. Cooper: Yes
 Mr. Hatzto: Yes Mr. Kancyan: Yes Mr. Woods: Yes Mr. Bross: Yes
Yes – 7 No – 0

Motion passed; variance granted.

Board Member Comments:

Announcements: The next regularly scheduled Board of Zoning and Building Appeals meeting along with the organizational meeting will be held on Tuesday, January 17, 2023 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. Madden and seconded by Mr. Hatzto, upon voice vote the meeting was adjourned at 7:47 pm.

Attest:

Angella M. Fausset
Clerk

Matt Bross
Chairperson



October 17, 2023

Application #VRA23-11

Sgt. Clean Car Wash

9421 St. Rt. 14

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.

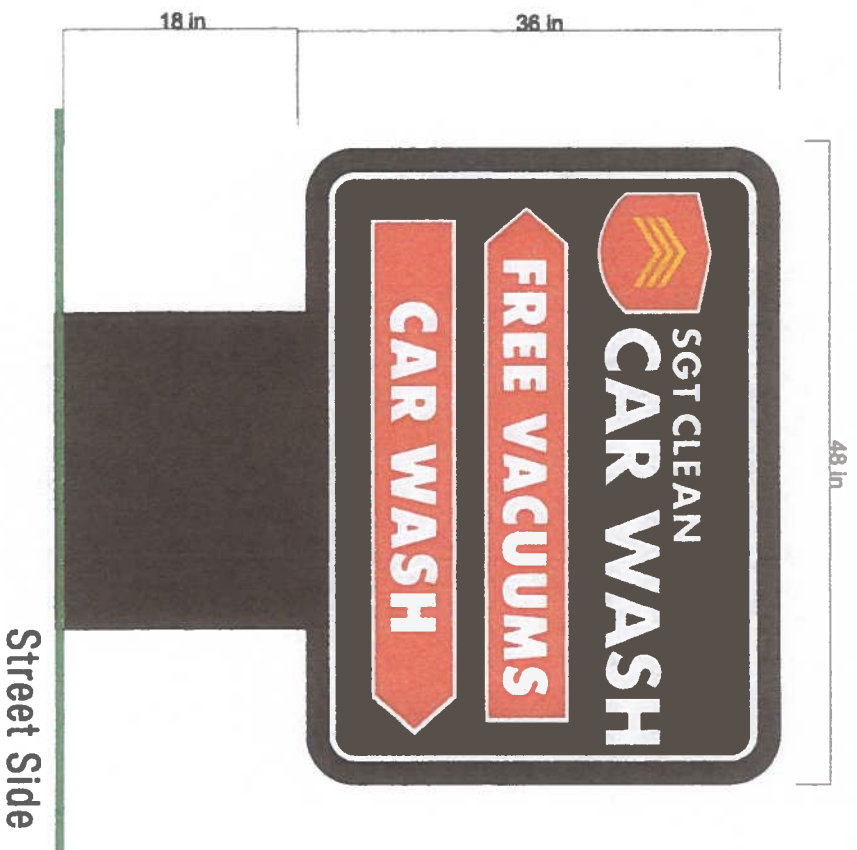
Please do not hesitate to reach out should you require anything further.

Sincerely,

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

Greg Seifert, Architect
Agent for Owner

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.



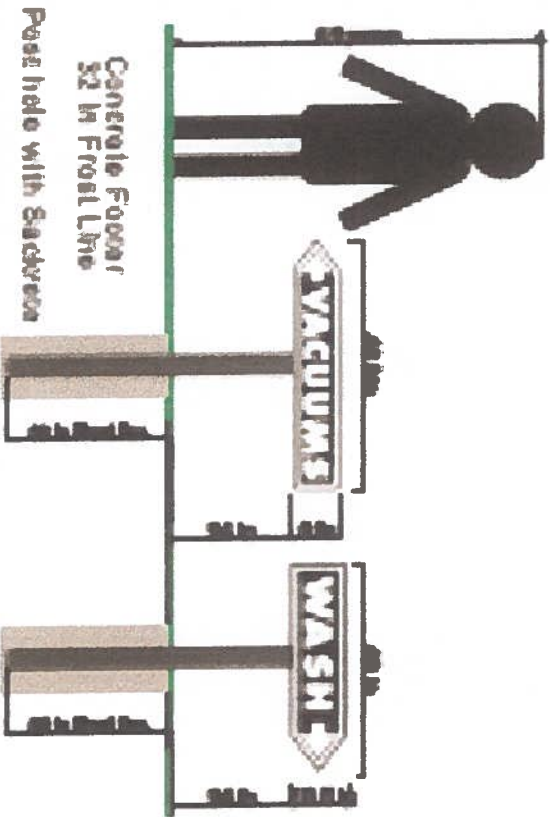
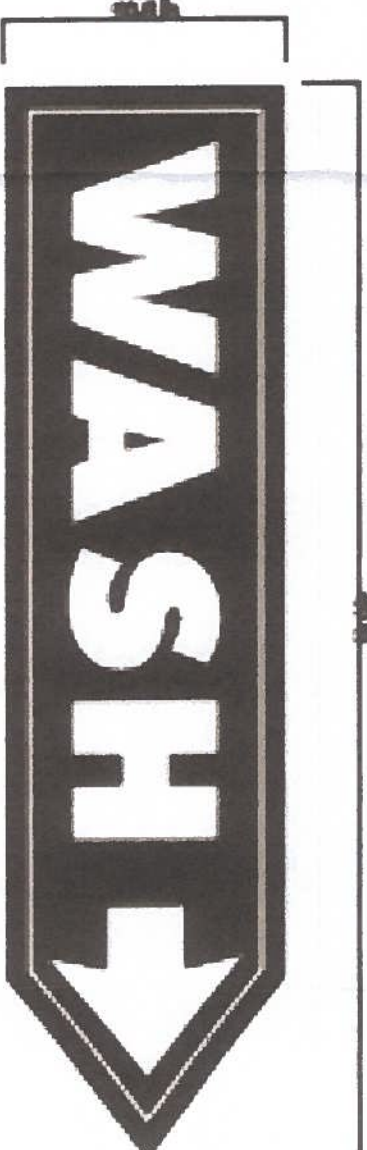
Sgt. Clean - Small Directional Arrows

3 SQ FT



Aluminum sign can,
LED Lighting
Double Sided, Acrylic Faces

2.91 SQ FT



Sgt. Clean Arrow Sign
Honey Wellie LED Nozzles for Signs
2.48 Wells Per Sq Ft : 421.0 Lumen/sq ft
421.0 Lumen/sq ft = 39.54 candle/sq ft
39.54 candle/sq ft = 361,071583781 candle/meter²

Sgt. Clean Car Wash

Business
9421 State Route 14, Sycamore, OH 44241
1000pm

Date: July 11th, 2023
Phone: 440-281-7999
Name: Greg Seifert
Contact:



NOTE: ALL OWNERS AND CONTACTS ARE THE PROPERTY OF SIGMA SIGMA AND SHOULD MAINTAIN THE SIGNAGE AND CONTACT INFORMATION.



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 17th.

Sincerely,

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

Greg Seifert, Architect
Sgt Clean Car Wash

← VACUUMS

WASH →



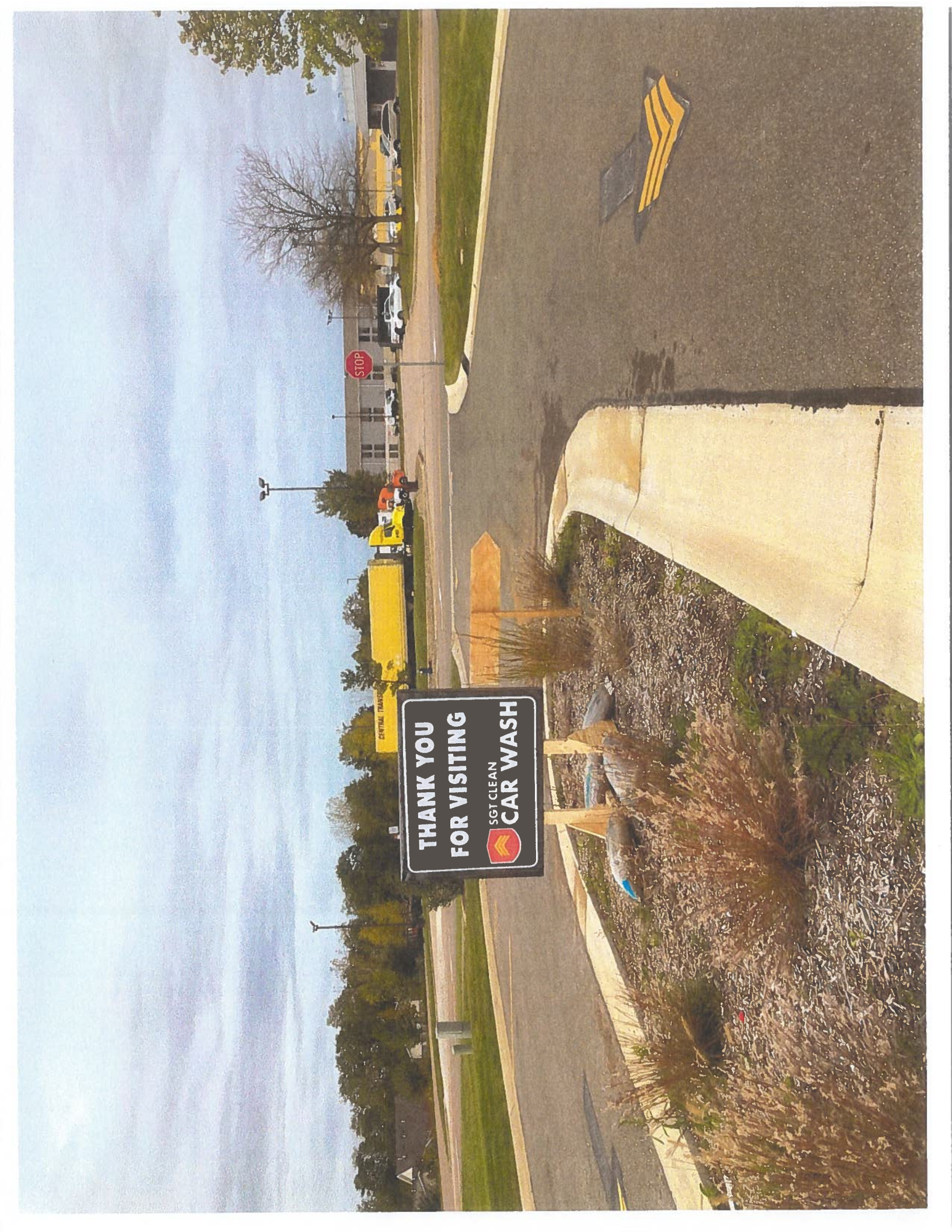


SGT CLEAN
CAR WASH

FREE VACUUMS

CAR WASH





THANK YOU
FOR VISITING
SGT CLEAN
CAR WASH

STOP

CENTRAL TEXAS



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

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

University Hospitals Urgent Care 9449 St. Rt. 14

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 #: VRA23-000012

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 #: VRA23-000012
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.

Stratus™

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888.503.1569

LOCATION NUMBER:

9350

SITE ADDRESS:

9449 State Route 14

Streetsboro, OH

44241-5209

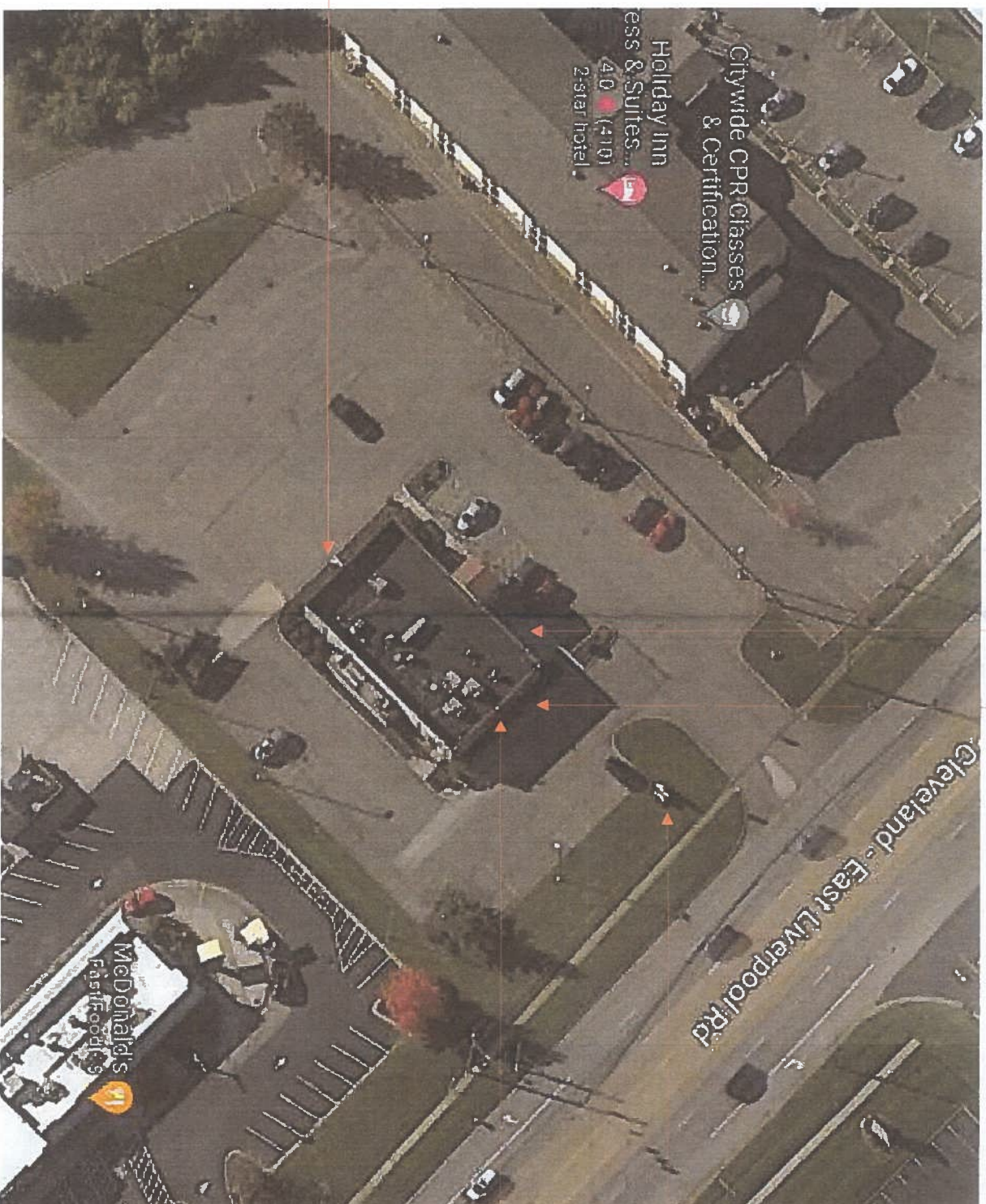
SIGN CODE:

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

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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.: 2

ORDER NUMBER: 1180053

PROJECT NUMBER: 86536

SITE NUMBER: 9350

PROJECT MANAGER: CODY CLOUD

ELECTRONIC FILE NAME: GIACCONTI\PIPEDMONT URGENT CARE\203\OH\9350_ Streetsboro\9350_ Streetsboro R5

Rev #	Req #	Date/Artist	Description	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					
Rev 3	435563	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

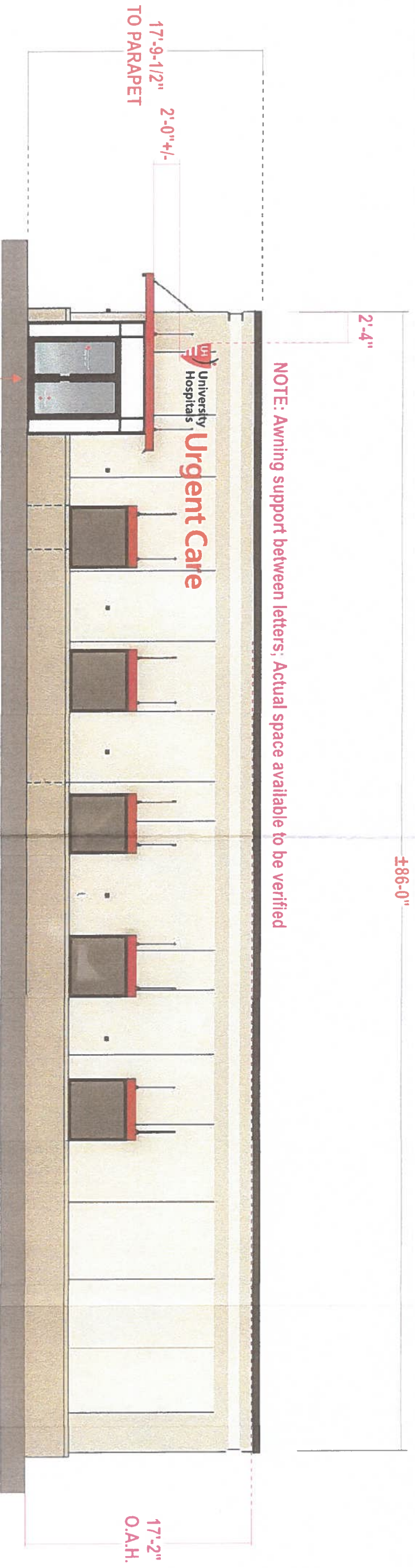
VARIANCE OPTION
1 SIGN PER BUSINESS

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



ALL SIGN SIZES HAVE BEEN CALCULATED OFF
ARCHITECTURAL PRINTS AS SHOWN

NOTE: Awning support between letters; Actual space available to be verified



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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
 University Hospitals
Urgent Care

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

ORDER NUMBER:
1180053

PROJECT NUMBER:
86536

SITE NUMBER:
9350

PROJECT MANAGER:
CODY CLOUD

ELECTRONIC FILE NAME:
G:\ACCOUNTS\PIEDMONT URGENT CARE\2023\OH\9350_ Streetsboro\9350_ Streetsboro R5

PAGE NO.:
5

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	42895	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	438563	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

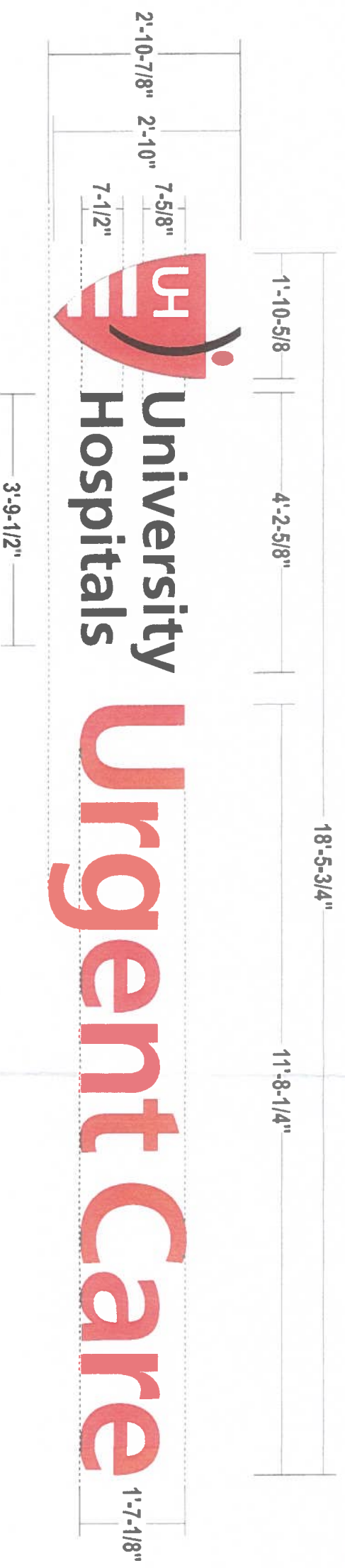
52.3 square feet

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.

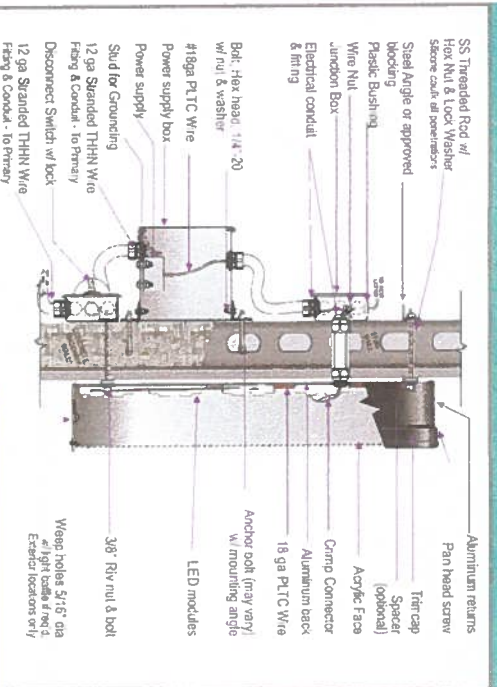
COLOR PALETTE

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

All paint finishes to be Salfin unless otherwise noted



FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



***MOUNTING METHOD:**
 (Use appropriate method following wall inspection)
 This bolt - all thread fastener w/ wood blocking or angle iron stringer
 Toggle bolts w/ rubber core - approved blocking
 Metal bolts or expansion lag bolts & spacers w/ solid concrete



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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.: 6

ORDER NUMBER: 1180053
PROJECT NUMBER: 86536
SITE NUMBER: 9350
PROJECT MANAGER: CODY CLOUD

ELECTRONIC FILE NAME: G:\ACCOUNTS\PIEDMONT URGENT CARE\2023\OH\9350_ Streetsboro\ 9350_ Streetsboro R5

Rev #	Req #	Date/Artist	Description
Original	428895	05/05/23 BB	
Rev 1	429480	05/10/23 PV	
Rev 2	430193	05/17/23 BB	added variation note
Rev 3	438563	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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**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.



November 21, 2023

Application #VRA23-13

L'Oréal

10345 Philipp Parkway

LAAD SIGN AND LIGHT, REPRESENTING L'ORÉAL, IS REQUESTING:

- A 1' VARIANCE FROM §1159.16(C) TO PERMIT A DIRECTIONAL SIGN THAT IS 4' IN HEIGHT WHERE CODE ALLOWS A MAX HEIGHT OF 3'.
- A 6 SQ. FT. VARIANCE FROM §1159.16(C) TO PERMIT A 9 SQ. FT. DIRECTIONAL SIGN, WHERE CODE ALLOWS A MAX SIZE OF 3 SQ. FT.

October 3, 2023

City of Streetsboro
Planning and Zoning

To Whom It May Concern:

Section 1159.16 states directional sign cannot exceed 3 sq ft and no higher than 3 ft. Proposed sign is 9 sq ft and a total height of 4 ft so that oncoming traffic can easily see the sign before passing the entrance and going to the dead end.

Customer is looking for a Shipping/Receive sign that will allow them to be proactive in preventing safety related issues for truck drivers. The current entrance for deliveries is on a slope leading into the property. A truck driver could easily drive past the signage if not within a reasonable size, this could lead to a driver trying to back up to get back to the entrance.

Section 1159.4 does not allow non directional information on a directional. This sign has Shipping & Receiving, Right Lane Only because this road is a dead end. If the truck traffic passes the sign and continues, there isn't a place to turn around. This is a potential traffic hazard.

Sincerely

Tonya Jefferson
Project Manager


Please review this proof carefully.

Verify **ALL COPY, ART, COLORS, MEASUREMENTS** and **QUANTITIES** in your project are correct.

Graphic Expressions Inc will not be responsible for ANY errors after proofs are approved. Customer is responsible for the costs as provided on the ESTIMATE with this final approval.



- (2) 4 x 4 wood post* with qty 2 (1 panel per side) .080 alum faces
- *OPTIONAL: white vinyl post
- Faces to have reflective digital print NON Illuminated.
- Faces to be 36" x 36", overall height 48ft
- Carriage bolt attachment.

Company:	Customer:	Phone:	Email:	Date: 10/24/2023
Address:		City:		Job No.:
 3097 State Route 59 • Ravenna, Ohio 44266 330.422.7446 • www.gesignsmore.com		Comments:		
		APPROVAL There will not be another opportunity to review copy or art prior to production. Please indicate approval below. Customer Signature: _____ Date: _____		

L'Oreal Professional Products Division - 10345 Philipp Pkwy, Streetsboro, OH 44241



Philipp Pkwy

Philipp Pkwy

Philipp Pkwy

Philipp Pkwy

Philipp Pkwy

x = L'Oreal Shipping and Receiving sign placement


8/22/23



3097 State Route 59
Ravenna, Ohio 44266
330.422.7446
www.designsmore.com

L'Oreal Professional Products Division - 10345 Philipp Pkwy, Streetsboro, OH 44241



Company:	Customer:	Phone:	Email:	Date: 3/14/2023
Address:		City:		Job No.:
 <p>GRAPHIC EXPRESSIONS Inc. A LAAD HOLDINGS COMPANY</p> <p>3097 State Route 59 • Ravenna, Ohio 44266 330.422.7446 • www.gesignsnmore.com</p>		Comments:		<p>APPROVAL</p> <p>Customer Signature: _____</p> <p>Date: _____</p> <p>Sales Associate: _____</p>

**CITY OF STREETSBORO
MEMORANDUM**

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

FROM: Jimmy Hoppel, AICP;
Assistant Planner

DATE: November 15, 2023

RE: Comments re: L'Oréal Directional Sign Variances

I offer the following comments for consideration by the BZA:

Site Address: 10345 Philipp Parkway – L'Oréal
PPN#: 35-003-00-00-001-001
Applicant: Tonya Jefferson, LAAD Sign and Lighting
Property Owner(s): LEXINGTON STREETSORO LLC

The applicant is requesting the following variances:

- A. **Height:** A 1-foot variance from §1159.16(c) to permit a directional sign height of 4 feet, where Code permits a maximum directional sign height of 3 feet; and,
- B. **Area:** A 6-square foot variance from §1159.16(c) to permit a directional sign area of 9 sq. ft., where Code permits a maximum directional sign area of 3 square feet.

Project Summary:

The applicant is seeking the above noted variances to accommodate new directional signage near the eastern-most driveway of the existing L'Oréal facility located at 10345 Philipp Parkway. The variances requested are for the two-sided directional sign on the subject parcel.

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 BZA 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;**

ALL: The subject building and site could feasibly yield a reasonable return and there could be a beneficial use of the building and site without the requested variances. If the variances are not granted, the subject building could still be used for any permitted or conditionally permitted use (and associated accessory uses) in the I-1 District, and code-compliant signs could still be utilized.

2. The variance is (substantial/insubstantial);

- A. The proposed 1-foot variance to permit a directional sign height of 4 feet would constitute a 33% increase from the maximum permitted directional sign height of 3 feet.
- B. The proposed 6-sq. ft. variance to permit a directional sign area of 9 sq. ft. would constitute a 200% increase from maximum permitted directional sign area of 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;

ALL: The proposed variances are not likely to substantially alter the neighborhood and adjoining properties would not suffer a substantial detriment as a result of the variances. The sign is still intended to be setback from the public right-of-way per Code requirements.

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

ALL: The variances would not adversely affect the delivery of governmental services to the subject building.

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

ALL: According to Portage County Auditor records, the subject property was purchased in 8/27/2004 by LEXINGTON STREETSBORO LLC. For reference, §1159.16 of the Zoning Ordinance was adopted on 7/25/05, after the property owner's purchase of the subject site. That being said, a meeting with the property owner's application representative occurred prior to application being submitted, in which they were informed of the regulations.

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

ALL: The variances requested are intended to allow for a larger and more obvious directional sign so that semi-truck traffic is being directed to the proper driveway for the proper business on Philipp Parkway. While the business may be able to take additional steps to inform drivers of effective wayfinding ahead of time, there is not another way to secure approval for directional signage that they are requesting other than through one or more variances.

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 1195.01, 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]

Staff understands the vital role that on-site directional signs play, particularly for industrial uses where several vehicular and building entrances exist. Staff does not believe that the current directional sign regulations limiting said signs to 3 ft. in height and 3 sq. ft. max area apply reasonably to industrial facilities such as the subject building. For industrial uses, where visitor and truck entrances are (and should be) separated, it is important that directional signage serve the purpose of enabling semi-truck drivers to quickly and safely identify the appropriate entry location. Staff believes that the proposed directional signage, as submitted, would serve to ensure safe on-site circulation and wayfinding on the public roadway and thereby ensure the health, safety and welfare of visitors to the subject 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;**

ALL: It is Staff's understanding that the subject site's proximity to a substantial curve on Philipp Parkway is a peculiar condition that is not characteristic of other nearby properties in the I-1 District, and the driveway is difficult to locate which can lead to semi-trucks turning into the wrong driveway or passing the building and redirecting. The applicant's narrative also states that the signage would be on a slope which, if required to be code-compliant in height and area, would make it harder for drivers to see.

In terms of directional sign area and height, the industrial use- with multiple entrances separated to distinguish between truck and visitor/employee traffic, would be considered a condition that is somewhat peculiar, but separation of truck/vehicular parking is more common and impactful in industrially zoned properties than in other zoning districts of the city.

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

ALL: The peculiar conditions of the substantial curve and sloped area are not the result of actions of the applicant.

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

ALL: The peculiar conditions as they exist would be encountered by any person who might own the property.

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

ALL: It is staff's understanding that the variances being requested are not to increase property value or increase some other financial benefit; rather, to better assist in way-finding for semi-truck traffic.

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

ALL: It is arguable whether or not lesser variance requests could still achieve the level of effectiveness needed to provide adequate wayfinding for semi-truck drivers. That being said, staff does not believe that the variance requests are unreasonable or excessive for the intended goal.

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



November 21, 2023

Application #VRA23-14

Shed

1555 Crescent Dr.

RICHARD CHAN IS REQUESTING:

- A 10' VARIANCE FROM §1151.21(A) TO PERMIT A SHED TO BE PLACED 0' FROM THE MAIN BUILDING, WHERE CODE REQUIRES 10'.
- A VARIANCE FROM §1151.21(E) TO PERMIT A SHED IN THE SIDE YARD WHERE CODE ALLOWS SHEDS TO BE LOCATED ONLY IN REAR YARDS.
- A 4' VARIANCE FROM §1151.21(B) TO PERMIT A SHED TO BE PLACED 1' FROM THE PROPERTY LINE WHERE CODE REQUIRES A MINIMUM OF 5'.

Hello, I am writing regarding a 2 violations from the Planning and Zoning Department. Case: 23-001653.

I would like to request a variance allowance for both of these violations if possible. Please see the attached information for my supporting documents. Thank you for your time.

Richard

In the autumn of 2022, I embarked on a new chapter of my life by purchasing a charming house that I now call home. Everything with the house has been going great but received a zoning violation on 8/31/2023 in relationship to the shed that graced the backyard, a structure that had been installed by the previous owners. As a new homeowner, I did not realize that what I thought was a modest, unassuming addition to the property was cause for concern due to zoning regulations that I was not aware of. I had reached out to the previous owners after I got the violation and they mentioned that they had not addressed these concerns and thought that since the structure looked similar to the house that it was okay. The shed is nestled in the corner of backyard next to the fence and is visible from road but the top of it does pop up above the fence.

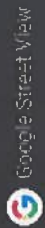
I have received two zoning violations. One is that the shed is too close to the house and property lines. I was told it must be 10 feet from the house and 5 feet from my property lines. I have tried to topographically layout where this is possible to fit this shed and could not find an area. (Picture 1). Additionally, the backyard is also sloped downward fairly significantly which would make it difficult to move the shed into the area, even if I could meet the 10 feet and 5 feet requirements. The second violation is that the shed cannot be on the side of the house and must be behind the house. The 5 feet and 10 feet rules and the slant of the backyard make it difficult to choose an area that I could move it to (Picture 2 and 3). The prospect of relocating the shed to meet these requirements would be extremely difficult. The backyard's sloping terrain posed a significant challenge in finding a suitable alternative location. (Picture 4, the deck had to have a foundation added for stability) To move the shed would likely necessitate constructing an entirely new foundation, a costly and complex endeavor that I am ill-prepared to undertake.

Of course, the option to remove the shed always remains an option but I have been using this shed to keep my lawn supplies and would have difficulty with relocating my equipment which is necessary to keep the lawn visually appealing! Thus, I find myself at an impasse, caught between the practicality of preserving the existing shed and the strictures of zoning regulations. My request for a variance is not driven by a desire to flout the law but by the genuine impossibility of complying with these specific zoning provisions. I firmly believe that seeking a variance is the only viable solution that will allow me to continue enjoying my property as it is, while maintaining the integrity of the neighborhood and respecting the intent of the zoning regulations.

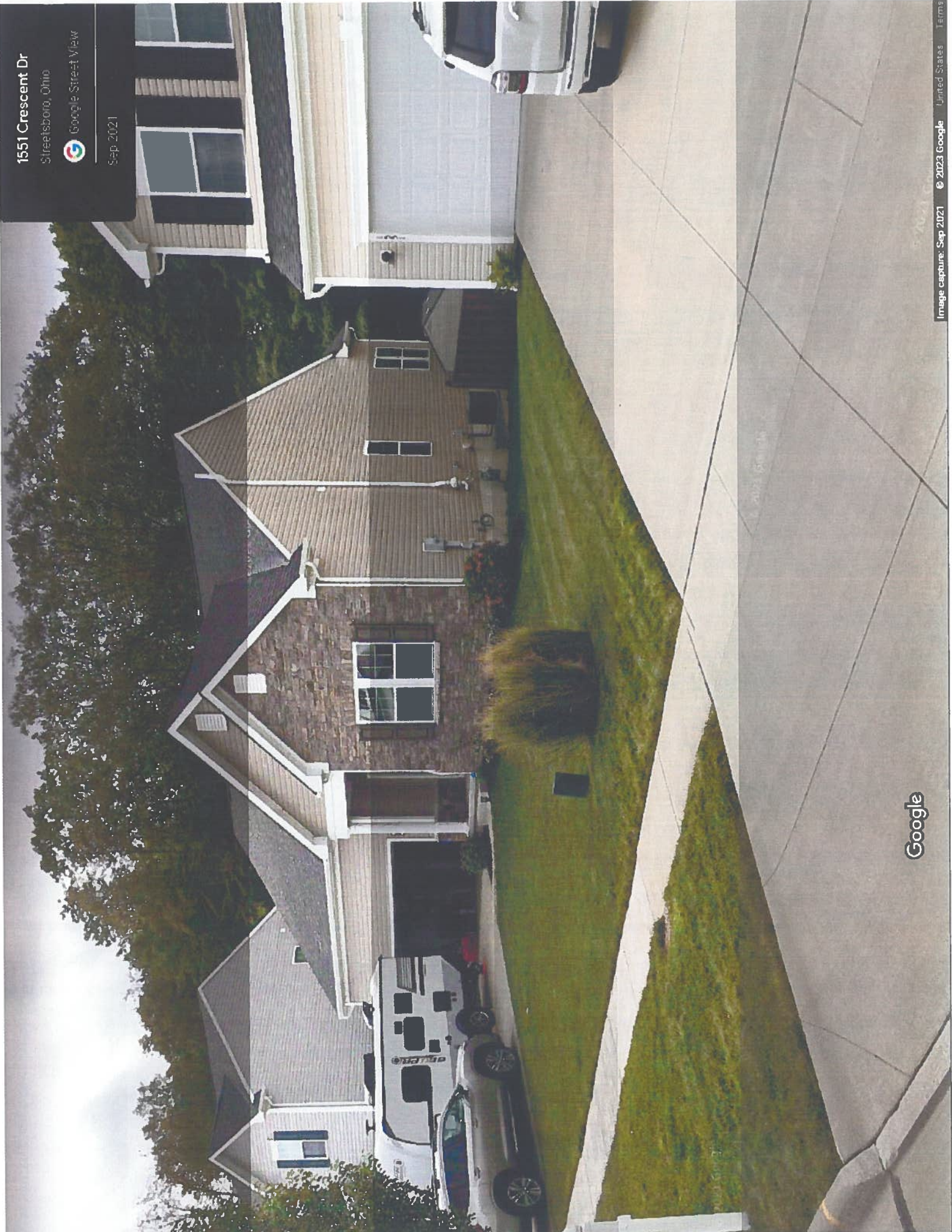
In conclusion, I humbly request that my variance application be approved. The shed, though an unconventional fit within the zoning framework, has become an integral part of my home. Moving it would be both financially and logistically prohibitive, and the backyard's unique topography leaves me with no alternative location that complies with the setback requirements. Granting this variance would not only preserve the shed but also allow me to continue to be a responsible and contributing member of the community while ensuring the overall aesthetics and harmony of the neighborhood are maintained.

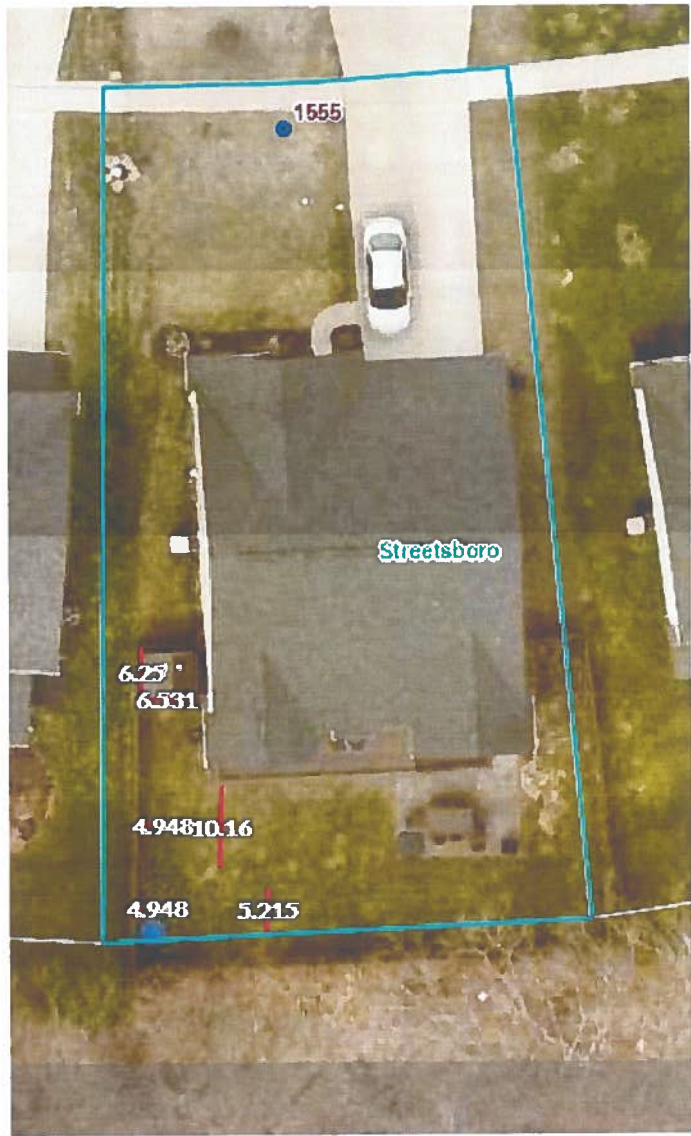
1551 Crescent Dr

Streetsboro, Ohio



Sep 2021











**CITY OF STREETSBORO
MEMORANDUM**

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

FROM: Jimmy Hoppel, AICP;
Assistant Planner

DATE: November 15, 2023

RE: Comments re: 1555 Crescent Drive Shed Variances for the November 21, 2023 Meeting

I offer the following comments for consideration by the BZBA:

Site Address: 1555 Crescent Drive
PPN#: 35-066-10-00-022-075
Applicant(s): Richard Chan
Property Owner(s): Richard Chan

The variances being requested:

The applicant is requesting three (3) variances from multiple subsections of Section 1151.21.

- A. The applicant is seeking a 9-foot variance from 1151.21(a) to allow for a 1-foot setback of a detached accessory structure from the main building, where the code requires a minimum setback of 10 feet.
- B. The applicant is seeking a 4-foot variance from 1151.21(b) to allow for a 1-foot setback of a detached accessory structure from the side property line, where the code requires a minimum setback of 5 feet.
- C. The applicant is seeking a variance from 1151.21(e) to allow for a detached accessory structure in the side yard, where the code requires it to be in the rear yard.

Project Summary:

The applicant is requesting three variances to permit an existing shed to remain on the property as it is currently located. This shed is on the side of the house, approximately 1 foot from the house and approximately 1 foot from the side property line. The applicant and current property owner did not install the shed, but inherited it from a previous property owner that did not apply for a zoning certificate. The applicant suggests that there are not any other locations on the property that the shed could be relocated to, however, Staff believes that it is feasible to relocate even if there are some variances that would be required; these variances would be fewer than what is currently proposed.

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;

ALL: The property exists as a single-family home and could continue the beneficial use as a single-family dwelling without the variances.

2. The variance is (substantial/insubstantial);

A. Setback from Main Building: The variance is substantial, as it would be a 90% reduction of the code requirement.

B. Setback from Side Property Line: The variance is substantial, as it would be an 80% reduction of the code requirement.

C. Side Yard: The variance is substantial, as it would allow the detached accessory structure to be fully located in the side yard, where code does not permit it.

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 shed would be adverse to the character of the area, as it is visible from the public right-of-way and does not meet the code requirements that all other properties in the zoning district are subject to. Additionally, the Zoning Inspector recently went through the entire Meadow View subdivision, and issued zoning violations to all properties that he determined had shed violations. This resulted in six (6) violations. Of those six violations, four owners applied to relocate their sheds to a compliant location and were approved and one owner completely removed the shed from his property. Mr. Chan's shed is the lone remaining shed that has not been resolved at this time.

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

ALL: The variances 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;

The applicant purchased the property without knowledge of the applicable zoning restriction. The shed was previously installed without a zoning certificate by a previous property owner.

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

The applicant could relocate the shed to another part of the yard to avoid a variance. The applicant has indicated that the slope of the yard prevents this, however, it appears to staff that it would be feasible with minor adjustment to the structure or grade of the yard. Due to the small rear yards on Crescent Drive, relocation to a feasible area may still require one or more variances, but would reduce the need for a variance for the setback from the main structure and a side-yard 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;

ALL: 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, near the rear corner of the house. While the prominence of the shed is secondary, Staff does not believe the variances are necessary, as other locations on the property may be viable and have not been adequately explored by the applicant.

Additionally, part of the reason that a detached accessory structure is required to be 10-feet from the main building is fire-safety related, to avoid flammable materials commonly stored in detached accessory structures from causing a fire hazard to the main structure.

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

The applicant has indicated that placement in the rear yard is not feasible due to the slope of the rear yard. It does not appear to staff that the slope is intense enough to make it infeasible to relocate the shed, albeit likely with some variances, but few than are being requested currently. The peculiar conditions that exist on the property have more to do with the small size of the rear yard, however, that is not applicable to these variance requests, but may be to a future relocation of the shed.

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

Staff does not believe there is a slope in the yard that is intense enough to make it unreasonable to relocate the shed.

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

Staff does not believe there is a peculiar condition relative to the variance requests as it relates to this location of the shed.

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

The variances are 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;

Staff believes that a relocation of the shed is possible and feasible on this property. It would likely result in some variances being required, but fewer than are currently being requested.

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



November 21, 2023

Application #VRA23-15

Fence

1913 Frost Rd.

JEFFREY SWEIGERT IS REQUESTING A 2.5' VARIANCE FROM §1151.23(A) TO PERMIT A FENCE IN THE FRONT YARD THAT IS 5' IN HEIGHT, WHERE CODE ALLOWS A MAX HEIGHT OF 2.5'.

Variance Criteria to be Considered by BZBA

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;

2. The variance is (substantial/insubstantial);

We believe the variance is substantial because the dogs are in the front yard alerting when somebody comes into our driveway. This fence also provides us security against intruders along with security against our children leaving the front door unannounced. It also allows our children to safely play in the backyard away from being seen from the road.

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;

We do not believe the character of the neighborhood would be altered, as the fence sits directly in front of the house which sits off of the road approximately two hundred feet.

4. The variance (would/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;

We were unaware of the zoning restriction due to the assumption of the distance away from the city center.

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

There are too many obstructions to put a fence in the backyard. We have tree roots, a septic system, french drains, buried electrical, and an awning covering the concrete slab in the only other possible location for a fence. Also, our dogs stay in the attached garage and not in our 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;

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

The concrete walkway with the awning and the large amount of concrete for parking would not allow a simple solution for a fence in the backyard. We believe the current location of the fence is the best possible location.

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

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

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

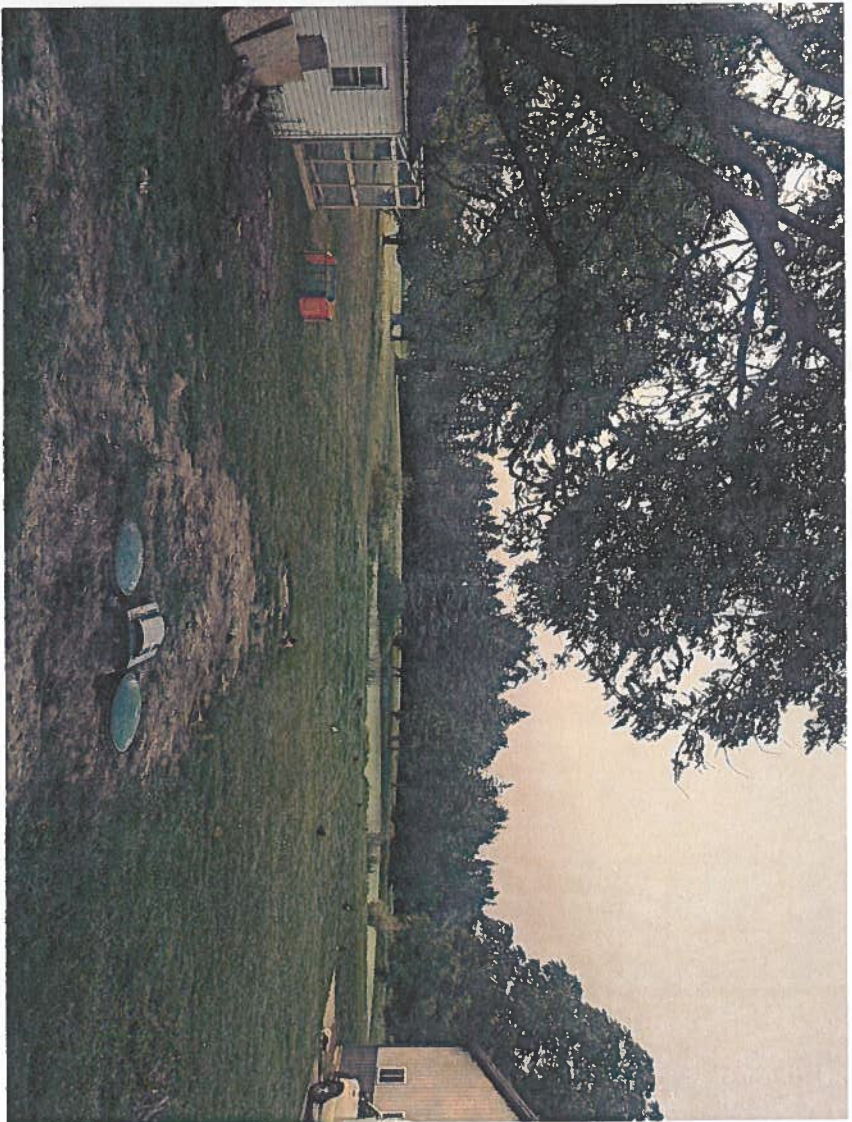
12. The variance is the minimum one necessary to alleviate the difficulty;

We do believe this is the minimum one necessary because of the time and money spent to move the fence to an area that we believe is not possible to build a fence at.

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



Red: 5' chain link fence
Green: Trees
Blue: Septic, shed and french drains





**CITY OF STREETSBORO
MEMORANDUM**

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

FROM: Jimmy Hoppel, AICP;
Assistant Planner

DATE: November 15, 2023

RE: Comments re: 1913 Frost Road Fence Height Variance for November 21, 2023 Meeting

I offer the following comments for consideration by the BZBA:

Site Address: 1913 Frost Road
PPN#: 35-018-00-00-005-000
Applicant(s): Jeffrey Sweigert
Property Owner(s): Jeffrey Sweigert

The variance being requested:

The applicant is requesting a variance from Section 1151.23(a) that requires front yard fences in the R-R district to be a maximum of 2.5 feet tall. The request is for a 2.5-foot variance to permit a 5-foot fence in the front yard of the home.

Project Summary:

The applicant is requesting a variance to permit a 5-foot-tall front yard fence, which is 2.5 feet taller than the Code currently permits. It is important to note that on 11/13/2023, City Council approved a text amendment that would permit up to a 4-foot-tall fence in the front yard of properties zoned R-R, as long as they are a minimum of 10 feet from the right-of-way line and have at least 50% of the fence is open-air (less than 50% is opaque). This proposed fence would meet those qualifiers, however would still be a foot taller than what City Council recently approved. That text amendment increasing front yard fence height is not effective yet, as it becomes effective 30 days after being passed by City Council and signed by the Mayor.

Per the applicant's narrative, the fence was installed without knowledge of the zoning regulations. Had the applicant applied for the fence, staff would have been able to inform the applicant that the proposed fence would not have been permitted by the Code, and they would have been able to avoid the potential cost of relocating the fence. There also would have been an opportunity for Staff to work with the applicant to find a solution that is code compliant, and would be able to avoid potential conflicts with existing trees, roots, septic, etc.

Per the applicant's narrative, the applicant's desire to have a 5-foot-tall fence in the front yard to is prevent intruders, serve as a backup in case their children exit the front door unannounced, and to keep their dogs contained and alert against vehicles coming up their driveway. It is also the applicant's opinion that this is the best location for this fenced area and that other code-compliant locations are not possible.

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 would allow a height of the fence to double what is currently permitted by code, and will still be a 20% increase from what the future text amendment would allow for.

- 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 be substantially altered as the height of fences in the front yard affect the aesthetics of the area. Adjoining properties may not suffer a substantial detriment because of the variance. Staff does note that the house and fence are setback significantly from the road.

- 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 most governmental services. It is unknown how it may affect USPS mail delivery.

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

The applicant has stated in their narrative that they were unaware of the zoning regulation, and did not investigate it as they assumed that they were far enough from the city center for it to be a consideration. It is the responsibility of property owners to know and understand zoning restrictions applicable to their property, or to seek the information out.

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

A 2.5-foot fence or 4-foot fence (current code requirement or future code requirement respectively), could allow for some level of increased security of the front door from intruders attempting to enter the home or children exiting the home. The 4-foot option,

which should become effective very soon, is obviously more effective at both than a 2.5-foot option. That being said, it is not clear to Staff that this property or this applicant is more susceptible to intruders than other properties in the City or that the potential for children to exit the front door unannounced is different than any other properties with families that have children in the City, regardless of zoning district.

The applicant has discussed with Staff that the dogs would likely not be contained by a 4-foot fence, but would be contained by a 5-foot fence. In this case Staff still believes that on the 2.67-acre subject property, there is ample area to put a code-compliant fence in the side or rear yard, even if it is not the most preferred or convenient option for the applicant.

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 for fences can be identified as stated in 1151.23, "Any fence or wall shall be well maintained, harmonious and appropriate in appearance with the existing character of the immediate area in which it is to be located, and shall not be hazardous or disturbing to existing or future neighboring uses". The intention of having fence height limitations in the front yard of any residential district is to ensure that the character of the home and the area be maintained appropriately and that clear front yard visibility is maintained through a street. Taller fences (6 feet) are permitted in the side and the rear of homes, as the impact to the character of the community is different, when compared to what is seen from the front of the home.

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

It is not clear to staff that there are any conditions peculiar to the property which are not characteristic of other nearby properties in the same zoning district. The applicant has indicated that there are trees with roots and a septic system that may provide obstacles for locating a fence in the side or rear yard, but it is not clear to staff that this is significantly different than other properties in the R-R district or that there is not a way to install a fence in the side and rear yard that would avoid/overcome these perceived conflicts. Many of the applicant's reasons for wanting the five-foot fence in the front yard do not actually have to do with the property characteristics, but rather their preference for increased security for access to and from their front door and where to contain their dogs.

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

It is not clear to staff that there is a peculiar condition that exists.

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

It is not clear to staff that there is a peculiar condition that exists.

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 applicant's preferred usability and enjoyment of the residence, and not solely to increase property value. The variance seems to have been requested to mitigate an error made by the applicant, avoid the time and cost of relocating the illegal fence or lowering the height, and for preferred security measures.

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

As the fence was already installed without a zoning certificate, and exists at 5-feet, this is the minimum variance necessary to relieve the applicant of the discrepancy between what currently exists and what is permitted.

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



November 21, 2023

Application #VRA23-17

Pet Supplies Plus

1262 St. Rt. 303

NORTH COAST SIGN AND LIGHTING, REPRESENTING PET SUPPLIES PLUS, IS REQUESTING A 50.47 SQ. FT. VARIANCE FROM §1159.13(B) TO PERMIT A 170.64 SQ. FT. WALL SIGN, WHERE CODE ALLOWS A MAX SIZE OF 120.17 SQ. FT.

Jennifer Carper
Project Manager | Blair Image Elements
5107 Kissell Avenue, Altoona, PA 16601
jcarper@blairimage.com
P: 814-283-2264 | C: 814-312-8560

Dear Board of Zoning and Building Appeals,

Blair Image Elements is requesting a variance for increased sign square footage on behalf of our customer, Pet Supplies Plus, and it's longstanding business owner in the community for more than 21 years. The plan is to refresh the store's main entry signage of the Pet Supplies Plus property, located at 1262 State Route 303, Streetsboro, OH, 44241.

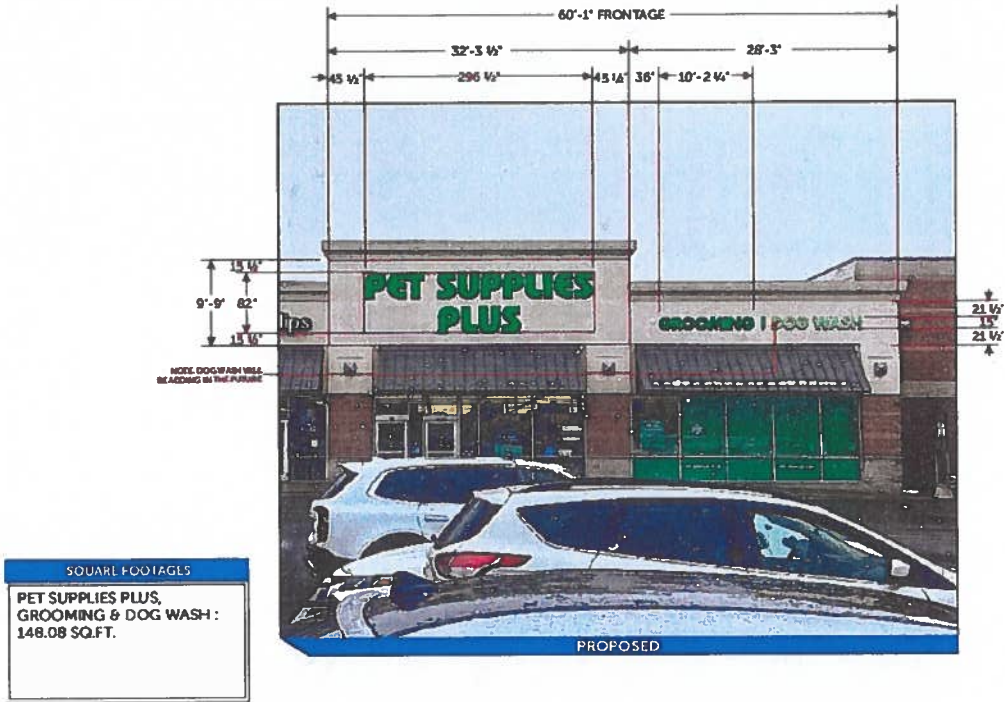
Municipality Code Allowed Square Footage for 1262 State Route 303:

120.17 ft² of Signage; Quantity of One

Current Storefront Status:

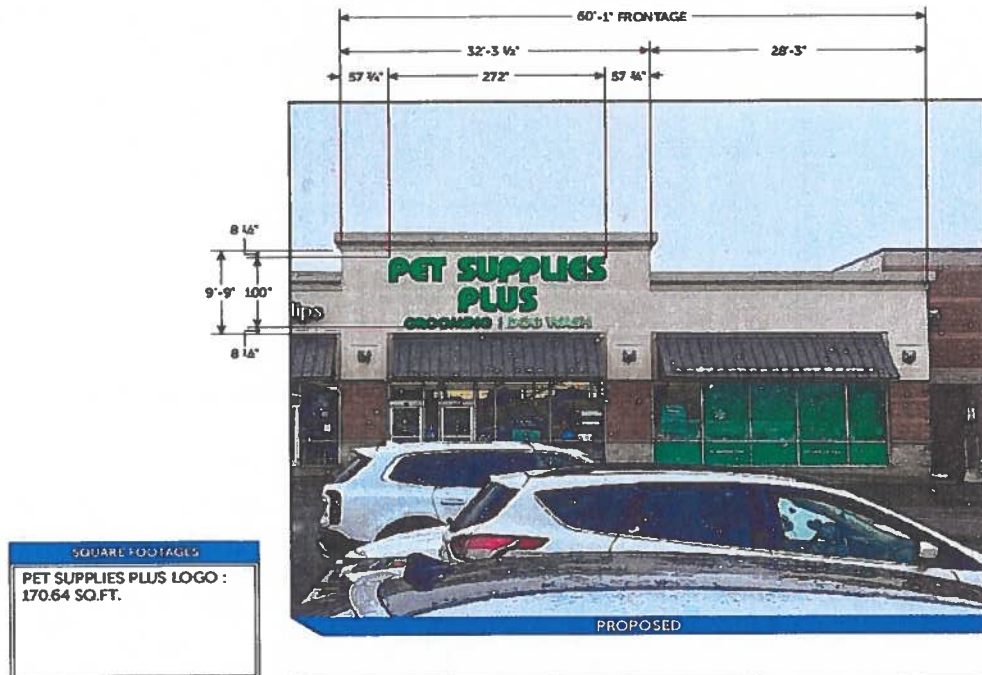


Below: Pet Supplies Plus ideal proposed main entry sign layout two signs @ 148.08 ft²



Below: Revised plan post meeting with city staff, working to align with code, one sign @ 170.64 ft²

NOTE: "DOGWASH" is ghosted due to it not being installed until 2024



In our customer's experience, the proposed signage size is based on a current national branding standard that Pet Supplies Plus uses uniformly across all of their store locations where allowable. Pet Supplies Plus uses this branding to not only to identify their stores, but to identify their services to their customers. With 675+ locations in 41 states, the stores have a streamlined design starting with storefront signage, making it easy to navigate to their storefront and easy to navigate to a wide assortment of natural foods, hard goods and dogwash/grooming pet services within their stores. Pet Supplies Plus takes pride in reflecting that same storefront visual display with their company branding and store image across their many locations.

This store currently provides "Grooming" as a service, and ownership is planning to add services for "Dog Wash" (ghosted on our renderings, showing future store offerings) in the future. The addition of these two tagline services to our storefront signage plan, increases our proposed square footage above the maximum allowed square footage of 120.08 ft². Pet Supplies Plus initially proposed their ideal plan for two signs. The "Pet Supplies Plus" letters matching the existing 36" sign letter size over the main entrance, and the "Dog Wash & Grooming" letters above the awning over the windows. This plan's total square footage was 148.08 ft². In working with city staff, we were asked to decrease the quantity of signs in our proposal to one sign rather than two. To fit both signs over the main entrance, we decreased the size of the "Pet Supplies Plus" letters from 36" to 33". Therefore, we are requesting a variance for the square footage overage only, which totals 170.64 ft².

Hardship

Our Pet Supplies Plus business location has a great lack of storefront visibility from the main route, East Liverpool Road, that our customers will traveling. In the photo exhibits below, will present several visual barriers which contribute to this hardship. Please refer to Exhibit 1, which is an arial photo of the site, depicting the actual line-of-sight to our Pet Supplies Plus storefront. Exhibits 2 and 3 are site pictures of our neighbors protruding physical structures, which further hinder the Pet Supplies Plus customer view. Exhibit 4 is a picture location legend. Exhibits 5 through 10 show the shared vantage points in and around the many obstructions, trees and buildings. Exhibit 11 shows a large area with no visibility of our storefront from Ohio State Route 43. Customer visibility from Streetsboro Road and East Liverpool Road are minimal, at best.

We believe that if the Board would allow Pet Supplies Plus to provide a building sign that is proportionate to the space's façade, it will allow customers to find the store's location easier. Therefore, dramatically increasing the community's safety when traveling on the surrounding roadways, and enhancing the store's marketing visibility.

Single Variance Request:

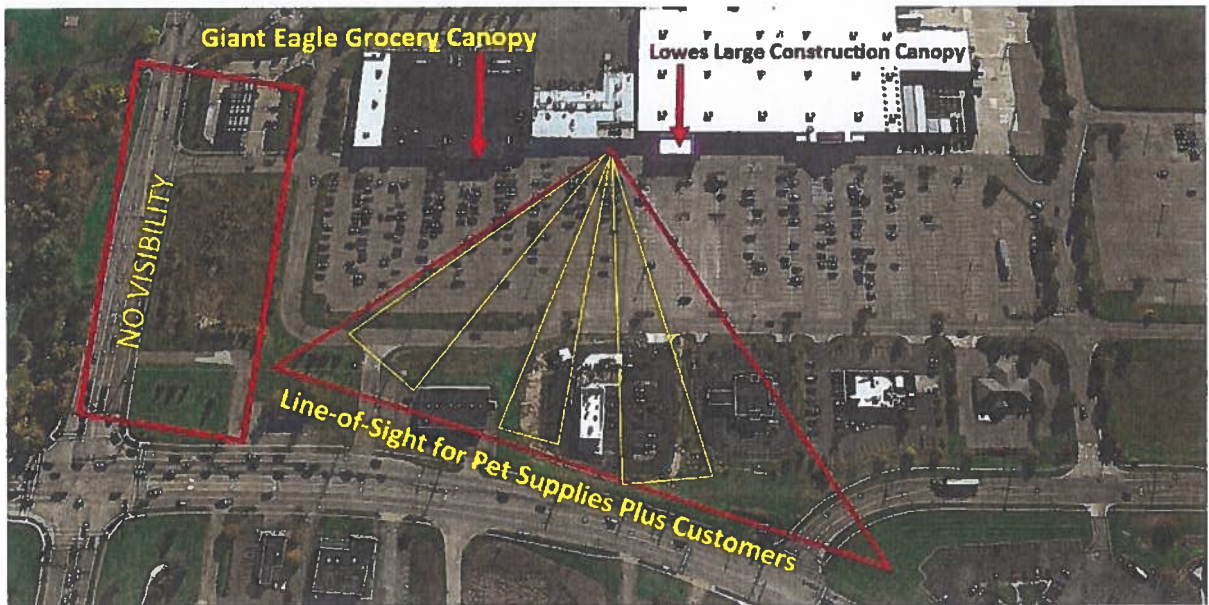
Section 1159.16 INDUSTRIAL SIGNS – MAXIMUM AREA AND NUMBER PERMITTED - Wall Signs. Shall be permitted for each separate use occupying a building. The maximum sign face area of all permanent wall signs permitted for an industrial building shall be in accordance with the provisions of Section 1159.05. The maximum sign face area of a wall sign shall not exceed forty (40) square feet.

Proposed overlay dimension aligned with city staff recommendation



EXHIBIT PHOTOS:

Exhibit 1: Our largest challenge for this storefront is the visibility from roadways; parking areas



The visual above shows how our neighbors physical pickup zones, protruding storefronts, buildings and trees effect typical 180-degree line of sight to our Pet Supplies Plus storefront.

Exhibit 2: Lowes has a heavy construction pickup area which blocks much of our customer view on our right.



Exhibit 3: Giant Eagle has a protruding storefront and pickup area on our left which necks down line-of-sight.



Exhibit 4 Picture location legend

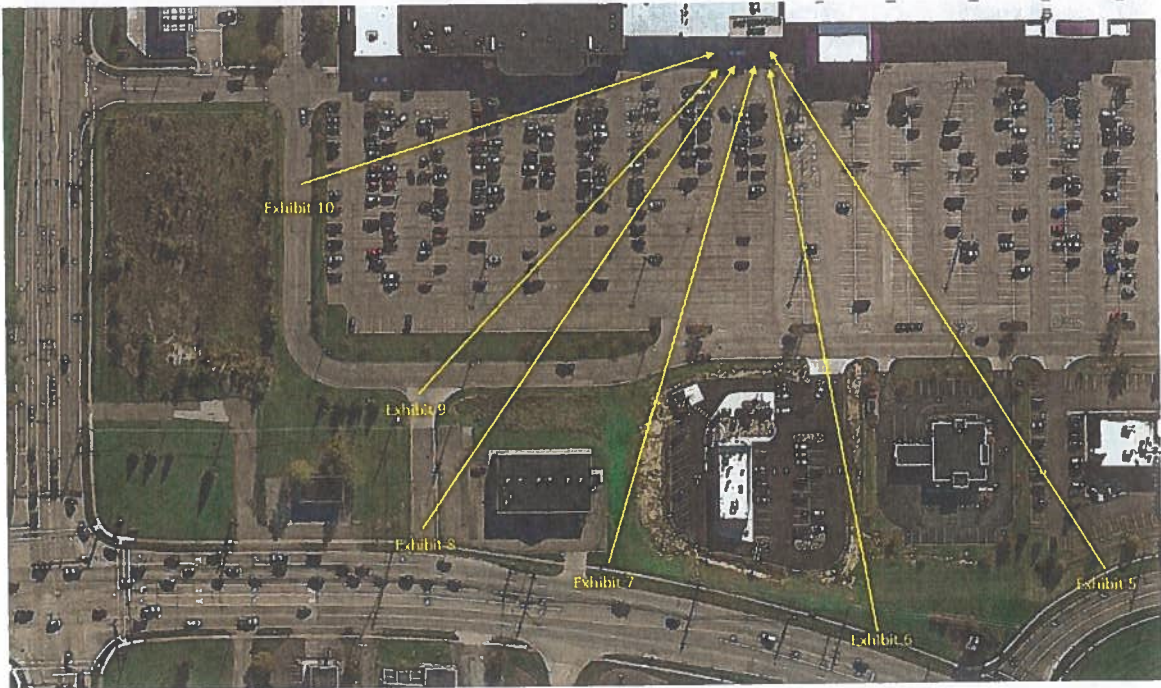


Exhibit 5



Exhibit 6

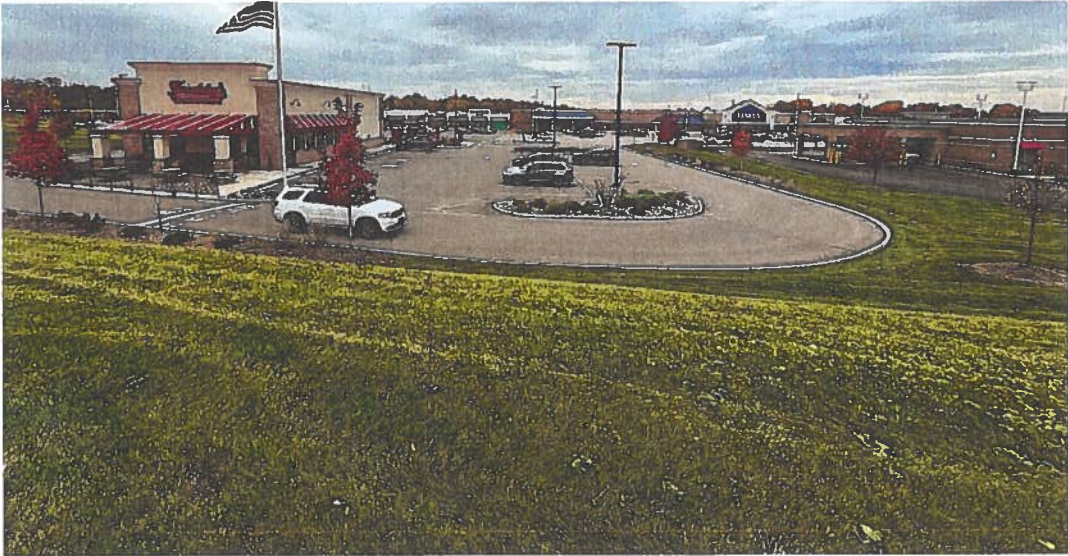


Exhibit 7



Exhibit 8



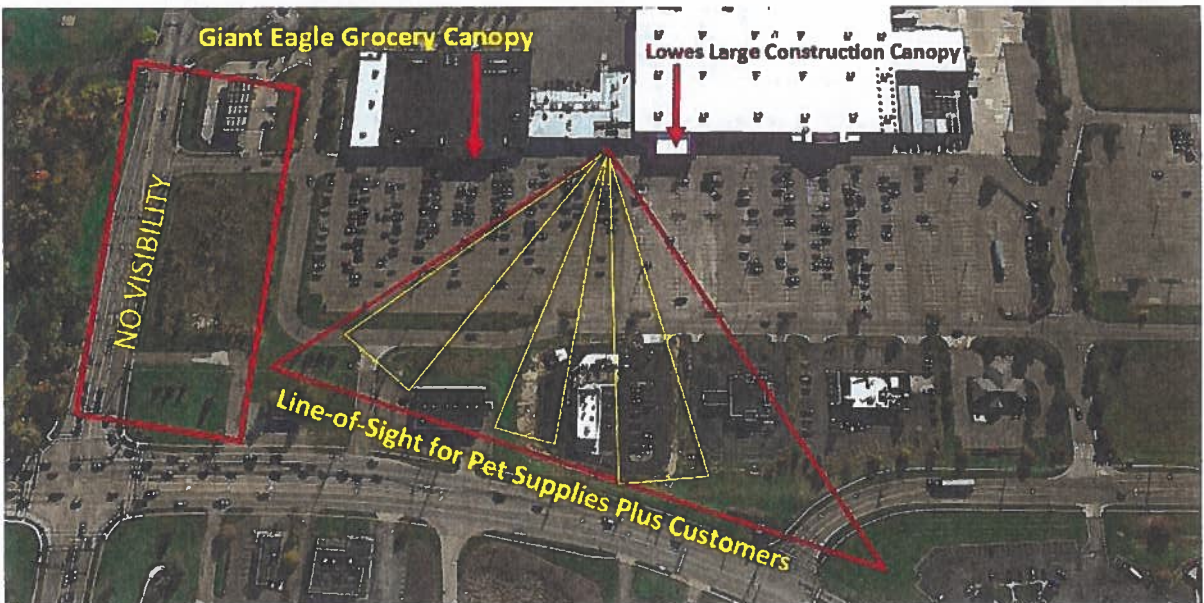
Exhibit 9



Exhibit 10



Exhibit 11 large area with no visibility



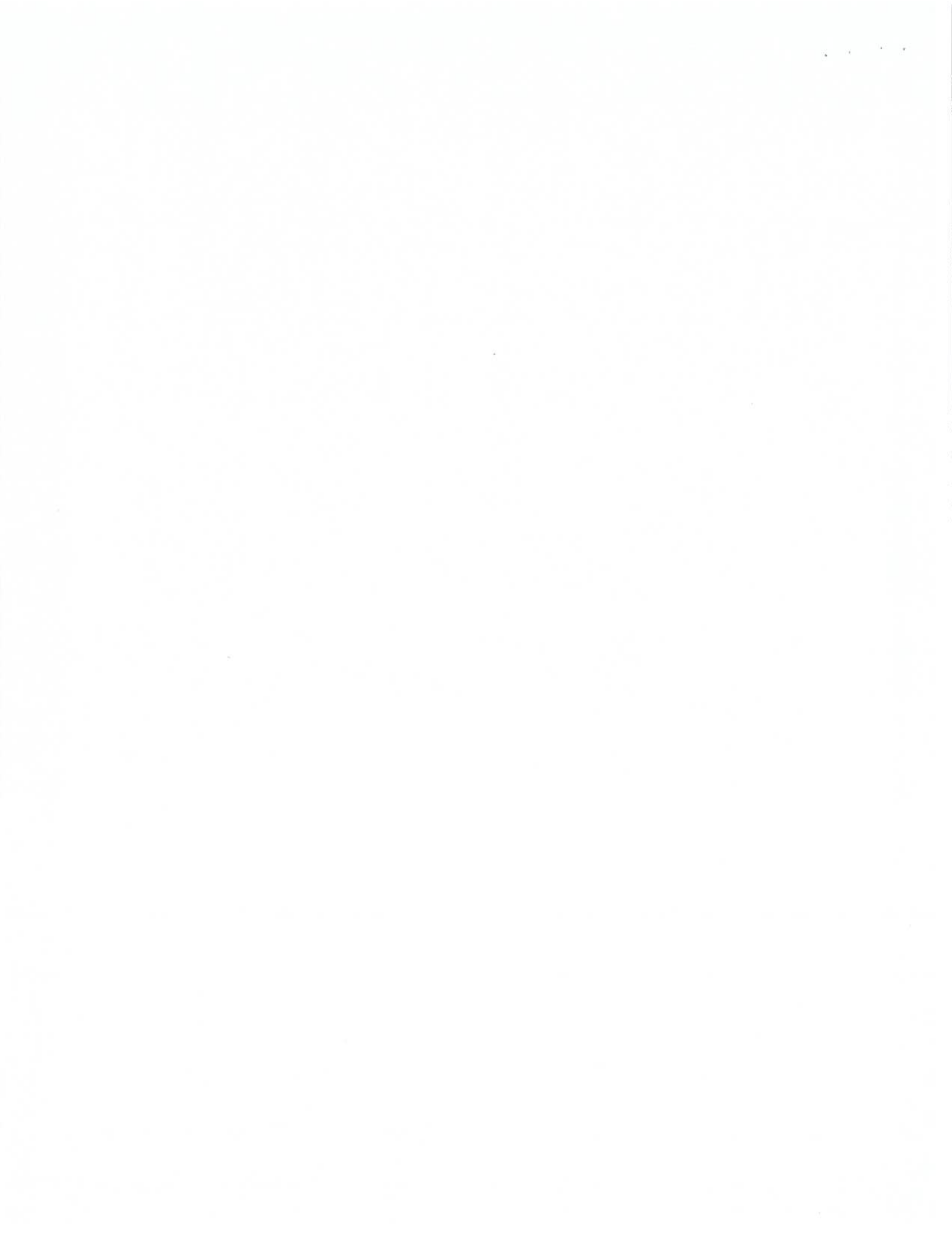
In conclusion, the Pet Supplies Plus customers, after all of these years, still ask "Do you perform dog washing and/or grooming?" Pet Supplies Plus experience across the nation has shown the implementation of storefront "taglines" has been instrumental in communicating to its store's customers the services each store provides. There would be no negative impact to the public health, safety, morals and general welfare of the community. We feel the implementation of taglines will align with our neighbor existing signage in this shopping center. Adjacent properties would also not be affected in a substantially adverse manner.

With the highest level of respect and appreciation, Blair Image Elements and Pet Supplies Plus would like to thank the city staff for their time and patience during the multiple meetings we had regarding the proposed signage options, and for this upcoming variance meeting.

If you have any questions at all, please feel free to contact me.

A handwritten signature in black ink that reads "Jennifer Carper". The script is fluid and cursive, with the first letter of each word being capitalized and larger than the others.

Jennifer Carper
Project Manager | Blair Image Elements
5107 Kissell Avenue, Altoona, PA 16601
jcarper@blairimage.com
P: 814-283-2264 | C: 814-312-8560



BRANDBOOK CHECKLIST

BRANDBOOK

CLIENT: Pet Supplies Plus
 LOCATION: 1262 State Route 303
 Streetsboro, OH 44241

STORE #: N/A
 DATE: 8/10/2023
 VARIANCE: N/A

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- PAGE 1 - Cover Checklist
- PAGE 2 - Cover
- PAGE 3 - Program Color Specifications
- PAGE 4 - Exterior Signage Site Plan
- PAGE 5 - SI Existing / Proposed
- PAGE 6 - SI Details
- PAGE 7 - Code Check Summary
- PAGE 8 - Code Of Conduct / Safety Criteria

1. INFORMATION ACCURACY

PJM CHECK

(Initials)

DESIGNER CHECK	M.C.	a) Client Name
	M.C.	b) Site Address / Location
	M.C.	c) Project and Sales Order Number
	M.C.	d) Date and Rendering Revisions w/ Revision Notes
	M.C.	e) Required Item Notes or N/A

2. BRANDING ELEMENTS

DESIGNER CHECK	M.C.	a) Brand Standard document number and revision or N/A
	M.C.	b) Branding Elements and / or services meet current revision of Brand Standard identified
	M.C.	c) Branding Elements and descriptions contained in Rendering match Branding Elements and descriptions in Proposal / Quote

DATE CHECKED

8/10/23

CONTACTS

Program Manager: Craig Gore
 Email: cgore@blairimage.com
 Phone: (814) 283-2030

Project Manager: Jennifer Carper
 Email: jcarper@blairimage.com
 Phone: (814) 283-2264

DOCUMENT INFO

BLAIR PROJECT #: 103134
 SALES ORDER #: 77291
 DOC #: AD-PSP-103134-Streetsboro-6-0

REVISIONS

REV	DATE	DESCRIPTION



CUSTOMER APPROVAL

Approved Approved as Noted Not Approved
Resubmit with Changes

Print Name _____

Title _____

Signature _____

Date _____

BRANDBOOK

CLIENT: Pet Supplies Plus
LOCATION: 1262 State Route 303
Streetsboro, OH 44241

STORE #: N/A
DATE: 8/10/2023
VARIANCE: N/A

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PET SUPPLIES PLUS

CONTACTS

Program Manager: Craig Gore
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REV	DATE	DESCRIPTION

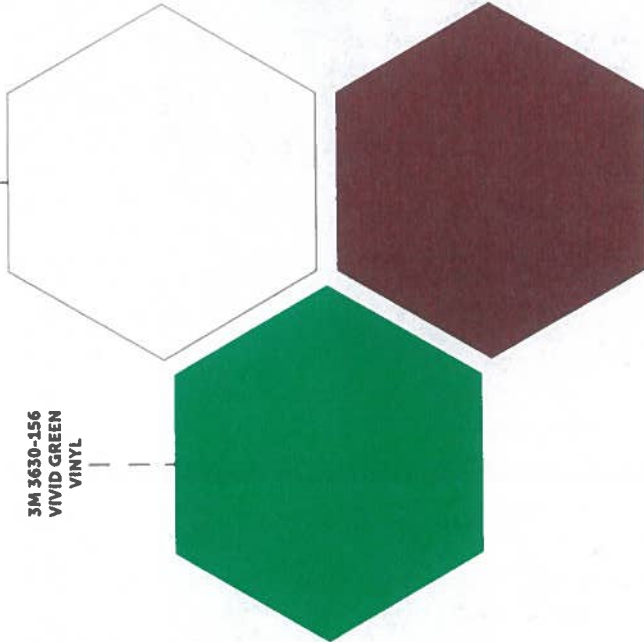
BRAND STANDARD
REVISION DATE:

- All provided image elements and / or services meet the current brand revision.
- The following image elements and / or services do not meet the current brand standard due to municipal code and / or specific site conditions: _____



WHITE
#2447 PIGMENTED
ACRYLIC

3M 3630-156
VIVID GREEN
VINYL



DARK BRONZE
RETURNS

PET SUPPLIES PLUS

COLOR SPECIFICATIONS

These drawings are not for construction purposes. The information contained herein is intended to express design intent only. This original design is the sole property of Blair Image Elements. It cannot be reproduced, copied or exhibited, in whole or in part, without first obtaining written consent from Blair Image Elements.

Issue Date: 6/10/2023

REV	DATE	DESCRIPTION

STORE #
N/A

PET SUPPLIES PLUS

PROGRAM COLOR SPECIFICATION

Rev: 0
Date: 8/10/2023
Doc #: AD-PP-103134-Streetsboro-6-0
Blair Project #: 103134
Blair Sales Order #: 77291

Page 3

Blair Image Elements
5107 Kissell Avenue
Altoona, PA 16601
P: (814) 949 8287
blairimage.com

blair
IMAGE ELEMENTS

EXTERIOR SIGNAGE SITE PLAN



SIGN ID	DESCRIPTION	QTY
SI	CHANNEL LETTERS	1

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	STORE # N/A	Issue Date: 8/10/2023 Drawn By: MRE/C REV DATE DESCRIPTION _____ _____ _____	EXTERIOR SIGNAGE PLAN	Rev: 0 Date: 8/10/2023 Doc #: AD-PP-103134-Streetsboro-6-0 Blair Project #: 103134 Blair Sales Order #: 77291	Blair Image Elements 5107 Kissell Avenue Altoona, PA 16601 P: (814) 949,8287 blairimage.com
	Page 4				

SCOPE OF WORK

1. Remove existing Pet Supplies Plus channel letters. Patch with like material and paint entire sign band with matching paint color.
2. Install new Pet Supplies Plus channel letters, center on storefront with EO (equal) distance on top and bottom sides.
3. Install Grooming channel letters over right awning with EQ (equal) distance vertically and 3" from left end of right awning.
4. Reuse existing electrical from existing sign. Ensure electrical is working properly and take photos of sign lit.
5. Before leaving, be sure to clean the work area, i.e., remove all tools, pick up all trash, remove dirt or dust from wall, sidewalk, parking lot, etc., wipe down letters/panels/glass, etc.
6. Share illuminated and non-illuminated completion photos with Blair Project Manager by EOD.



SQUARE FOOTAGES

PET SUPPLIES PLUS LOGO :
170.64 SQ.FT.

PROPOSED



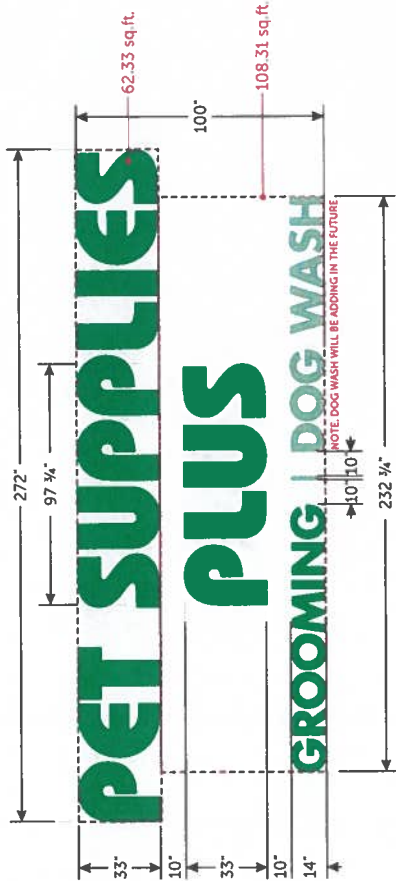
EXISTING

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	<p>Blair Image Elements 5107 Kissell Avenue Altoona, PA 16601 P: (814) 949-8287 blairimage.com</p>	<p>Rev: 0 Date: 8/10/2023 Doc #: AD-PPS-103134-Streetboro-6-0 Blair Project #: 103134 Blair Sales Order #: 77291</p>	<p>Page 5</p>												
<p>S3 - EXISTING / PROPOSED</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION										<p>Issue Date 8/10/2023 Drawn By MKFC REV DATE DESCRIPTION</p>	<p>STORE # N/A</p>
REV	DATE	DESCRIPTION													

PET SUPPLIES PLUS

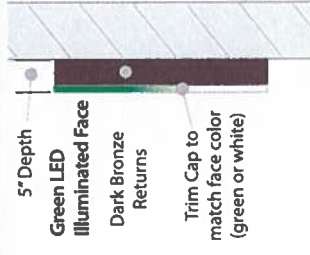
BLAIR ITEM # TBD



170.64 Sq. Ft.
Scale: 1/4" = 1'

LETTERFACES	RETURNS
3M 3630-156 Vivid Green Vinyl	Dark Bronze
White 22447 Pigmented Acrylic	

SECTION DETAILS



GENERAL SPECIFICATIONS:

Materials:

WHITE ACRYLIC FACES
DARK BRONZE ALUM RETURNS
GREEN TRIM CAP

Face Decoration:

3M 3630-156 VIVID GREEN VINYL

Cabinet Depth:

5"

Area (SQ. FT.):

Identify if boxed, area, etc.

170.64 FT²

Wind Load:

TBD

ELECTRICAL:

Internal Illumination:

GREEN LED

LED Power Supply:

60W

ALL ELECTRICAL CONNECTIONS WITHIN LOCAL, STATE AND NATIONAL WIRING CODE.

LUMEN OUTPUT UPON REQUEST

ADDITIONAL NOTES:

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PET SUPPLIES PLUS	STORE #	N/A	Page 6	Blair Image Elements 5107 Kissell Avenue Alltoona, PA 16601 P: (814) 949.8287 blairimage.com
	Issue Date: 6/10/2023 Drawn By: MKFC	Rev: 0		
S1 - DETAIL				
REV	DATE	DESCRIPTION		

GROUND SIGNS	ALLOWED total sf	CURRENTLY INSTALLED	PROPOSED	CODE	VARIANCE (Y/N)
WALL SIGNS	120.17	193.1	170.64	120.17	Y
CHANNEL LETTERS W/ TAG					

COMMENTS
WALL SIGNS: 2sf/1lf of wall attached to (tenant space). Storefront: 60'-1" x 2 SF = 120.17 SF ALLOWED.

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Issue Date: 8/10/2023
Drawn By: MIKE C

REV	DATE	DESCRIPTION

STORE #
N/A

CODE CHECK SUMMARY

Page 7

Rev: 0
Date: 8/10/2023
Doc #: AD-PSP-103134-Streetsboro-6-0
Blair Project #: 103134
Blair Sales Order #: 77291

blair
Blair Image Elements
5107 Kissel Avenue
Allcoona, PA 16601
P: (814) 949.8287
blairimage.com

JOBSITE CODE OF CONDUCT and BASIC EXPECTATIONS

- SUBCONTRACTOR recognizes and agrees, that while it is an Independent Contractor from BLAIR and OWNER, SUBCONTRACTOR is an extension of, and representing, the OWNER as perceived by the general public, SUBCONTRACTOR, and any and all Approved Subcontractors, shall abide by the following Code of Conduct while performing WORK for BLAIR to meet the collective professionalism required by SUBCONTRACTOR, BLAIR and OWNER.
- No profanity.
 - No offensive clothing.
 - No smoking unless in designated area away from the work area.
 - No loud music.
 - No Horseplay.
 - Be respectful and courteous of the location and work site, customers, patrons and the general public,
 - Notify location/site manager upon arrival to and departure from site/location.
 - Review work and safety plan with location/site Manager .
 - Mark off work areas with cones and caution tape.
 - Use proper PPE (Personal Protective Equipment).
 - Maintain a clean, organized and orderly work site.
 - Dispose of trash properly, recycle as able.
 - Do not bring pets or animals to work site.

Active site locations are not to be left unbranded at completion of daily work schedules. Temporary Banner(s) are to be installed at designated location(s).

INSTALLATION INSTRUCTIONS

Contact your Blair Image Elements' Project Manager for full product installation instructions.

Installation instructions will also be provided on the product crate upon delivery. They will typically be in a plastic sleeve attached directly to the product crate.

All necessary hardware to be provided by installer.

COMMUNICATION and WORK IN PROCESS and COMPLETION PHOTOGRAPHS

SUBCONTRACTOR and any and all Approved Subcontractors, will at a minimum, provide routine communication to BLAIR Project Manager with respect to WORK at the site/location, including but not limited to:

- confirmation text within 15 minutes of arrival at site/location
- mid-day text providing WORK status
- text within 15 minutes of leaving site providing completed WORK status and related photographs of completed WORK and work in process
- completion photographs of lit branding elements requires either night time photographs or photographs showing illuminated LEDs or bulbs.

This communication is required by OWNER who routinely expects daily updates to WORK progress at any given site/location.

SUBCONTRACTOR and any and all Approved Subcontractors, will not begin WORK at site/location, or leave WORK site/location without first communicating with BLAIR Project Manager.

In the event there are questions, concerns, or additional direction is needed, SUBCONTRACTOR and any and all Approved Subcontractors, while on site/location will contact BLAIR Project Manager over the site/location for assistance

Upon completion of WORK, SUBCONTRACTOR and any and all Approved Subcontractors, will obtain written acceptance of completed WORK from site/location Manager and provide a copy of such to BLAIR.

SAFETY CRITERIA

All installers working for Blair must complete the Blair Safety Certification Program.

All Blair subcontractors working on a petroleum site must have a valid API Certification, follow the established guidelines set forth by API as well as follow any local, state, or federal laws.

- Perform a Pre-Task Job Safety Analysis.
- Understand how and where to obtain First-Aid and medical treatment, including CPR.
- Use the proper level of PPE per the assigned task.
- Only use tools that are unsafe working order before using them.
- Always use tools for their intended purpose and never over their safe working limit.
- Employees operating vehicles must conform to all DOT requirements as well as API regulations.
- Use proper fall arrest equipment.
- Understand the requirements for working at height on a job site.
- Properly barricade the work area from the public in accordance with Section 8 of the API guidelines.
- Only competent and trained people using approved equipment in a manner in accordance with Section 10 of the API guidelines should perform lifting duties.

Examples of Equipment Include: Personal Protective Equipment, Barricade, Crane, Hoist, Bucket Truck, Scissor Lift, Ladder, Vinyl Applicators (Squeegee or Application Liquid), Welder/Torch, and Hand Tools/Power Tools

SERVICE CONTACT

Service Contact: (814) 283-2177
 Service Hours: 8:00 am to 4:30 pm EST, Monday - Friday
 website: www.blairimage.com/support
 email: service@blairimage.com

After hours / holiday emergencies, call (800) 563-9598

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PET SUPPLIES PLUS

STORE #
N/A

REV	DATE	DESCRIPTION

Issue Date: 8/10/2023
 Drawn By: MKF C

CODE OF CONDUCT / COMMUNICATION / SAFETY CRITERIA Page 8

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 Blair Project #: 103134
 Blair Sales Order #: 77291

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blairimage.com



**CITY OF STREETSBORO
MEMORANDUM**

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

FROM: John H. Cieszkowski, Jr., AICP; *JHC*
Planning & Zoning Director

DATE: November 12, 2023

RE: Comments re: Agenda items for the November 21, 2023 BZA Meeting

I offer the following comments for consideration by the BZA:

Site Address: 1262 SR 303 (part of Streetsboro Crossing)
PPN: 35-055-00-00-039-017
Business: Pet Supplies Plus
Property Owner (per County Auditor Records): ExchangeRight Net-Leased;
Portfolio 47 DST; PO Box 60308; Pasadena CA 91116
Applicant/Agent: Jim Briola, President of North Coast Sign and Lighting;
310 N. Broadway, Medina OH 44256
Citizenserve Application #: VRA23-000017

The applicant is requesting the following variance:

1. A 50.47 sq. ft. variance from Section 1159.13(b) to permit a sign area of 170.64 (sq. ft.) for the "Pet Supplies Plus" sign, where code permits a maximum sign area of 120.17 for the subject tenant space.

Project Summary:

The applicant is seeking the above noted variance to accommodate placement of 1 wall sign on the north elevation of the subject tenant space as follows:

1. Placement of a 170.64 sq. ft. "Pet Supplies Plus" wall identification sign on the subject building's primary (north) façade. The applicant leases tenant space in Streetsboro Crossing, between Great Clips (adjacent to the east) and Lowe's (adjacent to the west). The applicant is also proposing to add "Grooming" and "Dog Wash" taglines below the wall sign. "Grooming" would be erected upon approval, while "Dog Wash" would be added in the future, when the owner adds the service at the subject store. Staff recommended that the applicant apply for a variance that would accommodate immediate and future tagline signage in the subject application, as an alternative to seeking 2 separate variances.

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 BZA 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 tenant space could feasibly yield a reasonable return and there could be a beneficial use of the tenant space without the requested variance. If the variance was not granted, the subject tenant space could still be used for any permitted or conditionally permitted use (and associated accessory uses) in the B District.

2. The variance is (substantial/insubstantial);

- The proposed 50.47 sq. ft. variance to permit a 170.64 sq. ft. identification sign would constitute a 41.99% increase (50.47/120.17) in the 120.17 SF of sign area permitted by-right for the subject tenant space.

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 subject tenant space is part of a large multi-tenant shopping center, Streetsboro Crossing, which is located within an established business corridor. The proposed application narrative indicates that the applicant's hardship (to support the granting of a variance) is a lack of storefront visibility from SR 14/303 and SR 43.

For reference, there are several multi-tenant ground signs dedicated to the tenants located in Streetsboro Crossing that provide direct motorist visibility from SR 14/303 and SR 43 (refer to the pics in the attachment following this memo). In addition to changing storefront wall signage, the applicant is also proposing to update the sign panels on the multi-tenant signs as part of the branding/signage refresh. These multi-tenant sign face updates are not included in the variance application because they are permitted by-right as part of previous multi-tenant sign approval.

Staff has discussed the option of the applicant adding the "Grooming" and "Dog Wash" taglines to the multi-tenant sign panels in an effort to reduce or eliminate the variance being sought for the primary wall sign. The applicant has declined the option of utilizing sign panel changes to provide motorists with knowledge of proposed store services.

Staff questions the need for the proposed wall sign area variance, as submitted, as it is staff's opinion that the size of the wall signage could be reduced in a manner that would provide effective storefront visibility and still not exceed the Code permitted 120.17 sq. ft. maximum. Once motorists have entered Streetsboro Commons, staff believes that patrons can effectively locate the subject tenant space with Code-compliant wall signage. Staff believes that the utilization of existing Streetsboro Commons multi-tenant signs would provide direct motorist visibility and, thereby eliminate the need for proposed increase in storefront sign area, as proposed. With that being said, although staff finds the variance to be unnecessary, I also

would not consider the proposed increased wall sign area as being injurious to the neighborhood or adjacent tenant spaces.

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

The variance would not adversely affect the delivery of governmental services to the subject tenant space.

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

It is unclear when the applicant first occupied the subject tenant space. However, according to Portage County Auditor records, the subject building (Streetsboro Crossing) was constructed in 2001. For reference, Sections 1159.13 (and all applicable subsections) of the Zoning Code were passed on 7/25/05, after the subject building was built. The tenant's narrative notes a 21 year tenure in the subject tenant space, so presumably Pet Supplies Plus is an original tenant of Streetsboro Commons, and therefore was aware of storefront visibility from adjacent State Routes for many years. The applicant has operated successfully for several decades without a wall sign area variance and staff cannot see why an area variance is now needed to continue operations at the subject tenant space.

6. The applicant's predicament feasibly (can/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 1195.01, 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 Zoning Code permits 2 sq. ft. of wall sign area for every linear foot of wall on the building side on which the sign is located. This regulation inherently relates the size of wall signs to the type and size of the tenant space. The subject tenant space is 60' 1" linear feet wide, which by Code would permit a wall sign area of up to 120.17 sq. ft.

The proposed sign would comply with the setback from tenant wall requirements and be in-line with the Planning Commission's historical request to stack the Pet Supplies Plus signage above the main entrance, as opposed to placing the sign in a linear fashion across the width of the

subject tenant space. The proposed "grooming" and "dog wash" taglines directly below Pet Supplies Plus would increase the size of signage for the tenant above what Code permits by-right, as presented. The spirit and intent of the Code would not be realized if wall signage, as proposed, is larger than Code requirements. Staff believes that signage could be reduced in size to effectively include all proposed sign elements in a manner that does not exceed the Code required maximum of 120.17 sq. ft.

- 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 no conditions peculiar to the subject tenant space to justify the need for a larger wall sign than Code permits. Direct motorist visibility of sign panels on the several existing Streetsboro Commons multi-tenant signage would provide direct visibility from State Routes and would provide the applicant several opportunities to convey taglines in a Code compliant manner, thereby removing the supposed hardship and need for the proposed storefront wall sign area variance.

- 9. The peculiar conditions are not the result of actions of the applicant.**
- 10. The peculiar conditions would be encountered by any person who might own the property.**
- 11. The variance (has/has not) been requested solely to increase property value or provide some other financial benefit.**
- 12. The variance is the minimum one necessary to permit the applicant to reasonably draw attention to his business or enterprise;**

As noted previously, staff questions the need for the proposed wall sign area variance. Several locations of existing multi-tenant signage surrounding Streetsboro Commons would realistically allow the applicant to provide direct motorist visibility of services provided at Pet Supplies Plus if the applicant chose to add taglines to the multi-tenant sign's sign panels.

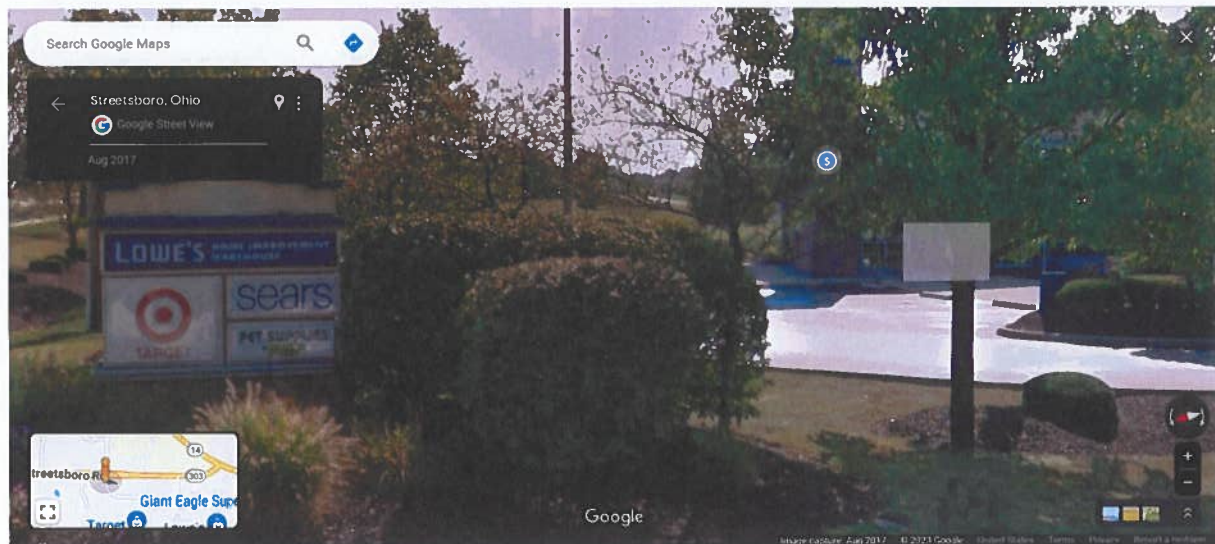
The applicant has chosen not to utilize multi-tenant sign panels for taglines, yet claims that storefront visibility is the hardship present to justify the proposed sign area variance. Staff believes that the applicant could use the multi-tenant sign panels for taglines, which would eliminate the applicant's supposed hardship, and therefore eliminate the need for the proposed sign area variance.

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

At SR 303/SR 14 intersection



At SR 303/Market Square intersection near



At SR 43/Seasons Rd Intersection

