

University Hospitals

20914 Center Ridge Rd

Variance: To install a second wall sign on the east side of the building, vs only one wall sign permitted at this location. Per Section: 1193.05 (a)(1) and (2)

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.

Schedule 1193.07(a)

Permanent Signs Attached to Buildings

| Type | Maximum Number Permitted | Maximum Area | | | |
|------------------------------------|--|----------------------|---|----------------------|--|
| | | OB-1, OB-2 | LB, GB | SM | CBD, MX |
| (1) Address Sign | 1 | 2 sq. ft. | 2 sq. ft. | 2 sq. ft. | 2 sq. ft. |
| (2) Wall Sign | Based on eligible frontages | 40% of signable area | 40% of signable area | 40% of signable area | As approved by the Design & Construction Board of Review |
| (3) Projecting Sign ^(a) | 1 | -- | 6 sq. ft. | -- | 6 sq. ft. |
| (4) Window Sign | 1 | -- | See regulations in 1193.07(c) | -- | See regulations in 1193.07(c) |
| (5) Instructional Signs | Shall be exempt from regulations when in compliance with Section 1193.03(d)(8) | | | | |

Notes

^(a) Building shall be located within six (6) feet of the public right-of-way.