

REGULAR MEETING

BOARD OF ZONING APPEALS

DATE: May 31, 2011

AGENDA

**STATE OF OHIO
COUNTY OF CUYAHOGA**

TIME: 7:00 P.M.

WORKSESSION – 6:30 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Approval of Minutes of Regular Meeting of March 22, 2011

4. NEW BUSINESS

a. Appeal of FASTSIGNS Signs and Graphic Solution, 5205 Northfield Road, Bedford Heights, Ohio, on behalf of Woodside Village, 19455 Rockside Road, Bedford, Ohio seeking to replace their existing main entry sign with a new ground sign of a size in excess of the maximum 32 square feet permitted by Section 1949.11 of Bedford Ordinances for the R-4 Zoning District. Woodside Village seeks to install a new sign that will be approximately 75 feet in area.

5. MISCELLANEOUS

6. ADJOURNMENT

The Bedford Board of Zoning Appeals met in a work session at Bedford City Hall on Tuesday, May 31, 2011 at 6:34 p.m. Present: John Trzeciak-Chair, Jim Wagner, Kristy Glasier and Dennis Kotmel. Absent: Sharyna Cloud. Also in attendance was Building Commissioner Phil Seyboldt and BZA Clerk Lorree Villers.

The Board had no issues with the March 22, 2011 meeting minutes.

Mr. Seyboldt started the meeting by refreshing everyone's memory of what their goal was on this Board. He explained what Woodside Village was seeking in this request, which was against City Code requirements. He pointed out that the City Code did not count masonry columns/pillars and the proposed sign did not have any masonry structure. He noted the mixed zoning in this area and this request was not to be considered the same as the auto dealerships zoning. He said the new sign should be 30 square feet according to City Code and Woodside Village had requested 75 square feet.

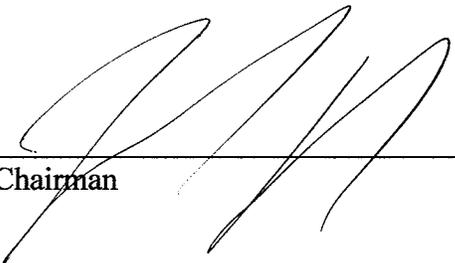
Mr. Trzeciak noted he liked the current sign because it could be seen under when sitting in a car at the signal light. Mr. Seyboldt pointed out the line of site was not an issue and neither sign was in the way of site.

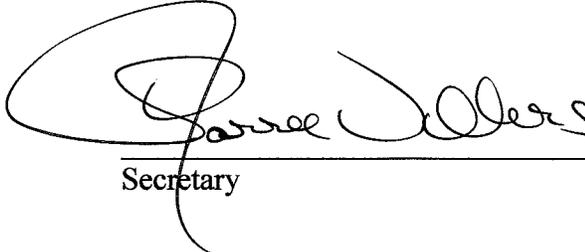
The Board reviewed the drawings and pictures that were in their packets and they all agreed that there was no hardship for this request and the requested sign was not according to City Code.

Discussion of the work session was concluded.

ADJOURNMENT

At 6:55 p.m., Bedford Board of Zoning Appeals adjourned to conduct the regular Board of Zoning Appeals meeting.


Chairman


Secretary

Bedford, Ohio

May 31, 2011

The Board of Zoning Appeals met in regular session at Bedford City Hall on Tuesday, May 31, 2011 at 7:00 P.M. The roll was called: Present: John Trzeciak-Chair, Jim Wagner, Kristy Glasier and Dennis Kotmel. Absent: Sharyna Cloud. Also in attendance was Building Commissioner Phil Seyboldt.

Motion made by Glasier seconded by Wagner to excuse the absence of Cloud. The roll was called. Vote - Yeas: Trzeciak, Wagner, Glasier and Kotmel. Nays: None. Motion carried unanimously.

Motion made by Wagner seconded by Kotmel to approve the minutes of the regular meeting of March 22, 2011. The roll was called. Vote – Yeas: Trzeciak, Glasier, Kotmel and Wagner. Nays: None. Motion carried unanimously.

Appeal of FASTSIGNS Signs and Graphic Solution, 5205 Northfield Road, Bedford Heights, Ohio 44146 on behalf of Woodside Village, 19455 Rockside Road, Bedford, Ohio 44146

Chairman Trzeciak informed those present that anyone wishing to speak this evening was to rise, raise their right hand and the following oath administered. “Do you solemnly swear and affirm that the statements you are about to make are the truth.” He also requested the speaker give their name and address for the record. Present: Mr. Brad Shrock approached the Board to give his oath and to speak on behalf of Woodside Village.

Ms. Villers, BZA Clerk, read the new business as submitted, “Appeal of FASTSIGNS Signs and Graphic Solution, 5205 Northfield Road, Bedford Heights, Ohio, on behalf of Woodside Village, 19455 Rockside Road, Bedford, Ohio seeking to replace their existing main entry sign with a new ground sign of a size in excess of the maximum 32 square feet permitted by Section 1949.11 of Bedford Ordinances for the R-4 Zoning District. Woodside Village seeks to install a new sign that will be approximately 75 feet in area.”

Mr. Shrock displayed several pictures of the Woodside Village site for sign size comparison. He explained the difference between the current sign and the proposed sign. He said the new sign would be 6 foot tall, 13 feet long with a set back from the street of 11 feet and 14 feet from the Woodside Village drive. He added the electrical would also be moved to be in line with the new sign. He said the sign would be built by Peachtree in Georgia, which would be a one piece molded and formed sign that would slip over a steel post at each end. He said he had also displayed other pictures that showed other big signs on the street which belonged to surrounding auto dealerships even though the zoning was different. Mr. Trzeciak said he visited the site and he personally like the idea that you could see under the current sign.

Ms. Glasier explained the purpose of the BZA was to address any hardships that may be present but she couldn't find any hardship in this case so she asked what their hardship was. Mr. Shrock said Woodside Village felt their sign was going to get lost in the mix of everything with older residents living there and family visitors might not be able to find the place. Mr. Seyboldt felt once family visited they would know where to pull in the drive so he did not think this was a valid reason for the proposed sign. He mentioned that he had also mailed Mr. Shrock the City's Codes so they would be aware of the restrictions. He pointed out that he could not find any hardships that fit this request.

Mr. Trzeciak asked how big the current sign was. Mr. Shrock replied 30 square feet (92 inches long by 47 inches high). Mr. Trzeciak mentioned the City did not count or consider the columns so Woodside Village would get a bigger sign if they added columns. Mr. Shrock said Woodside Village was separating the sign face and fake looking pillars on each side, which he figured to be 40-45 square feet. Ms. Glasier pointed out the current sign was 50 square feet, which was 20 feet over the current City codes. It was clarified that the pillars were not counted as long as it was masonry pillars/columns and not another product. Mr. Shrock explained that they figured the one piece sign included the pillars even though they were hidden. The Board and Mr. Seyboldt all agreed the proposed sign looked very, very nice.

Mr. Wagner noted the surrounding businesses signs all met City code and some of them were 20 feet smaller than Woodside Villages proposed sign. He pointed out that Woodside Village was requesting a sign larger than the code allowed.

The Board viewed several pictures that were in their packet that had measurements attached, which all met City code. Mr. Seyboldt expressed the Board had their hands tied because Woodside Village did not have nor did they show a hardship. Mr. Trzeciak commented it was not the Board's job to tell them how to design a sign but Woodside Village could have a larger sign if they added masonry pillars to each side. Mr. Shrock understood what Mr. Trzeciak was trying to explain.

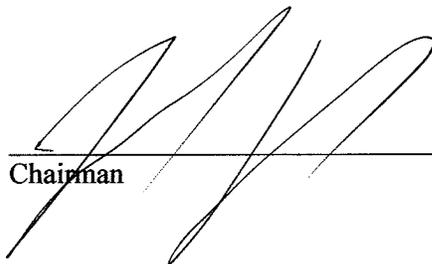
Mr. Trzeciak pointed out it was obvious nobody else was against this appeal because there was nobody else in the audience.

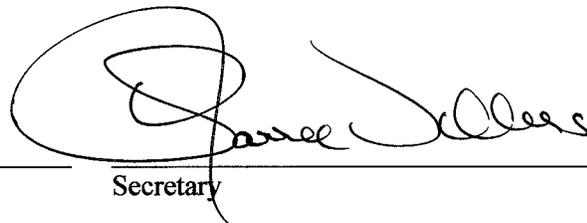
Ms. Glasier made a motion to grant the appeal, seconded by Mr. Wagner. The roll was called. Vote – Nays: Trzeciak, Wagner, Glasier and Kotmel. Yeas: None. Motion failed unanimously. Each Board member stated that they did not see a hardship and the sign was larger than the City code allowed.

Mr. Seyboldt stated that the Board's decision would be forwarded to the June 6, 2011 regular Council meeting.

ADJOURNMENT

Meeting adjourned at 7:20 P.M.


Chairman


Secretary