

November 17, 2014

TO: All Members of the Board of Building Appeals
FROM: Michael Louis, Chairman

SUBJECT: Agenda for the meeting of the Board of Building Appeals.

Please be advised that the Board of Building Appeals will meet on **Wednesday, November 19, 2014 at 6:30p.m.** in Parma City Hall Council Chambers, regarding the following appeals:

First Case of Appeals

John J. Kupcik, 9585 Boundary Lane, 44130 has requested a variance of the City of Parma Codified Ordinances of Section 1529.23(a) (2) – GENERAL BUILDING REGULATIONS – FENCES, HEDGES & TRELLISES. The proposal is to place fence further towards street than rear edge of residential structure at 9585 Boundary Lane. Fences shall be permitted only in rear yards. In no case shall fences extend any further towards the street than 5' past the side door or the steps to the side door of the residential structure. The request is to put fence 5'6" past the side door of residential structure. This variance would result in allowing fence to be placed 6" further past side door of residential structure than Code allows. The PPN is 456-13-102.

Second Case of Appeals

Joel Frezel of Ace Lighting, 5300 W. 140 St., Brookpark, OH 44142 has requested a variance of the City of Parma Codified Ordinances of Section 1519.05 – SIGN REGULATIONS – SECONDARY ENTRANCES. The proposal is to install secondary façade signage at 7683 W. Ridgewood. Buildings with lot frontage on 2 public streets shall be permitted signs and sign area in addition to that otherwise permitted, if building has both direct vehicular access from secondary street and a customer entrance on secondary façade. The Applicant is proposing secondary signage on building with no customer entrance on secondary façade. This variance would result in allowing for secondary sign on building with no customer entrance on secondary façade. Zoned Shopping Center.

Third Case of Appeals

Aldo Dure of Be Next Awnings & Graphics, 5109 Clark Ave., Cleveland, OH 44102 has requested a variance of the City of Parma Codified Ordinances of Section 1519.05 – SIGN REGULATIONS SECONDARY ENTRANCES. The proposal is to install more sign area than Code allows, install secondary façade signage and LED lighting at 1400 W. Pleasant Valley Rd. Building with lot frontage on 2 public streets shall be permitted signs and sign area in addition to that otherwise permitted, if building has both direct vehicular access from secondary street and a customer entrance on secondary façade. The proposal is for secondary signage on building with no customer entrance on secondary façade. This variance would result in allowing for sign on secondary façade with no customer entrance. The PPN is 452-34-007. Continued on next page

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Aldo Dure of Be Next Awnings & Graphics, 5109 Clark Ave., Cleveland, OH 44102 has requested a variance of the City of Parma Codified Ordinances of Section 1519.16 – SIGN REGULATIONS – SIGNS FOR OFFICE BUILDINGS USES- MAXIMUM SIGN FACE AREA. The proposal is to install more sign area than Code allows, install secondary façade signage and LED lighting at 1400 W. Pleasant Valley Rd. Permitted 26 sq. ft. of area wall signage. The proposal is for 100 sq. ft. of area wall signage. This variance would result in allowing 74 more sq. ft. area wall signage than Code allows. The PPN is 452-34-007.

Aldo Dure of Be Next Awnings & Graphics, 5109 Clark Ave., Cleveland, OH 44102 has requested a variance of the City of Parma Codified Ordinances of Section 1519.03© (1) – SIGN REGULATIONS – DEFINITIONS – SIGNS BY USE TYPE. The proposal is to install more sign area than Code allows, install secondary façade signage and LED lighting at 1400 W. Pleasant Valley Rd. Sign type proposed is not a defined sign type and, therefore, not permitted. Non-conforming or non-defined sign type proposed (LED reader/message board style sign). This variance would result in allowing for non-conforming/non-defined sign type. The PPN is 452-34-007.

Aldo Dure of be Next Awnings & Graphics, 5109 Clark Ave., Cleveland, OH 44102 has requested a variance of the City of Parma Codified Ordinances of Section 1519.08 – SIGN REGULATIONS – ILLUMINATION. The proposal is to install more sign area than Code allows, install secondary façade signage and LED lighting at 1400 W. Pleasant Valley Rd. Signs displaying flashing, moving or electronically changeable copy shall not be permitted. The proposed sign is scrolling, electronically changeable copy LED sign. This variance would result in allowing sign with moving, electronically changeable copy. The PPN is 452-34-007.

Fourth Case of Appeals

a & b) David Mastrostefano of Sheetz, Inc., 817 Brookfield Drive, Seven Fields, PA., 16046 has requested variances for property located at 5795 W. 130 St. (Sheetz, Inc.) of the City of Parma Codified Ordinances of Sections: 1519.15(d) (4) © BUILDING CODE – SIGNS FOR RETAIL USES – SUPPLEMENTAL REGULATIONS – GASOLINE SERVICE STATIONS. Other Signs. Each station shall be permitted 2 wall signs not exceeding 50 sq. ft. in total area and not exceeding 15 sq. ft. for any single sign. The request is for 5 wall signs totaling 128 sq. ft. of wall signage. (Signs are 3 entry: front-west; left side-north and rear-east; drive-thru on left side-north and car wash). This variance would result in 3 additional signs and 78 more sq. ft. of wall signage than Code allows. The PPN is 441-20-001.

c) David Mastrostefano of Sheetz, Inc., has requested a variance of City of Parma Codified Ordinances of Section 1519.05 – SECONDARY ENTRANCES for property located at 5795 W. 130 St (Sheetz Inc.). Buildings or building units with lot frontage on 2 public streets shall be permitted signs and sign area in addition to that otherwise permitted, only if such building or unit has both direct vehicular access from the secondary street and a customer entrance on the secondary façade. The request is for 3 secondary façade signs. This variance would result in allowing 2 additional facades signs. PPN is 441-20-001.

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d) David Mastrostefano of Sheetz, Inc., has requested a variance of the City of Parma Codified Ordinances of Section 1519.03(d) (6) – DEFINITIONS – Signs by Structural Type for property at 5795 W. 130 St (Sheetz Inc.). Wall sign means a sign integral with the exterior face of an exterior wall of a building, structure or structural object, or attached to the wall and parallel with the wall and projecting not more than 15 inches therefrom and not perpendicular. The proposal is for 3 projecting wall signs on front, left and rear that project 6'. Code allows 15 inches only. This variance would result in allowing additional 4'9" of projection from the face of the building. The PPN is 441-20-001.

e) David Mastrostefano of Sheetz, Inc., has also requested a variance of the City of Parma Codified Ordinances of Section 1519.15b – SCHEDULE B – Permitted Types, Number, Area and Height for property located at 5795 W. 130 St. (Sheetz Inc.). Sq. Ft. permitted by Code for window business signage is 20% of permanent sign area. The request is for 39%. This variance would result in allowing 19% additional window signage. PPN is 441-20-001.

f) David Mastrostefano of Sheetz, Inc., has requested a variance of the City of Parma Codified Ordinances of Section 1519.15(d) (4) (D) SIGNS FOR RETAIL USES- Supplement Regulations – Gasoline Service Stations-Canopies for property at 5795 W. 130 St. (Sheetz, Inc.). For canopy structures which shelter service islands, no sign shall be display on the canopy fascia area. Furthermore, the canopy fascia area shall be non-illuminated and shall be designed in a manner which does not call attention to the canopy structure. This variance would result in allowing canopy to be illuminated. PPN is 441-20-001.

g) David Mastrostefano of Sheetz, Inc., has requested a variance of the City of Parma Codified Ordinances of Section 1519.15 (d) (4) (D) – SIGNS FOR RETAIL USES- Supplemental Regulations – Gasoline Service Stations-Canopies – for property at 5795 W. 130 St. (Sheetz, Inc.). For canopy structures which shelter service islands, no sign shall be display on the canopy fascia area. The request is for 2 signs of 27 sq. ft. each or total of 54 sq. ft. on canopy. This variance would result in 2 additional signs of 54 sq. ft. more than Code allows. The PPN is 441-20-001.

h) David Mastrostefano of Sheetz, Inc., has requested a variance of the City of Parma Codified Ordinances of Section 1519.15(d) (4) (A) – SIGNS FOR RETAIL USES – Supplemental Regulations – Gasoline service stations - Free-standing identification/business signs. Each station shall be permitted 1 permanent free-standing identification/business sign, not exceeding 6' in height. Such sign structure may not exceed 32 sq. ft. and may display only sign panels which identify the company name, identify the station ownership or management and/or advertise the price of fuel by type, grade or form of service. The request is for free-standing signage for property at 5795 W. 130 St. that is 11'9" in height. This variance would result in allowing free-standing sign additional 5'9" more in height. The PPN is 441-20-001.

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i) David Mastrostefano of Sheetz, Inc., has requested a variance of the City of Parma Codified Ordinances of Section 1519.08 – SIGN REGULATIONS – ILLUMINATION. Flashing, moving or intermittent illumination shall not be permitted. Signs displaying electronically changeable copy shall not be permitted, with the exception of those signs restricted to the display of time and temperature information. The proposal is to install a LED changeable copy sign at 5795 W. 130 St. (Sheetz, Inc.). This variance would result in allowing LED changeable copy sign. The PPN is 441-20-001.

Cc: Mayor Tim DeGeeter, Members: David Jancewicz, Thomas J. Regas, Michele Ridella and Douglas Zubricky.