

**BOARD OF ZONING APPEALS  
MEETING MINUTES  
Mayfield Village  
June 20, 2023**

The Board of Zoning Appeals met in regular meeting session on Tues, June 20, 2023 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Stivo DiFranco presided.

**ROLL CALL**

**Present:**

Mr. Stivo DiFranco	Chairman		
Mr. John Michalko	Chairman Pro Tem	Ms. Diane Calta	Law Director
Mr. Jim Kless	P & Z Rep to BZA	Mr. Daniel Russell	Bldg Commissioner
Ms. Alexandra Jeanblanc		Ms. Deborah Garbo	Secretary
Mr. Bob Andrzejczyk	Alternate		

**Absent:**

Mr. Joseph Prcela  
Mr. Bob Haycox      Alternate

**CONSIDERATION OF MEETING MINUTES:**      **March 21, 2023**

Mr. Kless, seconded by Ms. Jeanblanc made a motion to approve the minutes of March 21, 2023 as written.

**ROLL CALL**

Ayes: Mr. DiFranco, Mr. Michalko, Mr. Kless, Ms. Jeanblanc, Mr. Andrzejczyk  
Nays: None      **Motion Carried**  
                         **Minutes Approved**

**CONSIDERATION OF CASE NUMBER 2023-03**

**Applicant:**      Mayfield Innovation Center  
                         Mayfield City School District  
                         6080 Wilson Mills Rd., PP # 831-32-030  
                         Tda Architecture

1. A request for a variance from Section 1185.08 & 1185.09 to allow for building identification sign with backlit lettering on addition at Building Main Entry.  
(ARB 6/22/23)
2. A request for a variance from Section 1185.08 & 1185.09 to allow for building identification sign with backlit lettering on addition at Entry for Excel Tecc Program.  
(ARB 6/22/23)

**Abutting Property Owners:**

Wilson Mills Rd: 6072, 6050, 6040, 6030, 6158

**OPEN PORTION**

Chairman DiFranco called the meeting to order. This is a meeting of the Mayfield Village Board of Zoning Appeals Tues, June 20, 2023. We have one proposal before us tonight and that's consideration of Case #2023-03. The applicant is Mayfield City School District for the Mayfield Innovation Center, 6080 Wilson Mills Rd. Tda Architecture is involved with this one. This is a request for;

1. A request for a variance from Section 1185.08 & 1185.09 to allow for building identification sign with backlit lettering on addition at Building Main Entry.  
(ARB 6/22/23)
2. A request for a variance from Section 1185.08 & 1185.09 to allow for building identification sign with backlit lettering on addition at Entry for Excel Tecc Program.  
(ARB 6/22/23)

The abutting property owners on Wilson Mills Rd. have been notified. Whoever is here to make a presentation tonight, please state your name and address for the record.

Mia Katz with ThenDesign (tda), 4230 River St., Willoughby introduced herself.

Michael Zurca, Asst Supervisor building and grounds with the Mayfield City School District introduced himself.

**OATH**

Chairman DiFranco stated, because we are a Quasi-Judicial Body, anyone wishing to speak must be sworn in. Chairman DiFranco administered the Oath to Mia Katz and Michael Zurca.

Chairman DiFranco asked Ms. Katz to proceed with the presentation.

**Site Plan**

Mia Katz stated, today we're proposing two identification signs on the addition at Mayfield Innovation Center. You can see the light outline here is the existing building and the gray shape here is the building addition. The addition essentially covers up the existing identification sign. So we wanted to relocate it to the main entry where the larger sign will be located here and then the second sign will be located here, which is actually at the existing entry, that little smaller rectangle. This plan was just to show the location.

**Color Elevations**

**Main Entry Sign;** Mia Katz stated, this is a color elevation of the main entry sign, it's just text and the District's logo. We did propose to backlight these which is basically the back panel of

the lettering is translucent, there'll be a little light behind there. That will be on a timer on the School District's schedule. That's the main entry sign.

**Secondary Sign;** Mia Katz stated, this is the secondary sign, this is the existing entry and this new little addition to kind of match so that there's some symmetry between the two. Again, that will be text and the District's logo will be backlit as well.

Mia Katz stated, these next two photos are the former existing building entry and the former existing building sign. These are what the old signs looked like just for your reference. They did have text and logo but that all will be covered up because the addition goes in front of that.

Chairman DiFranco asked, nothing on the current is backlit?

Mia Katz replied, it is not, no. I believe they might have some spotlights out front there.

Chairman DiFranco asked, Mr. Zurca do you have anything to add?

Michael Zurca replied, no.

Chairman DiFranco asked, Dan do you have any concerns?

Mr. Russell replied, no. They're coming for the variances because our code itself doesn't identify wall signs in a residential district and also the backlit, there's an Ordinance that pertains specifically for that. The school is in a residential district, you can't have backlit signs in a residential district. There's something in the code also that it should be shut off by 11:00 at night.

Chairman DiFranco asked about the proposed timer schedule.

Mia Katz replied, typically I think the school handles that based on their maintenance schedule of how they like things to run to save energy.

Michael Zurca replied, that's right. They usually go off from midnight to 4:00, something like that. We have the parking lot lights that go off.

Chairman DiFranco asked Dan, do we have anything similar to this in the Village already in place?

Mr. Russell asked, do you mean a backlit sign?

Chairman DiFranco replied, yes.

Mr. Michalko replied, Yours Truly has backlit signs and they already have an electronic sign out front.

Mr. Russell replied, right.

Chairman DiFranco asked, any questions or concerns from the Board?

Ms. Jeanblanc stated, this is a school, even though it's in a residential district, I don't think we'll be getting these requests from homeowners.

Mr. Andrzejczyk asked, there are no surrounding houses right there, right?

Mr. Michalko replied, just that one on the right hand side of the driveway as you come up the driveway and you have the two houses across the street. But if they're not objecting to the electronic monument sign, I wouldn't see they'd object to this. I have no concerns about the signs.

Chairman DiFranco stated, I will read the criteria for granting a variance;

In granting an Area Variance, the Board shall determine that one or both of the following factors are met by the request:

- a. The conditions upon which an application for a Variance is based are particular to the subject property with respect to the physical size, shape or other characteristics of the premises or adjoining premises, differentiating it from other premises in the same district: or
- b. The Variance would result in an improvement of the property that is more appropriate and more beneficial to the community than would be the case without granting of the Variance.

Chairman DiFranco stated, I do think the school is a unique property in where it's located and I don't see a significant impact here. I don't see any residents that have come to object to this. I personally don't have a problem with this.

Mr. Kless stated, it certainly is a benefit to the community and to the education system.

Mr. Michalko stated, and the School Board did come before us I think about 3 years ago for a variance for the fence. And again, there was no complaints or concerns from anybody. It's a unique situation, it's a school.

Mr. Kless stated, churches and schools are usually in the middle of a residential area.

Mr. Michalko stated, that's because in our days, we walked to school.

Chairman DiFranco stated, I'd like to entertain a motion at this time.

#### **DECISION**

Mr. Michalko, seconded by Ms. Jeanblanc made a motion to approve the building identification signs with backlit lettering for Mayfield Innovation Center, 6080 Wilson Mills Rd. as proposed.

