

Exhibit 1

— Proposed Temporary
Construction/Development Signs —

48" × 96" (32 sq. ft.)

• RETAINING WALLS • COACH HOUSE • BOAT HOUSE •



DESIGNED AND ENGINEERED BY

ETS

engineered technical solutions

440.899.6880



The Arcus Group, Inc.
ARCHITECTS

440.356.5530



SCHIRMER
CONSTRUCTION
440.716.4900

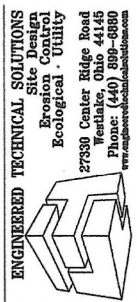
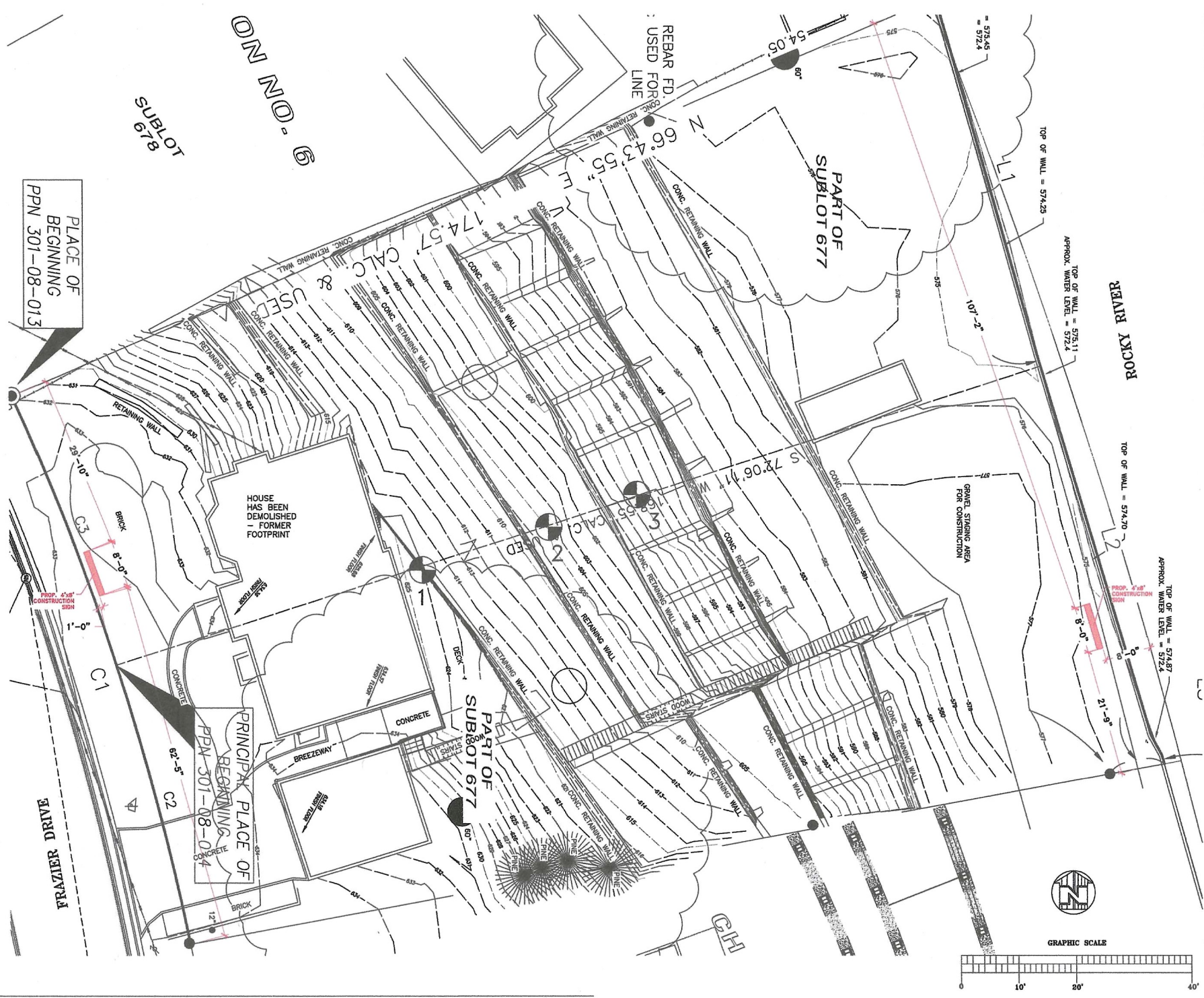


TFerry
Custom Homes, LLC

440.821.9817

Exhibit 2

— Site Plan —



REVISIONS:	GRAPHIC	SCALE:
7-25-19	08-28-28	DATE:
8-15-19	R.A.S.	DRAWN BY:
12-17-19		CHECKED BY: J.A.S.
97-11-22		

PROJECT:	19440 FRAZIER DRIVE LLC	SCALE:
	19440 FRAZIER DRIVE	DATE:
LOCATION:	ROCKY RIVER, OH 44116	DRAWN BY:
		CHECKED BY: J.A.S.

DWG. TITLE:	EXISTING SURVEY
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DWG. NO.:	EN-2
ISSUE:	PRELIM

Exhibit 3

— Current Site Photographs—





Exhibit 4

—Prior BZA/Topography Evidence—

EXHIBIT 4 — PRIOR BZA / TOPOGRAPHY EVIDENCE

19440 Frazier Drive, Rocky River, Ohio

Supporting material is provided to document the unusual topography and physical characteristics of the subject property. These conditions are relevant to the practical difficulties described in the variance application, particularly the steep grade and limited practical placement options along the Frazier Drive frontage.

The attached material relates to prior City review of development at the subject property and is included solely as supporting evidence of the property's existing physical and topographical conditions.

Exhibit 5

— Narrative to Support the
Variance Request—

Project & Variance Summary

19440 Frazier Drive, Rocky River, Ohio

19440 Frazier Drive is currently undergoing a substantial residential construction project. The property has a significant grade change from Frazier Drive to the waterfront and includes extensive retaining-wall construction and multiple structures.

Two temporary construction signs are proposed for the project. Each sign will be 4' x 8' (32 sq. ft.), freestanding on two metal posts. The bottom of each sign will be approximately 5' above grade, making the overall height approximately 9'.

The current code allows a maximum sign area of 6 sq. ft. and a maximum height of 3'. The proposed signs were originally contemplated at 5' x 10' (50 sq. ft.) and have been reduced to 4' x 8' (32 sq. ft.).

One sign is proposed near Frazier Drive and one toward the waterfront, as shown on the attached site plan. Because of the steep slope and configuration along the Frazier Drive frontage, there are limited practical locations for that sign while maintaining the required distance from the street.

The requested variances are limited to temporary construction signage for this project. The signs will be removed as required at the completion of the applicable temporary sign period.

Variance relief requested:

- Sign area: 6 sq. ft. permitted; 32 sq. ft. proposed per sign**
- Sign height: 3' permitted; 9' proposed**
- Frazier Drive sign: relief from the required 25' distance from the street at the location shown on the attached site plan**