

## **19061 Depot St**

- **Variance:** To retain a projecting sign 8'-7" above ground level vs the 10' that is permitted. Per Section: 1193.07 (d)(4).
- **Variance:** To retain painted wall signage on the north elevation vs permanent signs shall be fabricated on and of materials that are of good quality and good durability. Per Section: 1193.17 (b)(9).
- **Variance:** To retain two wall signs on the north elevation vs the one wall sign that is permitted. Per Section: 1193.05 (a).
- **Variance:** To install a fabricated wall sign on the east elevation vs each building frontage shall be entitled to the sign area permitted. Per Section: 1193.05 (a)(2).
- **Variance:** To appeal the final decisions of the Design and Construct Board of Review. Per Section 5.

### **1193.07 SIGNS IN OFFICE, BUSINESS, SERVICE, AND MIXED USE DISTRICTS.**

#### **(d) Projecting Signs.**

(1) A projecting sign shall be at least six (6) inches from the wall and extend no more than three (3) feet beyond the face of the building wall or other structure.

(2) A projecting sign may be displayed only if the building is located within six (6) feet of the public right-of-way.

(3) Projecting signs shall be limited to occupants that have a minimum of 20 feet of building frontage.

(4) All projecting signs shall be placed at least 10 feet above ground level, except when the projecting sign is located above a landscaped area or other area that does not permit pedestrian traffic beneath the sign.

### **1193.17 SIGN ILLUMINATION, CONSTRUCTION AND MAINTENANCE STANDARDS.**

#### **(b) Construction Standards.**

(1) No signs shall be placed, erected or maintained so as to obstruct, in any manner, any fire escape or window, door, exit or entrance to or from any building, or otherwise be placed in the City's right-of-way.

(2) No sign shall be placed, erected or maintained in a manner which will interfere with the proper and convenient protection of property by the Division of Fire.

(3) No sign shall be supported or braced from or guyed to a sidewalk, street, alley or public thoroughfare.

(4) Where a public thoroughfare approaches and crosses a railroad at the same grade, no sign shall be erected or placed in a manner which would obstruct the view of 400 feet of the

railroad on each side of the crossing, by anyone on the thoroughfare within 200 feet of the crossing.

(5) No sign shall be placed or erected in such a manner as to unduly obstruct the view of traffic or traffic lights at intersections.

(6) No sign shall be erected or placed so that any part thereof, including cables, guys, braces, supports, etc., shall be within a fifteen (15) foot distance of public utility electric conductors carrying not more than 600 volts, and for conductors carrying more than 600 volts not within a distance of thirty (30) feet of such conductors, except that this provision shall not apply to electric conductors which serve the sign.

(7) No sign shall be placed or erected on the wall of a building when such wall abuts on any residential district as established by the Zoning Code.

(8) No sign shall be placed or erected on or attached to any part of a building roof.

(9) Permanent signs shall be fabricated on and of materials that are of good quality and good durability.

(10) Electric signs and all permanent signs involving structural requirements of the building code shall be installed, repaired, altered and serviced only by a contractor licensed to perform such tasks.

(11) Temporary signs shall be durable and weather-resistant, and fastened or anchored sufficiently, whether attached to the building or positioned in the ground.

#### **1193.05 COMPUTATION AND RULES OF MEASUREMENT.**

The following regulations shall control the computation and measurement of sign area, sign height, window area, and building frontage.

(a) Determining Building Frontage and Building Unit. For the purposes of these sign regulations, the length of the building wall that faces a public street, that faces a public parking lot, or that contains a public entrance to the uses therein shall be considered the building frontage.

(1) The primary frontage shall be the portion of a frontage that serves as the main access point to a building or building unit. A site/building will be considered to have secondary frontage when any of the following site/building characteristics are present:

- A. The subject site is a corner lot;
- B. The primary parking area is not located adjacent to a public street; and,
- C. The building or unit has walls with ingress and egress that do not face the public street.

(2) Each building frontage shall be entitled to the sign area permitted in this Chapter.



(3) The building frontage shall be measured along such building wall between the exterior faces of the exterior side walls. The building frontage for a building unit shall be measured from the centerline of the party walls defining the building unit.

(4) In the case of an irregular wall surface, a single straight line extended along such wall surface shall be used to measure the length.

(5) For buildings with a group of activities, the portion of a building that is owned or leased by a single occupant shall be considered a building unit. When a site has primary and secondary frontage as defined herein, the property owner shall determine which wall shall be the primary building frontage and which wall(s) shall be the secondary building frontage. Only one outside wall of any business shall be considered its primary frontage.

## **SECTION 5. DESIGN AND CONSTRUCTION BOARD OF REVIEW.**

(a) Organization. The Design and Construction Board of Review shall consist of three (3) regular voting members. Two (2) alternate members shall also be appointed. Terms of regular and alternate members shall be for three (3) years each. Each member shall be an architect or engineer duly licensed or registered by the State of Ohio to practice their profession.

No member of the Design and Construction Board of Review shall participate in the review of any work of which said Board member or a partner or professional associate is the author, or in which said Board member or they have any direct or indirect financial interest. In the event of the temporary absence for any reason of any of the three (3) regular members or disqualification of any regular member to act upon any matter coming before the Board, one or more of the alternate members shall be designated by the chairperson to serve during such temporary absence or disqualification so that at least two (2) members shall be present at any meeting or be able to act on any matter.

(Amended 11-4-14.)

(b) Powers and Duties. The Design and Construction Board of Review shall have such powers and duties as Council shall provide by ordinance concerning the review and regulation of the design, construction, alteration, moving or razing of buildings in the City for the purpose of maintaining the high character of community development and protecting real estate within the City from the impairment or destruction of value.

(c) Appeals. Appeals from final decisions of the Design and Construction Board of Review shall be made to the Board of Zoning and Building Appeals.

(Amended 11-5-96.)