

TEG SELF STORAGE

19061 Depot St., Rocky River, Ohio 44116

Narrative for Board of Zoning Appeals

Interior and exterior improvements were previously approved for the proposed project, however during the course of construction the following modifications were implemented.

1. Signage was painted directly on the brick walls, and the existing blade sign was also updated from a deteriorated wood to metal sign. Based on feedback from the Planning Commission the painted signage facing the parking will be removed and is proposed to be replaced with a new panel sign made of a PVC material (AZEK).

Since the painted signage and blade sign facing Depot St. have limited visibility facing the railroad, the owner requests that they remain. The blade sign will be repainted with crisper stenciled lettering. The phone number will be moved from the logo side to the side the other side with other text.

Our understanding is that all proposed signage will require variances.

2. The previous red accent color was replaced with a blue accent to coordinate with the blue storage units on the interior of the building. The Design and Construction Review Board requested that the bright blue fascia and guardrail be painted a more muted gray/blue color. The owner agrees to repaint the fascia as requested.
3. The exterior door to the parking area moved further from the driveway entrance to provide safer access and more clearance on the interior. The side light was eliminated, however a wider door with a half-light was maintained and a small canopy added. The Design and Construction Review Board did not like the minimal design of the canopy; however the owner would like to keep the canopy as installed.

SIGN DIMENSIONS AND AREAS

Parking Side (Lake Rd.)

- 4'-0" x 16'-0" Azek Board = 64 sq ft

Wall Area = 1,216 sf

Sign percent of wall area = 6% (less than 40% required)

Depot Street Side

- Logo: 4'-6" x 5'-0" = 22.5 sq ft
- TEGselfSTORAGE.com: 2'-6" x 23'-0" = 57.5 sq ft
- Phone Number: 1'-4" x 12'-0" = 12 sq ft

Depot Street Side Area = 92 sq ft

Wall Area = 810 sf

Sign percent of wall area = 12% (less than 40% required)