

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
December 22, 2022**

The Architectural Review Board met in regular session on Thurs, Dec. 22, 2022 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Miozzi presided.

**ROLL CALL**

**Present:**

Mr. Carmen Miozzi, Chairman

Mr. Steve Varelmann, Chairman Pro Tem

Dr. Jim Triner

Mr. Tom Lawler

Mr. Matt Phillips

Mr. Daniel Russell, Building Commissioner

Ms. Katie Weber, Law Department

Mr. John Marquart, Economic Development Manager

Ms. Mary Betsa, Clerk of Council, Acting Secretary

**CONSIDERATION OF MEETING MINUTES:**                      **Dec 8, 2022**

Dr. Triner, seconded by Mr. Lawler, made a motion to approve the minutes of Dec 8, 2022.

**ROLL CALL**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

**Motion Carried**

**Minutes Approved as Written**

**PROPOSALS**

1. Addition

Yours Truly Restaurant  
6675 Wilson Mills Road  
Maison A&D Architecture  
**(Tabled 8/25/22)**

2. Wall & Monument Sign

Preformed Line Products – PLP  
660 Beta Drive  
Blink Signs  
**(Tabled 10/13/22)**

3. Wall Sign

Hopebridge Therapy  
6563 Wilson Mills Rd. Suite #105  
Blink Signs  
**(BZA 1/17/23)**

<b>OPEN PORTION</b>
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**Yours Truly Restaurant  
6675 Wilson Mills Road  
Maison A&D Architecture  
(Tabled 8/25/22)**

Chairman Miozzi called the meeting to order. Our first item is an addition at Yours Truly Restaurant, 6675 Wilson Mills Road. Whoever is here to present please state your name for the record.

**Presentation by David Maison, Maison A&D Architecture**

David Maison with Maison A&D Architecture introduced himself. We saw you at the end of August. What we presented then was a single-story addition on the same side of the building. The height was an issue with lack of integration with the existing articulation of the building. We looked at moving it over to the side of the building but there are some property line issues that stopped us from doing that. What we thought we would take a shot at is coming back and working very closely with any of the existing articulation on the building. We have taken it and centered it on what would be basically the lighter cream color in the upper portion of the building and extruded that out and centered our addition piece below that so that we could maintain any existing column articulation on the existing building and better integrate with the existing architecture on the plaza. It's very much the same as the first thing we looked at. It's just a little better positioned and has a little height now.

Dr. Triner stated, which was what was requested.

Mr. Maison stated, yes. We were concerned about the position but it doesn't seem to be as directly off center as it did before. If you had that trim and crown detail, it's still on top of there, not the roof. The brown goes around to the left. Would you like to see that extruded as well? We can take that up and match that and pull that around as well. That's easy. This brown will continue on both sides.

Chairman Miozzi stated, that would make it look more centered.

Mr. Lawler asked, it would be three sides, right?

Mr. Maison replied, sure. Out, across and in the back.

Chairman Miozzi stated, with the roof and the parapet on top it makes it more consistent to the building. We were talking about extending that corner and integrating it into that corner.

Larry Shibley stated, first of all, Musca has no interest in that. Secondly, it's an architectural nightmare.

Dr. Triner stated, you could keep the white rectangles the same size. It would look like it's a continuous flow.

Mr. Maison stated, this is a little bigger than this is. We tried to keep with the height of the piece. We could do that as well. What do you think?

Chairman Miozzi stated, it all depends how far it's off. Once you put the brown trim on it, the one on the right is a little bit wider but if you put the brown trim pieces on it, it would shorten up the panel on the inside.

Mr. Maison stated, to your point, we will match this exactly so that this will just mirror. It's the corner piece.

Mr. Lawler asked, what about the entrances? The renderings don't seem to reflect what we have on the floor plan. Are you modifying the entrance, adding a door?

Mr. Shibley replied, the entrance stays pretty much the same except that it's on an angle. For handicap reasons, we are squaring it off.

Mr. Lawler asked, it will match the storefront material?

Mr. Maison replied, it is.

Mr. Shibley replied, this will be compliant. I don't believe it's compliant now.

Dr. Triner asked, so it will be two sides on the left side in the front?

Mr. Maison replied, we will have two doors.

Mr. Phillips asked, and you continue the sidewalk around it?

Mr. Maison replied, yes.

Mr. Phillips asked, it's going to be a covered sidewalk? How is it being covered?

Mr. Maison stated it would be nice to stay within this band that exists on the building but provide a projection forward and side to side so that folks can still walk around this piece under cover.

Mr. Varelmann asked, is it colonnade.

Mr. Maison replied, it is. It will be a thin kind of colonnade.

Mr. Varelmann asked, do you have a dimension on that?

Mr. Maison replied, it's 5 feet. The same as the sidewalk.

Mr. Varelmann asked, you are saying this distance here is 5 feet.

Mr. Maison replied, it's actually 4.5 feet now.

Mr. Shibley stated, the existing sidewalk that goes in front of the building is interrupted by those columns and becomes very awkward, especially with handicapped.

Chairman Miozzi asked, are you replacing the walk all the way around?

Mr. Shibley replied, the walk that goes around the new addition.

Mr. Varelmann stated, to that point, is any of this new concrete walk?

Mr. Maison replied, all of it is.

Mr. Shibley stated, it will match the existing.

Chairman Miozzi stated, I know we don't have the elevation of the other side. That's all going to be windows between the columns?

Mr. Maison replied, yes. It will match the others.

Mr. Lawler asked, is it all soffit can lighting? Is there any sconce lighting? What's the lighting going to be?

Mr. Shibley asked, you are talking about the inside?

Mr. Lawler replied, no, the outside.

Mr. Shibley replied, underneath, soffit cans.

Mr. Phillips asked, it will match the sconces on the columns?

Mr. Maison replied, we didn't plan to do that, but we did plan to do a can light in the soffit so that the sidewalk was lit. We could add scones to match here and there. Is that what you would like to see?

Mr. Phillips replied, yes. I think that's how the existing building on their columns has.

Mr. Shibley replied, the intent is to match the existing the way the plaza is. We will match those.

Mr. Varelmann stated, I have a question about this colonnade walkway. Is it this piece right here?

Mr. Maison replied, it is. It's about 8 inches. We are going to have to use steel channel. Our upper portion is set in a little bit. We are going to have to have a beam structure and then colonnade over the channel.

Mr. Varelmann asked, what about drainage?

Mr. Maison replied, we are going to do that within our posts. It will bring it back in. We will do it within our posts at the four corners. It's going to have to be an internal drain. That's the way the building is.

Mr. Varelmann asked, it will slope back to the building?

Mr. Maison replied, yes. It's going to be complicated.

Mr. Varelmann stated, it's a pretty thin section.

Mr. Maison stated, yes. It's going to be a challenge.

Mr. Lawler stated, I like the conceptual. You are matching a lot. It seems like we are missing a lot of details that really should be noted for matching stone on the columns, the windows, sconces. That's not all said here. You are saying it verbally.

Mr. Maison stated, we will provide you with all of that.

Chairman Miozzi stated, you are pretty much exploring what we want done and then you will come back?

Mr. Maison replied, we can come back or it can be administrative.

Mr. Shibley stated, we are going to match anyway. We wouldn't want to do anything different.

Mr. Varelmann stated, so I am curious, why are you going through all this effort and not capturing more space?

Mr. Shibley replied, we want to do minimal effect on the parking. Also with our concept, if we were to add 50 seats, it doesn't really work. Our kitchen can't handle it.

Mr. Varelmann asked, so you don't need that much space?

Mr. Shibley replied, no. There's a fine balance there.

Chairman Miozzi stated, you are actually on the property line with the Yours Truly portion of it.

Mr. Maison asked, between the two parcels?

Chairman Miozzi replied, right. The bank parcel owns that parking lot.

Mr. Maison replied, it's all owned by Musca.

Mr. Shibley stated, if there's ever an interest in selling it, it's two separate things and if he's joining the two lots, he's going to have to go back and reverse it.

Mr. Varelmann stated, you don't have to join them, you just bring the property line down the center of this drive.

Mr. Marquart asked, Mr. Chairman? I did approach the landlord with that solution and there were too many roadblocks within the bank's land lease to really accomplish that. They would have to pretty much renegotiate an entire new deal there. It was our hope that they could amend it. It did not work out that way.

Mr. Lawler stated, I want to get you guys approved because I love the concept, it's just that we don't have enough to approve it right now. We need the details noted or shown somehow that we are discussing. You have another step to go in your design.

Mr. Maison stated, we are going to do everything. I am happy to come back. Do you have a case where you allow that to happen administratively? We'll send you all the documents. It doesn't matter. We can come back.

Mr. Varelmann asked, can we tell them exactly what we want and they can come back and bring it? Or can we note it?

Chairman Miozzi stated, I can note it on there. Obviously, we want the lighting to match. The parapet's going to be made the same size and detail of the one elevation on the left which is actually the elevation it's going to be bumping up to.

Mr. Maison stated, we'll send you the section of the cover and the drainage.

Mr. Varelmann asked, Tom, is there anything you are questioning or that you are not comfortable with and that's why you are asking for that?

Mr. Lawler replied, I just can't see it. It's not reflected here. Even a schematic noting matching sconce lighting, matching can lighting, matching stone coping. It could be super simple. We just need to see it.

Chairman Miozzi stated, we could leave it up to Dan. The coping on the columns are going to match. Obviously the brick is going to match there. Is that sandstone or concrete coping around the columns?

Mr. Maison replied, I think it's cast stone.

Mr. Varelmann asked, and this is all exterior insulation finish system?

Mr. Maison replied, it is.

Mr. Varelmann asked, and this is also?

Mr. Maison replied, yes.

Mr. Varelmann asked, and this is cast stone here?

Mr. Maison replied, it is.

Mr. Varelmann asked, and that's brick to match?

Mr. Lawler stated, it should be brick windowsills and stone on the columns. Do you see what I mean? These are small details.

Mr. Maison replied, understood. You are right.

Mr. Lawler stated, I don't want to make you redo your design.

Mr. Maison stated, no. We want to make you happy. You have a job to do.

Mr. Varelmann stated, having said that, I would be fine with cast stone sills there so it's not everything matching.

Mr. Shibley stated, it would be great if you could itemize it if there's a chance we are getting an approval. We will make sure to make things match that aren't even contemplated because that's just the way we do it to do it right. If we walk away with an answer, based on our schedule, we probably-

Mr. Lawler stated, I will give you a list right now:

- . Coping
- . Brick
- . Eifs
- . Lighting
- . Stone
- . Concrete dimensions
- . Storefront
- . Finish

Ms. Weber stated, you have the option of approving it within the condition that all of the finishes match the existing architecture and then when they come in for their final building permits, obviously Dan is going to review that and if he thinks that doesn't match that condition, he would recommend that they come back to this body for approval.

Mr. Varelmann stated, this is cast stone here. You have that happening here?

Mr. Maison replied, we do.

Mr. Varelmann stated, so to that end, if the sills are cast stone and you prefer that, I would be fine with that.

Mr. Maison stated, we will take your recommendation.

Chairman Miozzi stated, it's a better look. It's more of a maintenance issue.

Mr. Maison replied, if you don't mind, we prefer that.



Chairman Miozzi stated, so the windowsill would be a cast stone.

Mr. Lawler stated, my last question, is the soffit matching?

Mr. Varelmann asked, what is the existing?

Mr. Maison replied, the existing is like a siding.

Mr. Varelmann asked, is it vinyl?

Mr. Maison replied, it might be. We would propose a metal. It's more durable.

Mr. Shibley replied, I am pretty sure back then Musca used vinyl, I would guess.

Chairman Miozzi replied, okay, so I will put in approved as noted to match exterior textures and finishes and silled windows to match coping on columns.

### **DECISION**

Chairman Miozzi, seconded by Mr. Lawler, made a motion to approve the Addition for Yours Truly Restaurant, 6675 Wilson Mills Rd, Maison A&D Architecture as noted:

- **Match Exterior Texture and Finishes and Silled Windows to Match Coping on Columns.**

### **ROLL CALL**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

**Motion Carried**

**Drawings Approved as Noted.**

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**Wall & Monument Sign**  
**Preformed Line Products – PLP**  
**660 Beta Drive**  
**Blink Signs**  
**(Tabled 10/13/22)**

### **. Presentation by Vincent Diionno**

Chairman Miozzi stated, we had some questions last time. I'll let Tom talk on this one.

Mr. Lawler stated, on the building sign, the connections to the back, making sure we were getting the same metal finish back, if you are switching those out or just perforating them. Most of the focus was on the monument sign.

Mr. Varelmann stated, the note was to match existing. What they were showing was not matching existing.

Mr. Lawler stated, and they didn't have the detail on the edge. They called it a stone and it wasn't a stone. It looks like now they are calling it split-faced, so that's good.

Mr. Diionno stated, what we have up there, it's a split faced block which is currently at PLP. It's going to be a split-blocked product. The verbiage was one of the issues and secondly we needed to add some more detail on how it was actually going to be fabricated and how everything's going to come together.

Mr. Lawler asked, can you walk us through the monument sign?

Mr. Diionno asked, the fabrication detail of it?

Mr. Lawler replied, sure.

Mr. Diionno replied, it's just going to be a fabricated monument sign. It will be approximately 18" deep. It's going to be built out of angle with aluminum and facet with back up copy. Basically, the PLP headquarters at Beta Drive would only be illuminated. The blue portion you see behind it would be solid aluminum. The brick base, we fabricated it out of angle, we skin it with concrete board and then it's skinned with an outdoor faux brick with a stacked split-block faux. There's two ways that we anchor it to the concrete board. There's adhesive and on the back side there will be studs so it can properly expand and contract. All the joints have the grout in it so it can properly expand and contract so it doesn't separate.

Mr. Lawler asked, what's this material on the 4" block?

Mr. Diionno replied, traditionally we use 4x1 aluminum U channel. It's cut and mitered at the corners. It will come together real nice. Everything's going to be painted with a finish just like a vehicle would have. The blue and black on there represents painted aluminum. The white copy of the logo represents a transistent copy. That would be LED lit. Everything will be UL listed, approved with a switch steel. It's going to be a continuous piece of steel set below grade approximately 5 feet 6 plus another 6 with the crushed stone below the steel. The total foundation depth will be 6'. The steel will go below grade 66" and then the remaining 6 will be crushed stone or concrete.

Mr. Varelmann asked, is there also a concrete pad above this?

Mr. Diionno replied, no, there's no concrete pads. It's not above grade. There's the rebar.

Mr. Lawler stated, it seems to show above grade.

Mr. Diionno replied, it just doesn't have a raised concrete baseline. Sometimes you will see it when they kind of sit up a little bit.

Mr. Lawler asked, is the U-channel going to weather and rust?

Mr. Diionno replied, everything is going to be sanded and painted.

Mr. Lawler asked, would it be better powder-coated?

Mr. Diionno replied, you can powder-coat it, but everything we spray is with AxCel from Matthews. It's painted, it's baked, it's clear-coated. It will last for the longevity of the sign. It could be 20+ years, but rust will not be an issue. I can guarantee that. Everything's painted. Nothing's pre-finished. This is raw materials put together, sanded, painted. It's not like we are buying the black pre-finish. Everything that comes in is sanded, painted and clear-coated.

Mr. Varelmann asked, what happens on the top of the structure here with the split-face? What's keeping the rain and water out from going into that? What's on top of that?

Mr. Diionno replied, black aluminum.

Mr. Varelmann stated, so it's black aluminum. Does it come over with a drip edge?

Mr. Diionno replied, it does. It's a very small little drip edge.

Mr. Varelmann stated, so it's enclosed with pre-finished sheet metal.

Mr. Diionno replied, we will probably use O-90 aluminum sanded and painted with the same finish as the black. The edge will be up about a quarter-inch, half-inch. You don't really see it on the top. It's just to prevent water from essentially going down below.

Mr. Russell stated, since it's not showing that, it probably should be noted on the plan.

Mr. Diionno replied, we can add more detail to that. If it's something that needs to be in there, it's no problem.

Mr. Russell stated, yes. You will have to submit two sets. We are going to go through the Plans Examiner also.

Mr. Lawler asked, are you putting a pad here because of the weight? What's the reason for the pad?

Mr. Diionno replied, engineering came back and specked it like that. To be honest with you, that's probably how they preferred we do it. The main reason for that is it helps with the sign wanting to sag or go one way or another. That's probably why the engineer threw that on there.

Dr. Triner asked, is there a seal?

Mr. Diionno asked, between where the cabinet meets the skirt?

Dr. Triner stated, ideally that would go on first, right?

Mr. Diionno replied, that aluminum reveal you see is then screwed to the bottom of that cabinet.

Dr. Triner asked, and there's some sort of seal around the interfaces?

Mr. Diionno replied, not between the cabinet and the top of the reveal, but there will be one between the drippage on the bottom of the reveal. Water's not going to come in on the top. It would only be coming in on the bottom. There is a seal on the bottom where that reveal meets that edge.

Mr. Lawler asked, did you guys bring in a sample of this?

Mr. Diionno replied, no, we did not bring one. It's with the client right now. We do not have an actual sample. We would be fine with going to the site and holding a picture up next to the brick, submit it and you can review it like that.

Mr. Lawler stated, the thing I brought up last time was that last time you called it matching and we said it's never going to match. You have faux product that isn't going to weather like real stone whereas the stone on the building is clearly weathered. I don't know how that's going to make us feel one way or the other because it's not going to match.

Mr. Diionno asked, how far did you say it was?

Ron Hinderliter replied, it's well over 100 feet from the building.

Mr. Diionno stated, we originally threw stacked stone on there because we were going back and forth with trying to figure out what type of finish we wanted to do. We changed it to split-faced

block to try to match. That's where the discrepancy came with the verbiage on the original drawing. We were thinking this would be the best option. From the way the viewing angle is on it, it's going to match. One's been out there for however many years and then this is going to be a brand new product. Nothing's going to match perfect. We are trying to match it as best we can. As you are passing it with the minimum visibility of that brick, it's like a retention wall.

Ron Hinderliter replied, in some areas it goes all the way to the top.

Mr. Lawler stated, what I am driving at is I am failing to understand why you guys just didn't go with the masonry structure.

Mr. Diionno replied, it's definitely cheaper. It's an outdoor product.

Mr. Lawler asked, you have a ton of aluminum here. How's it possibly cheaper?

Ron Hinderliter stated, getting a masonry out there would be a whole another trade.

Mr. Lawler stated, a masonry would be out there four hours to put this up.

Mr. Diionno replied, faux is traditionally the product we like to go with, keeping cost as an option. Faux has worked out well. It's meant for this use. It's an outdoor product. It's definitely more cost-efficient.

Mr. Lawler stated, the masonry eliminates your need for a 4" steel post as well. You don't need that anymore with masonry. It carries the weight. It would carry to your slab and to your foundation. The steel post is weighing the sign all the way down. It would be roughly the same amount of concrete to what you are doing here. I disagree that it's a cost-savings. I think it's strictly if you guys want to bring a mason in. A faux product is never going to stand up to a true masonry.

Mr. Varelmann stated, if they did this out of masonry, they would have to do a foundation.

Chairman Miozzi stated, a trench foundation around the perimeter of it. There would be a trench footer to go underneath it.

Mr. Hinderliter stated, you would still need the steel tube to attach the sign to the masonry. You would need the tube no matter what so this is your most cost-effective way of doing that.

Mr. Lawler stated, we disagree on that. I don't like the faux material. I would like to see a sample of that. Whatever you guys want to do, I will follow your lead on that. You say close match. It's not a close match. Bring us a split-faced is what I would say if I was the owner. I

don't know why I would ever entertain a faux product. It looks cheap. Get a real masonry on that.

Mr. Diionno stated, it's not going to look identical if there was real masonry.

Mr. Lawler stated, you can tell something is a faux product. It's a veneer.

Chairman Miozzi stated, we are not going to sit here and go back and forth about split-faced and cultured stone on houses and buildings. If it's going to match or look like it about 100 feet away. We can take a vote whether to approve it as drawn.

Mr. Phillips asked, do you intend to have this landscaping remain and will it be at the base of this?

Mr. Diionno replied, the whole front of the property is torn up now from some project, I'm not sure. It could be fiber optics. We are looking at a pretty significant landscaping effort to get that redone. The landscape will be redone with plants and things.

Mr. Phillips asked, will you have landscaping vegetation closer to the base of the sign?

Mr. Diionno replied, I don't know. I don't want to say there will be. It probably will be very similar to that.

Chairman Miozzi asked, is that something we need to note for landscaping on here?

Mr. Russell replied, they should be telling us if they are going to be doing landscaping around that. That would be up to you guys to say if you want landscaping around that. It doesn't have to be. It's up to you guys.

Chairman Miozzi stated, I will entertain a motion with comments made, coping put on the existing masonry or cultured stone cap.

## **DECISION**

Dr. Triner, seconded by Mr. Varelmann, made a motion to approve the Wall and Monument Sign for Preformed Line Products – PLP, 660 Beta Drive, Blink Signs as noted:

- **Coping put on existing masonry or cultured stone cap.**

**ROLL CALL**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Phillips

Nays: Mr. Lawler

**Motion Carried**

**Drawings Approved as Noted.**

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**Wall Sign**

**Hopebridge Autism Therapy**

**6563 Wilson Mills Rd.**

**Blink Signs**

**(BZA 1/17/23)**

Mr. Russell stated, you approved the parking lot signs. They are here for the wall sign now. It has to go through a variance.

Chairman Miozzi asked, what are we looking at?

Mr. Russell replied, the color and make of it.

Chairman Miozzi stated, so this is going to BZA because the wall is too small for the sign.

Ms. Weber replied, yes, they are going for a variance as provided under our Code.

Mr. Lawler asked, the canopy is what it's for?

Mr. Diionno stated, the sign is extremely small. For this type of wall sign, what does the Code state that the criteria is? I have been going back and forth with Dan with what us and the sign industry call a wall sign or identification sign, you guys were considering something different.

Mr. Russell replied, we don't have anything in our Code for wall signs that I know of. We have something in the Code for the allowable total of signage on the building itself, but I don't know if there's anything specific for a wall sign.

Ms. Weber stated, I apologize. Our Code does not currently permit a sign of this nature.

Mr. Diionno asked, so if you had a retail storefront that put up a sign like a Verizon, what you are you going to say to that type of signage?

Mr. Russell replied, it would be a wall sign typically. If it's on the face of the building, it's a wall sign.

Chairman Miozzi stated, on the area of the front of the building, of that space it's going on. That's why I think they are going to BZA because this area doesn't accommodate that size of a sign that you're looking at putting right here on the wall, correct?

Mr. Russell replied, correct. But there are other spaces there that have small little signs by the door. This is much larger and the Law Department said they would consider this a wall sign, not a placard sign.

Mr. Varelmann stated, I think taking it from the trim to the edge doesn't look very good. It should be made a little bit smaller so it looks like it is a picture put on the wall versus something taking over this whole space. It's not resolved well in my opinion aesthetically going from border to border.

Chairman Miozzi stated, like a picture frame.

Mr. Varelmann agreed. If you eased it in a little bit on the sides, like 6 or 8 inches, it would look so much better.

Chairman Miozzi stated, obviously we have a height issue because of the light.

Mr. Varelmann stated, it encroaches on the light. That looks bad.

Chairman Miozzi stated, I think the sign in general should be higher for people to find from the parking lot.

Mr. Diionno stated, it can be placed above the light. We interpret it as an identification sign in the Code which said no more than 6 foot to grade. That's why we placed it there because we misunderstood what the Code was considering as an identification sign.

Chairman Miozzi stated, that's more for a monument sign. It's like the one we just discussed.

Mr. Diionno stated, it could be raised up. We thought it was 6 foot to grade based on that verbiage.

Mr. Lawler referenced the second last page. You can see landscaping is going to get right up into where that sign is.

Dr. Triner asked, is this the south side or the east side?

Mr. Russell replied, it's the main entrance, south side. There's another door to your right and left that were added.



Dr. Triner asked, the picture we were seeing before, is it the same south side?

Mr. Russell replied, yes.

Dr. Triner stated, there's going to be doors on each side too.

Mr. Diionno replied, they tore the landscaping out and added a door. If you go back to the proposed sign on the wall, you can see where the new doorway and path is.

Mr. Lawler referenced a parking spot right in front of the sign. If there's a car in that spot, you can't see it.

Chairman Miozzi stated, you would have to make it higher.

Mr. Russell stated, it would be a much smaller sign.

Mr. Lawler stated, the whole point of getting it bigger is you can see it. We are talking about landscaping potentially covering it or a car potentially blocking it.

Dr. Triner asked, what was the reason for putting it here?

Mr. Diionno replied, we wanted to put it on the canopy. It was three square foot over.

Mr. Russell stated, the zoning board denied it. It was almost four square feet more.

Mr. Lawler stated, this isn't going to work the way it is presented.

Mr. Varelmann asked, can you come back and show images? Show context so we can see what it looks like. You are giving us just this little snapshot. That's not representing what's happening there. We need some more context there.

Chairman Miozzi asked, how much smaller is the sign going to be in the canopy?

Mr. Russell replied, a little bit smaller, not much, for what the Code says.

Chairman Miozzi stated, it seems like that awning is made to have a sign on there.

Mr. Russell replied, no, they just had the address. I think having the canopy probably makes more sense even though it's a smaller sign, but once they pull in that parking lot, they are going to see it.

Chairman Miozzi stated, the door to the right is for another business too.

Dr. Triner asked, who nixed the canopy sign?

Ms. Weber replied, the Board of Zoning Appeals determined that the applicant didn't demonstrate a practical difficulty which is the standard they have to review in order to grant a variance. So, they denied the variance request.

Mr. Varelmann asked, so what they are proposing here was too big?

Ms. Weber replied, yes. So they needed to seek a variance based on the Code that we have.

Mr. Varelmann referred to the dental practice, *Smiles*, on Wilson Mills approved way back. It met Code. You can see it from the street just fine.

Mr. Lawler stated, my opinion is it was brought here. We can't possibly approve it. It doesn't look good. You are not going to be able to see it well. I would recommend you either find a way to shrink the sign to meet the canopy because that's the best place for it or prove a hardship or raise the sign you have now somehow.

Chairman Miozzi stated, they have to raise the sign. Can you leave the junction box behind the sign with a new light above that sign?

Mr. Varelmann asked, this is another business. If you put a sign here between the two, which door do you go in?

Mr. Diionno replied, they will have something on there that has their logo on it.

Mr. Lawler asked about mechanically fastened to the brick. Would that be on standards? Are you going in through the mortar? How hard would it be for the next tenant if they want to take the sign off?

Mr. Diionno replied, we were planning on putting decorative standers on it that would go right into the brick.

Mr. Lawler asked, not through the mortar joints?

Mr. Diionno replied, not through the mortar joints. We would try to avoid it if possible. The canopy seems like it would be the best thing. He's concerned about visibility.

Mr. Lawler asked, are you going to bring to your client what Steve just told you? If you guys walk out this door, look 45 degrees that way across the street. There's a dental office that says

*Mayfield Smiles.* Go get the scale on that and a photo to take to your client and say this is how big this sign is. It meets Code and you can see it from the street.

Ms. Weber stated, just as a reminder. Our signage code was redone about 3 years ago. This Code now applies.

Mr. Diionno stated, the canopy code kind of contradicts itself. It says it can only be one foot by five but not to exceed six square feet.

Mr. Russell stated, I explained that to you. Those are dimensions that you are allowed to have.

Dr. Triner asked, is there going to be another sign for the other business?

Mr. Russell replied, no.

Chairman Miozzi asked, so if you took that shooting star off Hopebridge, they would get it on the canopy?

Mr. Russell replied, even the letters themselves were vertically too big. The puzzle piece is part of the signage that's there. They won't take that off. It represents autism.

Dr. Triner stated, I remember back when we discussed the Holiday Inn and there was a question about the size of the sign. The ordinances talked about the length of the building in relationship to the sign.

Mr. Russell replied, that's for total signage, right.

Dr. Triner stated, they have almost the whole building there.

Mr. Russell stated, it's on a canopy. Totally separate dimensions are allowed.

Mr. Lawler suggested this item be tabled for resubmittal.

Chairman Miozzi asked, what are we going to let them do?

Mr. Lawler replied, picture frame it, raise it. With it's current elevation I would vote no. You are not going to be able to see it. Like Steve said, it needs to be like a picture frame.

Dr. Triner asked, if they move it to the canopy, do they need a zoning change?

Ms. Weber replied, the applicant had the option to appeal the denial of the variance to Council. That time has expired. They are welcome to reapply with smaller dimensions to either reseek a

smaller variance or shrink it to be within Code and present a practical difficulty to the Board of Zoning Appeals.

Mr. Varelmann asked, so is this your opinion that they could get a variance based on the seven or eight items they have to meet but using their existing sign and logo if it was larger on the canopy, do you think they could meet the conditions for a variance?

Ms. Weber replied, it's not up to me. It's up to the board.

Mr. Varelmann stated, I am just asking for your opinion.

Ms. Weber replied honestly, I really don't really have an opinion either way. It would depend on the board. Those are the options available to the applicant when they come again to get approval.

Mr. Diionno asked, would it qualify for a hardship if we say this is the only thing that the ARB would approve?

Ms. Weber replied, no. When you are looking at this type of variance, you need to show that there's a practical difficulty.

Mr. Diionno stated, I can't recite the seven or eight conditions, but given that that is their standard logo and just because it has the shooting puzzle piece star as part of their logo, that causes it to be bigger.

Mr. Russell replied, it's almost double what was allowed. It was nine square feet of signage and I think they were allowed five total square feet. There's a variance for the size of the letters itself. There's at least two variances for that. Not to say if they decrease it, would they have a better chance? I don't know. The Board couldn't understand why they couldn't comply with the square footage.

Chairman Miozzi asked, is that just based on the lettering?

Mr. Russell replied, the whole sign itself. Letter to letter, side to side and the top. The size of the lettering was larger than that.

Entertain approving shrinking it in from the two sides?

Mr. Varelmann stated, there's not enough context. You can't get a good look or a good feel of how this is going to look aesthetically from the parking lot. They've cropped everything so tight.

### **DECISION**

Chairman Miozzi, seconded by Dr. Triner, made a motion to table the wall sign proposal for Hopebridge Autism Therapy at 6563 Wilson Mills Road for further details as discussed and noted.

### **ROLL CALL**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

**Motion Carried**

**Proposal TABLED**

### **ADJOURNMENT**

There being no further business, Mr. Miozzi, seconded by Mr. Varelmann, made a motion to adjourn the meeting.

### **ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

**Meeting adjourned at 7:12 p.m.**

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Chairman

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Secretary