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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.

Following the September BZA meeting, the proposed temporary construction signage has been substantially revised to reduce the requested variances. Two temporary construction signs remain proposed for the project.

The Frazier Drive sign will comply with the permitted sign area and height requirements. Variance relief is requested only from the required distance from the street. Because of the steep slope and configuration along the Frazier Drive frontage, there are limited practical locations for the sign while maintaining the required setback.

The river-facing sign has been reduced from the previously proposed 4' × 8' (32 sq. ft.) to 3' × 6' (18 sq. ft.). Area relief is requested for this sign to provide reasonable visibility from its intended viewing area.

Both signs will be temporary and associated solely with the active construction project. They will be removed as required at the completion of the applicable temporary sign period.

Variance relief requested:

- **Frazier Drive sign: Relief from the required 25' distance from the street at the location shown on the revised site plan.**
- **River-facing sign: 6 sq. ft. permitted; 18 sq. ft. proposed.**