

**NORTH RIDGEVILLE BOARD OF ZONING & BUILDING APPEALS  
MINUTES FOR THE REGULAR MEETING HELD MARCH 22, 2018**

**TO ORDER:** The meeting was called to order at 7:00 p.m. with the Pledge of Allegiance.

**ROLL CALL:** Present were members Mario Cipriano, Neil Thibodeaux, Planning Commission Liaison Jim Smolik, and Vice Chairperson Linda Masterson.

Absent was Chairman Shawn Kimble.

Also present was Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, Council Liaison Michelle Hung and Deputy Clerk of Council Donna Tjotjos.

**PLANNING COMMISSION REPORT(S):**

Vice Chairperson Masterson addressed Planning Commission Liaison Jim Smolik and asked if there were any reports from Planning Commission.

Member Smolik replied he had no report.

**OTHER REPORTS OR CORRESPONDENCE:**

Vice Chairperson Masterson asked if there were any other reports or correspondence. Hearing none, she moved the meeting on to the public hearings. She asked the Clerk to read the first item.

**PUBLIC HEARINGS:**

**APPLICANT:** Brad Petro, Cicogna Electric Sign, 4330 N. Bend Road, Ashtabula, OH 44004

**OWNER:** University Hospitals, 32800 Lorain Road

**REQUEST:** The following variances to erect a pole sign and six directional signs in a B-3 District:

- 1). A ~~14~~ **11** square foot size variance
- 2). A ~~54~~ **50** square foot changeable copy size variance
- 3). ~~A 7 foot set back variance from right of way~~
- 4). A 7.5 square foot size variance on each directional signs

**LOCATION:** 32800 Lorain Road in a B-3 District  
Permanent Parcel Nos. 07-00-003-101-020, 07-00-010-107-048,  
07-00-003-101-021

Application was read. Deputy Clerk Tjotjos deferred comments to the Chief Building Official Guy Fursdon for explanation.

Chief Building Official Fursdon explained that he believes everything was in order. He explained that in the ordinances, six square feet is the maximum allowed for directional signs. They were looking for thirteen square feet and would need a variance for that. They need a variance for their changeable copy. He believed that they also need a variance for the size of the sign and the setback.

Member Cipriano stated that there were some amendments that were sent out by Assistant Clerk of Council Tara Peet to the Board Members.

Chief Building Official Fursdon stated that he didn't think any of those changes applied to this application.

Assistant Law Director Morgan addressed the chair and asked if the fifty-four square foot variance was changed to be a little smaller.

Chief Building Official Fursdon stated that it was nothing to speak of and we are covered with this variance.

Chairperson Masterson asked if there was a representative.

Brad Petro of Cicogna Electric Sign, 4330 North Bend Road, Ashtabula, Ohio was sworn in. He addressed the variance on the square footage for the directional signs and stated that the plans indicate that the building sits back pretty far from the road. The plan is to have, once you are coming into the entrance drive, five directional signs around the perimeter of the driveway to provide direction to the emergency room and urgent care main entrance. The signs are thirty-two inches wide and the copy on them is only two inches tall. They are five feet tall. The monument sign that is planned is a standard marketing design for University Hospitals. It is typical for all of the UH facilities. The top area where the copy will be located is approximately seventy-one square feet. The LED board is five by twelve. He thought they have placed the location twelve feet back from the right-of-way. He doesn't believe they have a problem complying with that and didn't know what the seven foot setback variance was for.

Chief Building Official Fursdon stated that he didn't do the review and so, he didn't know where they got the five foot setback. He stated that because the sign is taller than eight feet in height, we actually consider that a pole sign. A pole sign is allowed to go clear to the ground as long as it is set back twelve feet from the right-of-way. This way you can pull past the sign and see motor vehicle and pedestrian traffic.

Brad Petro stated that they didn't have a problem with the twelve foot setback from the right-of-way and so, they don't need the variance. He asked that the variance be removed as they will comply. Obviously, the building does sit back away from the road and because this is an emergency facility, it is critical to have these signs.

Member Masterson stated that she has spent a bit of time at a lot of UH facilities the last six months and each and every building has been a nice facility. One of the nice things is these directional signs. These signs are what she sees every time she goes into a UH structure. She addressed the Board and asked if they want to discuss each of the items individually as a Board.

Member Cipriano stated that the applicant is making a change and withdrawing the last request and asked if that was clear.

Brad Petro stated yes, the setback variance is no longer needed.

Chairperson Masterson stated that number three on the request is being removed.

Chief Building Official Fursdon added that with our ordinances, usually we see directional signs closer to the street. They want something small, which won't impact motor vehicles or pedestrian traffic. All of these directional signs are well enough back onto their property and he is sure that they will place them in an appropriate place. They are trying to get people in emergency situations to the location of the building they need to be in an expedient manner.

Chairperson Masterson agreed with the Chief Building Official because this is an emergency facility and clearly from the site plan that is the reason why those signs are located where they are to get someone who is not familiar with the location to the place they need to be in a fast manner. She asked if any of the Board members had any questions.

Member Cipriano stated that there was a fifty-four square foot changeable copy variance, which is different than what he is reading as there was a change to fifty-three square feet.

Chairperson Masterson stated that her belief is that the Chief Building Official is trying to state that he isn't the person that completed this application, but.....

Chief Building Official Fursdon stated with a changeable copy sign, you are only allowed fifteen square feet so you subtract that from the fifty four which comes out to be a thirty nine square foot variance.

Brad Petro stated that he believes it will be forty-five as the sign is sixty. The sign is five by twelve and so if fifteen is allowable, it would be forty-five.

Chief Building Official Fursdon asked if that was what he had down on his request.

Member Cipriano stated that he has fifty-four and asked if it was forty-five now.

Chief Building Official Fursdon stated as long as it was less than what he put down then we are okay.

Chief Building Official Fursdon asked what the overall size of the ID sign portion was and not the changeable copy.

Brad Petro stated it is seventy-one and a half feet.

Chief Building Official stated that you are allowed sixty feet and so that is eleven feet.

Chairperson Masterson asked if they had a changeable copy and which one it was.

Member Cipriano explained what page of the drawings it was on. He addressed the Clerk and stated that there is a change on the request for variance and so, the Board needs to amend the application. He asked if this had to be re-noticed.

Chief Building Official Fursdon stated that because the change is less than what was posted, it does not have to be re-noticed. He stated that they would just make the changes on the application and have the applicant initial the changes so that they are aware of those.

Member Smolik stated that his only question was on the setback variance and now that UH has removed that request, he had no further comments.

Brad Petro stated that they are okay in complying with the twelve foot setback.

Chairperson Masterson asked if the Board wanted to make the changes to the application.

Member Cipriano stated that if the motion is made so that the request includes the changes as modified here tonight that should cover it.

Assistant Law Director Morgan agreed with that.

Member Cipriano asked if the Chairman was entertaining a motion.

Chairperson Masterson stated she would entertain a motion.

It was moved by Cipriano and seconded by Smolik to approve the variances as have been modified during tonight's meeting.

Chairperson Masterson asked the Clerk to call the roll.

Yes, 4          No, 0

Deputy Clerk Tjotjos announced the motion was approved by a vote of four to zero.

Chief Building Official stated that those changes will need to be written down for the files for the future.

Chairperson Masterson asked if they can be attached to the minutes.

Chief Building Official stated that those numbers will have to be written down on the applications that BZA keeps and the one the Building Department keeps. Their sign isn't going to change, but if they come in and want another changeable copy size that big, they won't have to come to the BZA as they will already have a variance for it.

Chairperson Masterson explained that before the next case is read, she deferred comments to the Chief Building Official to explain what has occurred. The case is for Robert P. Mangan.

**APPLICANT:** Robert P. Mangan, 34907 Cambridge Drive  
**OWNER:** Lettie M. and Robert P. Mangan, 34907 Cambridge Drive  
**REQUEST:** A 162.5 square foot variance to construct a 1,024 square foot outbuilding  
**LOCATION:** 34907 Cambridge Drive in an R-1 District  
Permanent Parcel No. 07-00-014-103-169

Chief Building Official Fursdon explained that it was discovered when he came back to work and while reviewing the applications to get up to speed for the meeting tonight that an incorrect calculation was made. It turned out that there is less property there than what was determined, which means that it is over a half acre lot and by ordinance it is allowed ten percent lot coverage. When the lot became smaller in calculations and the lot coverage became greater for what he was proposing his variance changed from about a 162 square foot variance to about a 227 square foot variance. They also discovered a discrepancy where the applicant stated his shed was ten by twelve and county records state that it is ten by fourteen. That would have an impact of twenty square feet and they will have to determine that before the next posting. Because the variance is more than what was requested, and the Assistant Law Director can confirm this, we have to re-notify the adjacent property owners because they may have been okay with 162 square feet, but they may not be okay with 227 square feet. It will need to be postponed to the next meeting so that we can repost it correctly and notify the adjacent property owners with the correct request.

Chairperson Masterson asked if the Board would need to make a motion to postpone this.

It was moved by Cipriano and seconded by Smolik to postpone the application until the next regular meeting unless the applicant requests a special meeting.

Yes, 4            No, 0

Deputy Clerk Tjotjos announced the motion was approved by a vote of four to zero.

**APPLICANT:** Dean Schramm, Absolute Canvas & Awning, 2211 E. 28<sup>th</sup> St., Lorain, OH 44055

**OWNER:** Altercare, Inc. 35990 Westminister Avenue

**REQUEST:** The following approval and variance to erect two ground signs:  
1). Sign one: A 32 9 square foot size variance on a changeable copy sign  
2). Sign two: Approval to erect a second sign

**LOCATION:** 35990 Westminister Avenue in B-3 District  
Permanent Parcel No. 07-00-019-000-218

Application was read and Deputy Clerk Tjotjos deferred to Chief Building Official Fursdon for comments.

Chief Building Official Fursdon stated by ordinance each property owner is allowed a ground sign or a pole sign. This applicant is requesting a second ground sign as part of his application. Some of the confusion came in with the language that the applicant put in their application and it was thought that the second sign was a directional sign. When you look at that sign it is in no way, shape or form a directional sign. The size variance for the second sign is not needed because it isn't a directional sign. That sign is well under the square footage we allow for a ground sign because we allow fifty square feet and he believes that is only fifteen square feet. They do need the approval for the second sign and they do need a variance for the changeable copy sign because the ground sign is only allowed ten square feet and I believe the application says fifteen and that changeable copy is only about nineteen square feet, so they only need nine square foot variance for sign one, the changeable copy. They mixed up ground and pole sign requirements. A pole sign would have been fifteen square feet and they mixed that up because its only ten feet that would have been allowed here and they got the forty-seven by adding in the changeable copy, but that is actually the size of the entire sign.

Chairperson Masterson addressed the applicant and asked him to state his name and address.

Dean Schramm of 41431 Shadden Road, Elyria, Ohio 44035 was sworn in.

Chairperson Masterson asked him to proceed in providing an explanation.

Dean Shramm stated that they get into these meetings with customers and technical terms are brought up and they requested a directional sign there, but the directional term for them is different. He stated that the conversations during these meetings are based around the need for a sign or something to identify that driveway. Every city is so different he said and he apologized for using that term in the application. He thanked Mr. Fursdon for getting that squared away. He stated that the request is a very small variance for a changeable copy sign as Mr. Fursdon indicated. The secondary sign is for truck deliveries. The business does not want them coming into the front entrance. With the secondary sign it will help the trucks identify where the deliveries are to be taken in in the back of the building.

Chairperson Masterson stated that the city just did a road widening project at that intersection and a directional sign at that entrance is something that will be a very good idea. It seems as though people are a little confused at how to use a traffic circle. The variances that are being requested are very minimal and the applicant actually has hardship where the city took some of that property in order to put that roundabout in.

Dean Schramm stated that it looks good though.

Chairperson Masterson stated that the roundabout looks very good as well as all the improvements made to this facility. She stated that the applicant has been a very good asset to this community.

Dean Schramm stated that they also aren't going very large and they are making a nice directional ID sign.

Member Cipriano asked for clarification that this sign is not a directional sign.

Dean Schramm stated that it is not a directional sign. It's for direction, but it is not a directional sign.

Member Smolik stated he has no questions.

Member Thibodeaux stated he has no questions.

Chairperson Masterson opened the floor to the audience and asked if they had any comments. Hearing none, she asked for a motion.

It was moved by Smolik and seconded by Masterson to approve the variances as stated and those variances being a nine square foot variance on a changeable copy sign and a variance to allow for a second sign.

Chairperson Masterson asked the Clerk to call the roll.

Yes, 4      No, 0

Deputy Clerk Tjotjos announced the motion was approved by a vote of four to zero.

**MINUTES:**

Chairperson Masterson noted that because she skipped approving the minutes earlier in the meeting she entertained a motion to approve the minutes dated January 25, 2018.

It was moved by Smolik and seconded by Masterson to approve the minutes dated January 25, 2018.

Chairperson Masterson asked the Clerk to call roll.

Yes, 2          No, 0          Abstain, 2 (Masterson, Cipriano)

Deputy Clerk Tjotjos announced the motion has been defeated by a vote of two yes, zero no and two abstentions. She addressed Chairperson Masterson and asked if she would like those minutes to be placed back on the agenda for the next meeting as they have not been approved.

It was moved by Masterson and seconded by Cipriano to approve the minutes dated January 25, 2018.

Chairperson Masterson asked the Clerk to call the roll.

Yes, 4          No, 0

Deputy Clerk Tjotjos announced the motion was approved by a vote of four to zero.

**ADJOURNMENT:**

Chairperson Masterson stated that since there is no other business, she adjourned the meeting.

The meeting was adjourned at 7:36 p.m.

  
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Chairman

  
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Secretary Donna Tjotjos

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April 26, 2018