



# Board of Zoning Appeals Application

*BZA 4/16/24*

**Application Date:**

**Meeting Date:**

**B.O.A. Application Fee: \$50 + 3% State Fee**

Pursuant to the Village of Mayfield Charter and Zoning Code, the undersigned hereby submits attached information and requests a hearing before the Board of Zoning Appeals for the following purposes:

- (Please Check Request)
- AREA VARIANCE
  - NON-CONFORMING USE
  - USE VARIANCE
  - OTHER APPEAL

**Owner**  
 Name: MAYFIELD CITY SCHOOLS  
 Address: 1101 SOM CENTER RD  
 Phone: 440-995-6808 Fax: 440-995-7205  
 E-mail: [REDACTED]

**Representative at Hearing (if different than Owner)**  
 Name: JEFF HENDERSON  
 Address: 4230 RIVER ST.  
 Phone: [REDACTED] Fax: [REDACTED]  
 E-mail: [REDACTED]

*See additional variance request*

Nature of Request (e.g., side yard setback variance)	Code Section	Description
1. USE/LOCATION	1157.06 (2)	Sign in front yard, accessory use w/ no building, residential zoned lot
2. LIGHTING OF SIGN	1185.05 (f)	Proposed to have a video screen.
3. AREA OF SIGN	1185.08 (2) 1185.09 (f)	Exceeds area.

**NOTE:** A narrative is required with this application. When applying for an "area" variance, the attached supplemental information demonstrating "PRACTICAL DIFFICULTY" is required. When applying for a "use" variance, the attached supplemental information demonstrating an "UNNECESSARY HARDSHIP" is required. (MVCO 1105.02.)

Also see the Procedural Outline for Applicants for further information and instructions.

APPLICANT'S SIGNATURE: *[Signature]*  
 DATE: 4-1-2024

PROPERTY OWNER'S SIGNATURE: *[Signature]*  
 DATE: 4-1-2024

**BOARD OF ZONING APPEALS**

**Use Variance Application Supplemental Information**

**Application for property located at:**

*SEE ATTACHED.*

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“Use” Variances from the terms of the Code shall not be granted by the Board of Zoning Appeals unless the *“evidence demonstrates that the literal enforcement of this Planning and Zoning Code will result in an unnecessary hardship.”* Use variances are not permitted if the property is located in a residential district.

In determining “unnecessary hardship”, the Board of Zoning Appeals will consider the following factors:

1. Did the property owner purchase the property with knowledge of the zoning restriction? Please include in your answer a statement as to whether or not the zoning restriction was in effect when the property was purchased.

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2. If the property owner purchased the property with knowledge of the zoning restrictions, has there been a change in conditions on adjacent property that creates a hardship? Please include in your answer whether or not the surrounding uses have changed since the purchase of the property.

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3. What unique characteristics of the property justify the granting of the variance? Please include in your answer any differences in the property from surrounding properties.

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4. Is there no economically feasible use of the property without the granting of the variance? Please include in your answer why the property cannot be used without the granting of the variance.

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5. Is the property unsuitable for any of the uses permitted by the zoning code? Please include in your answer what the property can be used for under the zoning code.

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6. Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting a variance? Please include in your answer why the purpose of the zoning code, to protect the health, safety, and welfare of the residents, will continue if the variance is granted.

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SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**April 2, 2024**

Daniel Russell  
Building Commissioner  
Mayfield Village Building Department  
6622 Wilson Mills Road  
Mayfield Village, Ohio 44143

**Re: Mayfield HS New Entry Monumental Sign  
6140 Willson Mills Road  
Application to Board of Zoning Appeals**

Dear Mr. Russell,

The following is supplemental information requested by the Application for a Use Variance, Items 1-6.

- 1) The subject property was acquired by the School District to accommodate the new entry drive at the intersection of Wilson Mills Road and Minor Road. All the properties, including the entire school property, are zoned Residential. All the zoning restrictions were in place prior to its acquisition and have affected all the School District improvements over the years.
- 2) The surrounding uses have not changed since the purchase of the property.
- 3) The location of the new main entry directly across from Minor will improve traffic circulation in-to and out-of the main school campus. To properly accommodate the entry and maintain proper sight lines for ingress and egress, the adjacent parcel was purchased. The only construction anticipated for this parcel was the School Campus sign.
- 4) Economical use was not an issue, however, it is appropriate to locate the entry sign on that parcel as a front door to the entire school campus and is appropriately scaled for the facility it represents.
- 5) There are no other uses on that parcel that would be appropriate for school uses.
- 6) The spirit and intent of the zoning requirement would be observed and substantial justice done by granting a variance. The school campus has been a neighbor with the surrounding neighborhood for over 50 years. The granting of all required variances would be in keeping with the spirit of that history of cooperation.

Please let me know if you have any questions or need additional information.

Regards,



**Jeffrey A. Henderson, RA, NCARB**  
**ThenDesign Architecture**

**April 2, 2024**

Daniel Russell  
Building Commissioner  
Mayfield Village Building Department  
6622 Wilson Mills Road  
Mayfield Village, Ohio 44143

**Re: Mayfield HS New Entry Monumental Sign  
6140 Willson Mills Road  
Application to Board of Zoning Appeals**

Dear Mr. Russell,

Enclosed is the submission to the Board of Zoning Appeals for variances associated with a new, proposed monumental sign. Included are site plans and sign elevations and details. The existing signs will be removed in entirety from their current locations. Portions of the existing sign are being re-installed at the new location. Refer to the sign details.

Zoning variances will be required due to its location on a vacant parcel that was acquired by the School District. The 1.37-acre parcel (PPN #831-33-001) has 155 feet of frontage on Wilson Mills Rd. The entire school campus is zoned Residential. I have identified variances on the application but others may be required from your review.

Attached to the Application is a narrative responding to the Use Variance Application Supplemental Information.

Please let me know if you have any questions or need additional information.

Regards,



**Jeffrey A. Henderson, RA, NCARB**  
**ThenDesign Architecture**



MAYOR BRENDA T. BODNAR  
mayfieldvillage.com

**BUILDING DEPARTMENT**  
Daniel T. Russell, Building Commissioner  
6622 Wilson Mills Road  
Mayfield Village, OH 44143  
440.461.2213 • Fax: 440.442.5077  
drussell@mayfieldvillage.com

## MEMO

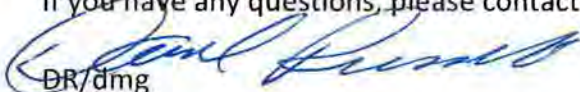
To: Board of Zoning Appeals Members  
From: Dan Russell, Building Commissioner  
Date: April 2, 2024

**Re: 6140 Wilson Mills Rd. – New Ground Sign - PP #831-33-001**

The applicant is requesting multiple zoning variances to install a new ground sign.  
The variances requested are listed below;

1. A request for a variance from Section 1185.05 (f) Illumination; to allow for a new ground sign to be illuminated in a residential district.
2. A request for a variance from Section 1185.09 (f) Residential One and Two Family Districts; to allow for a new ground sign over the one square foot in area.
3. A request for a variance from Section 1185.07 (d) (3) & (13) Prohibited Signs; flashing sign.
4. A request for a variance from Section 1185.11 (a)(3) Ground signs; height of a ground sign. The plan shows the height of the sign as 9' 6", the code allows a 6' foot high sign. A variance of 3' 6" is required.
5. A request for a variance from Section 1185.11 (a)(3) Ground signs; ground sign must be 30 feet from the right of way. The plan shows 25' feet from the right of way. A 5' foot variance is required.
6. A request for a variance from Section 1157.06 (a) Accessory Buildings & Structures; to install an accessory structure (ground sign) on a parcel of land without a main structure.

If you have any questions, please contact me at 440-461-2213.

  
DR/dmg

Enclosure: Sections 1185.05, 1185.09, 1185.07, 1185.11, 1157.06

- (f) Relation to Traffic Devices. Signs shall not be erected so as to obstruct sight lines along any public way, traffic control lights, street name signs at intersections or street sight lines. Signs visible from the sight lines along a street shall not contain an arrow or words such as "stop", "go", "slow", etc., and the movement, content, coloring or manner of illumination shall not resemble highway traffic signs or interfere with the sight lines of a traffic signal.
- (g) Other Safety Requirements. No sign shall be erected or placed so that any part thereof shall be within a fifteen foot distance of public utility electric conductors, carrying not more than 600 volts, and for conductors carrying more than 600 volts, not within a distance of thirty feet of such conductors, except that this provision shall not apply to electric conductors which serve the sign.  
(Ord. 2019-09. Passed 4-15-19.)

### **1185.05 ILLUMINATION.**

- (a) Light sources to illuminate signs shall be shielded from all adjacent residential buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists or as to cause reasonable objection from adjacent residential districts, and shall be concentrated on the area of sign.
- (b) Animated, blinking, flashing, fluttering, moving or outlined illumination shall not be permitted in any district. Beacon lights and search lights are prohibited. No sign shall be constructed and/or operated to create an appearance of illusion of writing.
- (c) No exposed reflective type bulbs, neon tube illumination bent to form letters or symbols or used other than to backlight silhouetted letters or for the internal illumination of plastic faced signs or letters, or strobe lights or incandescent lamps which exceed fifteen watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property. No illuminated signs shall be permitted in the window or on the door of any premises. Illuminated signs, as the same are permitted by this section, are limited to the exterior of the building only. Neon tubing shall not be visible to the eye and shall not be closer than one inch to the plastic face or letter of any sign.
- (d) The methods of illumination permitted are colored light, illuminated surface colors, internal illumination (a light source concealed or contained within the sign, and which becomes visible in darkness through a translucent surface), and indirect illumination (a light source not seen directly), provided that within residential areas or within 500 feet thereof only white shall be permitted.
- (e) Display signs illuminated by electricity, or equipped in any way with electric devices or appliances, shall conform in wiring and appliances to the provisions of the National Electrical Code and there shall be a locktype switch.
- (f) Signs in residential districts shall not be illuminated.
- (g) In all zone districts, illuminated signs shall be turned off no later than 11:00 p.m. or when the premises are closed for business, whichever is later.  
(Ord. 2019-09. Passed 4-15-19.)

**1185.06 MAINTENANCE AND REMOVAL.**

(a) All signs and sign structures shall be maintained in good repair and in a safe, attractive condition, free of structural defects and electrical violations so as not to constitute a blight or deteriorating influence on adjacent property or a safety hazard. Signs which no longer serve the purpose for which they were intended or which have been abandoned or are not maintained in accordance with this section, and other applicable regulations of the Municipality shall be removed by the person on whose premises such sign is displayed or by the Municipality at the expense of such person. Any commercial sign now or hereafter existing which no longer advertises a bonafide business conducted shall be removed. These removal provisions shall not apply where a succeeding owner or lessee conducts the same type of business and agrees to maintain the sign as provided in this chapter or changes copy on the signs to advertise the type of business being conducted, and provided the sign complies with all other provisions of this chapter.

(b) The Building Department shall inspect, as it deems necessary, each sign or other structure regulated by this chapter for the purpose of ascertaining whether the same is secure or whether it is in need of removal or repair.

(c) The occupant or owner of any premises upon which a violation of this chapter is apparent or the owner of any sign placed or remaining anywhere in violation of this chapter shall be deemed responsible for the violation so evidenced and subject to the penalty provided therefor.

(d) Upon removal of signs, the area affected shall be substantially restored to its original condition before the sign was erected or attached. Non-inclusive example: Any holes in a building or wall thereof or in the ground shall be repaired and restored substantially to their original status. (Ord. 2019-09. Passed 4-15-19.)

**1185.07 PROHIBITED SIGNS.**

(a) Signs are prohibited in all districts unless constructed in compliance with the codified ordinances of Mayfield Village and any other applicable regulations, or a variance granted pursuant to Chapter 1185.

(b) Any sign requiring a permit in accordance with this Chapter and not having said permit shall be prohibited.

(c) Unattended signs on public property, including but not limited to Village parks and rights-of-way, shall be considered abandoned signs. These abandoned signs may be disposed of or destroyed without notice. Such disposal or destruction is not subject to appeal.

(d) The following signs are prohibited in all districts within the Municipality:

- (1) Abandoned Signs;
- (2) Signs which bear or contain statements, words or pictures of an obscene, pornographic or immoral character, or which contain advertising matter which is deceptive or untruthful;
- (3) Flashing signs;
- (4) Signs which are placed on utility poles, trees, fences, yard structures or other signs;
- (5) Attraction devices;
- (6) Signs which are placed on or over a municipal, county or state right-of-way except as may otherwise be provided in this chapter;

- (7) Murals;
  - (8) Pole signs;
  - (9) Animated Signs;
  - (10) Attraction Devices;
  - (11) Billboard;
  - (12) Blade Sign;
  - (13) Flashing Sign;
  - (14) Gas Inflatable Sign for advertising or other commercial purpose;
  - (15) Mural;
  - (16) Pole Sign; and
  - (17) Roof Sign.
- (Ord. 2019-09. Passed 4-15-19.)

#### **1185.08 SIGNS PERMITTED IN ANY DISTRICT.**

The following signs are authorized in every district:

- (a) Signs erected and maintained by the Federal government or the State of Ohio pursuant to law.
- (b) Any sign required to be posted by the Federal government, the State of Ohio, or a court of competent jurisdiction.
- (c) Signs erected and maintained by this Municipality.
- (d) Signs required to be posted by this Municipality.
- (e) Address Signs subject to size and location restrictions contained in this chapter.
- (f) Bandit Signs shall be permitted on private property subject to the following regulations, unless otherwise proved in this Chapter:
  - (1) Such signs shall be located not less than 10 feet from the edge of the roadway surface.
  - (2) No sign shall exceed six square feet in area.
  - (3) Such signs shall not be illuminated in any manner.
  - (4) Such sign shall be located as close to the center of the property as possible as measured by the front footage, but in no event less than 10 feet from the property line.
  - (5) Such signs shall not present a vision problem to vehicular traffic as determined by the Chief of Police.
  - (6) Such signs shall be either parallel or perpendicular to the frontage street of such property.
  - (7) Such signs shall be displayed in front yards only, and if a vacant lot, shall be displayed in the front half of the yard.
  - (8) Signs shall be securely fastened to the support stakes or posts, and inserted or anchored to the ground in such a fashion that weather conditions will not cause them to fall, bend, lean or twist.
  - (9) Any damage to property caused by the signs shall be repaired upon removal. (Ord. 2019-09. Passed 4-15-19.)

#### **1185.09 RESIDENTIAL ONE AND TWO FAMILY DISTRICTS; PLANNED RESIDENTIAL DEVELOPMENT DISTRICTS.**

Signs in residential one and two-family districts and Planned Residential Development Districts shall be designed, erected, altered, moved and maintained in whole or in part, in accordance with these regulations. Only the following type of signs shall be permitted as to use, structure, size and number and shall be regulated as follows:



- (a) Integral Signs. One integral sign not to exceed two square feet in area.
- (b) Nameplate. One nameplate not to exceed one square foot in area, with lettering not to exceed four inches in height and to be located not less than ten feet from any lot line of the premises.
- (c) Address Signs. Two street address residential name signs not exceeding two square feet each in area shall be permitted. Such signs may be allowed on mailboxes, but shall otherwise be located at least six feet from the nearest property line and shall not be over five feet above ground. Signs permitted under this subsection attached to the house shall not exceed six inches in height and those attached to a mailbox shall not exceed four inches in height. Numerals on signs permitted under this subsection shall not be in script.
- (d) Bandit Signs. One temporary bandit sign of each kind not exceeding six square feet in area or three feet in height above natural grade shall be permitted for each dwelling or lot. Such sign shall be located within the width of the residential dwelling located on the property. However, two such signs shall be permitted on a single parcel which abuts two streets subject to the regulations herein. Directional arrows not exceeding three square feet in area are permitted provided that the top of the sign shall not exceed three feet in height above natural grade, placed not less than three feet from any lot line and provided that any such sign shall be removed by sundown. All signs permitted on a temporary basis, and not otherwise limited to a specific term, shall not be permitted beyond six months.
- (e) Snipe Signs. One temporary snipe sign not exceeding three square feet in area shall be permitted for each dwelling or lot which shall remain erected only for a period not to exceed three days. In addition, one additional sign, not to exceed three square feet in area, shall be permitted to be posted at the corner of the street on which the lot is located and which sign shall remain erected only for a period not to exceed three days. R of way?
- (f) Ground Signs and Window Signs. One Ground Sign and/or Window not to exceed one square foot in area.  
(Ord. 2019-09. Passed 4-15-19.)

#### 1185.10 APARTMENT HOUSE AND RESTRICTED MULTI-STORY APARTMENT HOUSE DISTRICTS.

Signs in Apartment House and Restricted Multi-Story Apartment House Districts shall be designed, erected, altered, moved and maintained in whole or in part, in accordance with these regulations. Only the following type of signs shall be permitted as to use, structure, size and number and shall be regulated as follows:

- (a) Directional Signs. Two directional signs of permanent construction each not exceeding four square feet in area or four feet in height above natural grade indicating traffic routes within parking areas or driveways shall be permitted at any entrance/exit to a building or lot, provided that no part of the sign or the support thereof is located less than two feet from any lot line. Horizontal directional signs on and flush with paved areas are exempt from these standards. Illumination is permitted subject to the requirements of this chapter.
- (b) Identification Signs. One identification sign not to exceed thirty-two square feet in area and four feet in height per complex shall be permitted provided that such sign is located not less than thirty feet from the right-of-way.

- (c) Integral Signs. One integral sign not exceeding two square feet in area shall be permitted.
- (d) Street Number Signs. Two street number signs not exceeding two square feet in area shall be permitted for each building. Such signs shall be located not less than ten feet from the nearest property line and shall not be over five feet above ground. For purposes of this section, one sign indicating the name of a building shall be permitted which shall not exceed four square feet in area and shall be attached to the building.
- (e) Ground Signs and Window Signs. One Ground Sign and/or Window not to exceed one square foot in area.  
(Ord. 2019-09. Passed 4-15-19.)

**1185.11 LOCAL BUSINESS, SMALL OFFICE BUILDING, MOTORIST SERVICE DISTRICT, OFFICE LABORATORY AND PRODUCTION DISTRIBUTION DISTRICTS.**

Signs in Local Business, Small Office Building, Motorist Service District, Office Laboratory and Production Distribution Districts shall be designed, erected, altered and moved in whole or in part in accordance with the following regulations:

- (a) Types of Signs Permitted.
  - (1) Canopy signs. Canopy signs may be attached to the soffit or fascia of a canopy or may be surface mounted to the underside of the canopy. Canopy signs shall not exceed five square feet in area. The vertical dimension shall not exceed one foot and the horizontal dimension shall not exceed six feet.
  - (2) Directory signs. One directory sign not to exceed six feet in height and thirty-two square feet in area and shall be located not less than thirty feet from the right-of-way.
  - (3) Ground signs. One ground sign not to exceed six feet in height with a maximum permitted area of 100 square feet. Any such sign shall be no closer than ten feet from any property line; five feet from a driveway and thirty feet from the right-of-way. Supporting columns and structural trim exceeding twenty-five percent (25%) of the sign face area shall be considered sign face area. All ground signs shall be placed perpendicular to the street.
  - (4) Identification signs. One identification sign shall be permitted not to exceed thirty-two square feet in area and six feet above grade. Such signs shall be no closer than feet from the right-of-way.
  - (5) Integral signs. One integral sign shall be permitted not to exceed two square feet in area.
  - (6) Nameplates. One nameplate not to exceed one square foot in area for each store or office unit in the building.
  - (7) Temporary signs. In addition to the Temporary Sign permitted to be displayed at the street frontage, no more than one temporary sign shall be permitted on the rear of each of the six businesses or property units that has visibility from I-271, abuts I-271 and maintains frontage on Beta Drive, after approval by the Building Commissioner, as to the size, material, shape and location relative to the building and so long as the sign conforms to all of the regulations set forth below:

- A. The sign shall be permitted for an initial six month period. The initial six month period shall be automatically extended, by approval of the Building Commissioner, so long as the sign is found to be in good condition and repair and not in an unsightly, hazardous or deteriorating condition and complies with all the provisions of Section 1185.06.
  - B. The sign shall be affixed to the building and in a location parallel to I-271.
  - C. The sign shall not exceed 120 square feet of total sign coverage. The maximum square footage of total sign coverage permitted herein shall be excluded from the total maximum area permitted for all signs as set forth in Section 1185.11(b).
- (8) A-Frame Signs shall be permitted after approval by the Building Commissioner as to their size and location and so long as the A-Frame Sign conforms with the regulations set forth below:
- A. Such signs shall not exceed three (3) feet in height or two (2) feet in width.
  - B. Such signs shall be placed no more than five (5) feet from the front of the building and may encroach upon the public right-of-way provided an unobstructed walkway is reserved for such public passage.
  - C. Signs shall be permitted during business hours only.
- (9) Banners shall be permitted after approval by the Building Commissioner as to their size and location and so long as the banners conform with the regulations set forth below:
- A. The banner shall be attached to the front of the building and shall not be displayed for longer than 30 days for periods not to exceed twice in any calendar year.
  - B. The banner shall not exceed 20 square feet of total sign coverage at any given display event; and
  - C. No more than one of the same banner may be erected or displayed for any at any one time.
- (b) Maximum Area and Number of Signs Permitted. The maximum area permitted for all signs shall be based upon one square foot of sign face area per lineal foot frontage of the building as measured on a horizontal plane. No sign shall have letters larger than eighteen inches in height, nor shall any one sign exceed 100 square feet in area.
- (c) Total Allowable Sign Space. The Building Commissioner is directed to allocate the total allowable sign space for a building among the individual units as follows: maximum square footage allowed for the building, prorated to the front footage of each building tenant.
- (d) Buildings or lots having frontage on a second street or a secondary entrance to a parking area may be permitted additional signs along such secondary streets which shall, however, not exceed twenty percent (20%) of the area of the signs permitted along the main facade; however, any additional sign area allowed as a result hereof shall only be used on the building facade facing the second street or on the portion of the same lot on the second street.

**1157.03 OCCUPANCY REGULATIONS.**

(a) Family. In a Class U-1 and U-2 Use District, the definition of "family", as found in Section 1145.01(k) is hereby modified and amended to read as follows:

"Family" means one or more persons, related by blood, marriage or adoption, or a family foster home or not more than three persons not related by blood, marriage or adoption, who live together in a dwelling unit as a nonprofit housekeeping unit, as distinguished from a group occupying a boarding, lodging or tourist house, sorority or fraternity house, hotel or motel. A "family foster home" means a family related by blood, adoption or marriage as defined above with no more than five (5) foster children.

(b) Number of Persons Who May Occupy a Dwelling Unit. No person shall maintain, own or lease a dwelling unit (which is defined as a single dwelling house or half of a two family dwelling house) unless it contains at least 300 square feet of habitable floor area for the first occupant and at least 200 additional square feet of habitable floor area for every additional occupant thereof, but in no case shall any dwelling unit contain less than the minimum number of square feet of habitable area required by any ordinance of the Municipality. Habitable floor area shall be considered to mean the floor area in rooms used for living, sleeping, eating or cooking, and complying with Chapter 1321 of the Building Code, as amended, pertaining to height and area, and not counting bathrooms, lavatories, closets or basement rooms. (Ord. 2018-18. Passed 7-16-18.)

**1157.04 APARTMENT HOUSE DISTRICT.**

In a Class U-3 District no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for a Local Business District or Class U-5, U-6 or U-7 use. In a Class U-3 District no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used except for a class U-1, U-2 or U-3 use.

(Ord. 159. Passed 5-20-35; Ord. 960. Passed 7-18-66.)

**1157.05 RESTRICTED MULTI-STORY APARTMENT HOUSE DISTRICT.**

(EDITOR'S NOTE This section was repealed by Ordinance 89-25, approved by voters November 7, 1989.)

**1157.06 ACCESSORY BUILDINGS AND STRUCTURES.**

(a) In General. An accessory building or structure, as defined by Section 1113.06 of this Code and including those buildings or structures less than two hundred (200) square feet, customarily incident to a Class U-1 or U-2 use shall also be permitted in, respectively, a Class U-1 or U-2 District, provided such accessory building or structure is located in the rear yard and upon the same lot with the building to which it is accessory. Buildings and structures two hundred (200) square feet or larger shall also require a building permit from the Building Department.

(b) Not Habitable. No accessory building or structure shall be designed, constructed, arranged or used as a habitable dwelling in whole or in part.

(c) Height. No accessory building or structure in a Class U-1 or U-2 District shall exceed fifteen (15) feet in height.

**CHAPTER 1157**  
**Residential Districts**

<p>1157.01 Single-family House District. 1157.02 Two-family House District. 1157.03 Occupancy regulations. 1157.04 Apartment House District. 1157.05 Restricted Multi-story Apartment House District. (Repealed)</p>	<p>1157.06 Accessory buildings and structures. 1157.07 Parking regulations. 1157.08 Fences; permit; fee. 1157.09 Home occupations. 1157.10 Patios; permit; fee.</p>
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**CROSS REFERENCES**

Dwelling definitions - see P. & Z. 1113.08  
 Lot defined - see P. & Z. 1113. 14  
 Lot area per family - see P. & Z. 1181.03  
 Floor area of apartment units - see P. & Z. 1181.04  
 Accessways to rear buildings - see P. & Z. 1181.05  
 Width of lot for dwellings - see P. & Z. 1181.06  
 Yards - see P. & Z. 1181.07  
 Swimming pool fences - see BLDG. 1341.12  
 Storage of recreation vehicles - see BLDG. Ch. 1373

**1157.01 SINGLE-FAMILY HOUSE DISTRICT.**

In a Class U-1 District, no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used, for a Class U-2, U-3, Local Business District, U-5, U-6 or U-7 use. In a Class U-1 District, no building or premises shall be used, and no building shall be erected, which is arranged, intended or designed to be used except for a Class U-1 use. In any part of a Class U-1 District that is within a Class A-1 District, no building shall be used and no building shall be erected which is arranged, intended or designed to be used as a semi-detached single family dwelling or double house.  
 (Ord. 88-29. Approved by voters 5-2-89.)

**1157.02 TWO-FAMILY HOUSE DISTRICT.**

In a Class U-2 District no building or premises shall be used, and no building shall be erected, which is arranged, intended or designed to be used, for a class U-3, Local Business District, U-5, U-6 or U-7 use. In a Class U-2 District no building or premises shall be used which is arranged, intended or designed to be used, except for a class U-1 or U-2 use.  
 (Ord. 159. Passed 5-20-35; Ord. 960. Passed 7-18-66.)



PROPOSED SIGN

WILSON MILLS RD

PARCEL 831-33-001

MAYFIELD HIGH SCHOOL  
AERIAL PHOTO - SITE  
APRIL 1, 2024

ROBIN CIR

CERD

82220005

82220011

82220006

82220044

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82223005

822230

83131035

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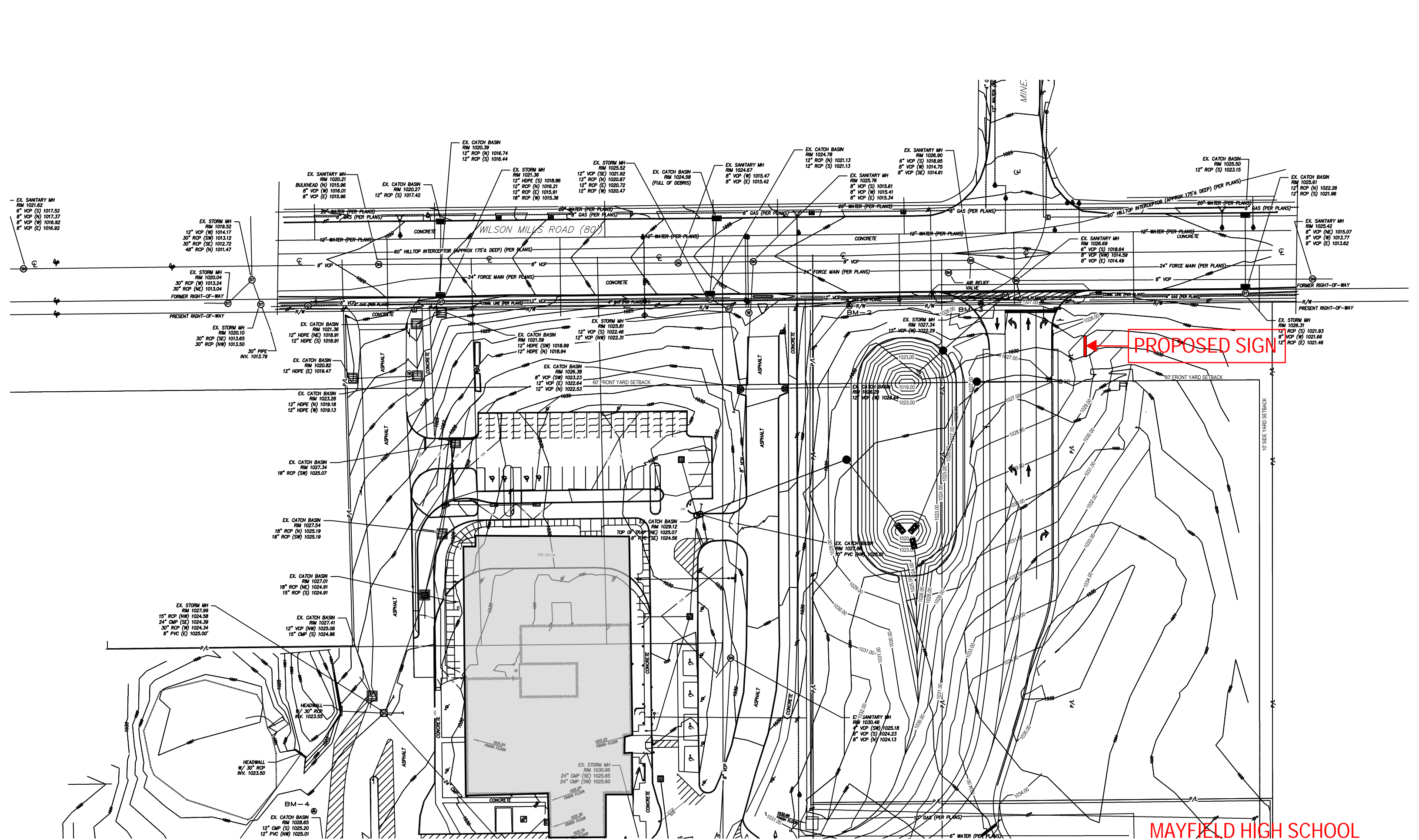
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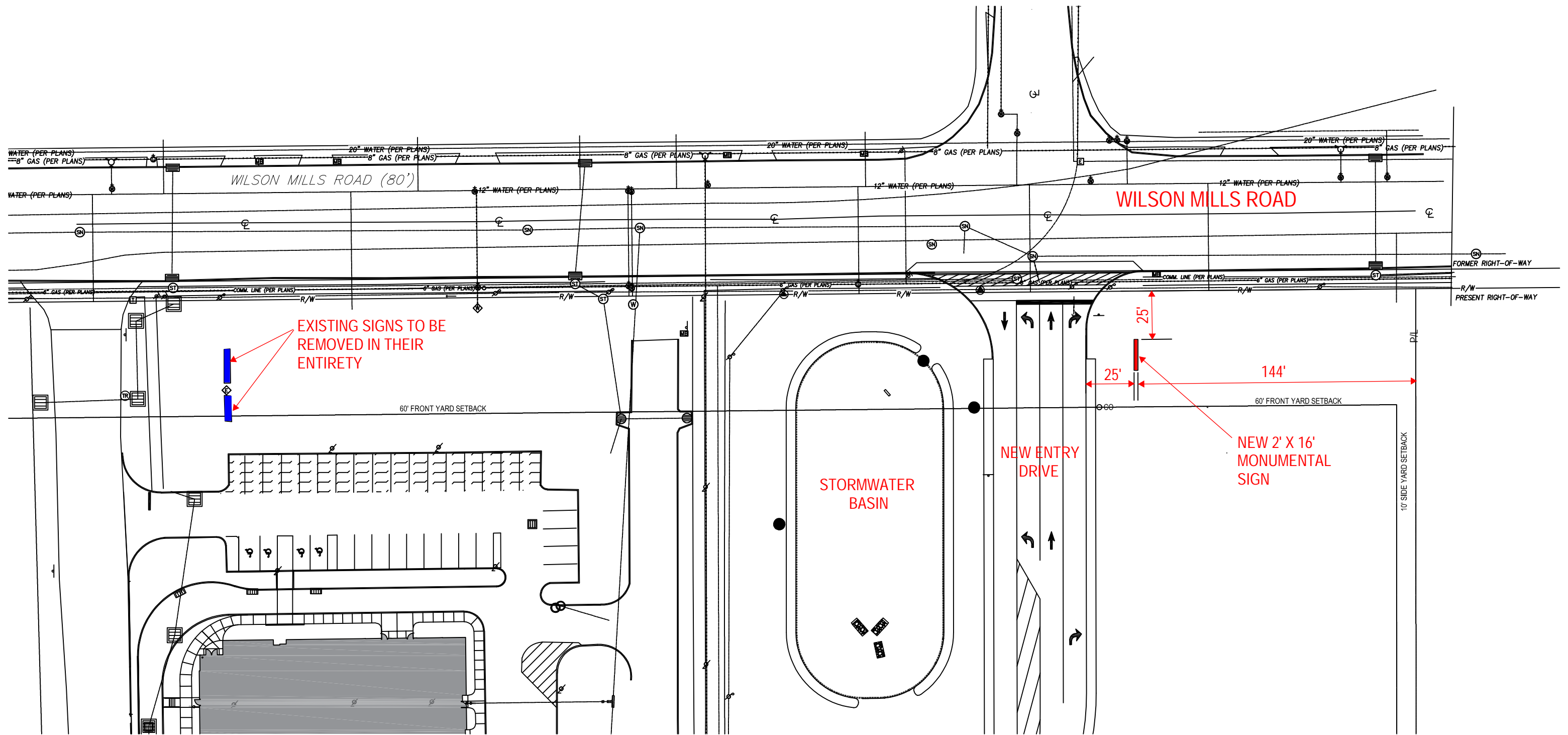
83133077

83133060



PROPOSED SIGN

MAYFIELD HIGH SCHOOL  
 SITE PLAN  
 SCALE: 1"=60"



MAYFIELD HIGH SCHOOL  
 MONUMENTAL SIGN - SITE PLAN  
 SCALE: 1" = 50'



MONUMENT SIGN  
-double sided



EXISTING SIGN



Please verify ALL artwork, spelling, and grammar are correct. Once approved, artwork is final and will be produced as such. Remakes are at customers expense.

<b>PROJECT NAME:</b>	MAYFIELD HIGH SCHOOL MONUMENT SIGN
<b>CLIENT:</b>	WHITEHOUSE CONSTRUCTION
<b>PROJECT ADDRESS:</b>	6116 WILSON MILLS RD. MAYFIELD OH
<b>ORDER NUMBER:</b>	27628
<b>NOTES:</b>	Notes:
<b>REVISIONS:</b>	1: 2: 3: 4: 5: 6: 7:
<b>FILE NAME:</b>	Mayfield High School Monument.fs
<b>PROOF DATE:</b>	2/20/2024
<b>PROOF TIME:</b>	12:27:00 AM
<b>DRAWN BY:</b>	Name

**Signarama**  
Sign & Graphics Company  
Cleveland, OH  
18200 South Miles Rd. Cleveland, OH 44128  
440-442-5002 www.SignaramaOH.com

APPROVED FOR PRODUCTION

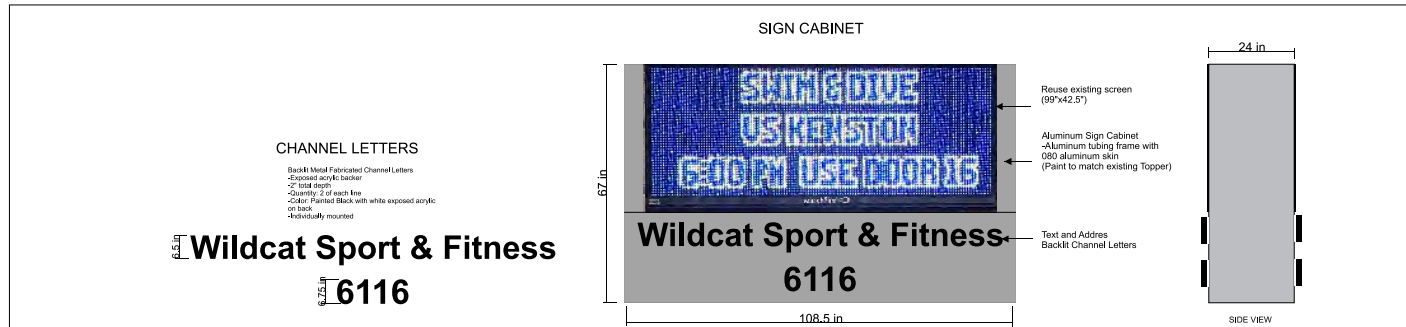
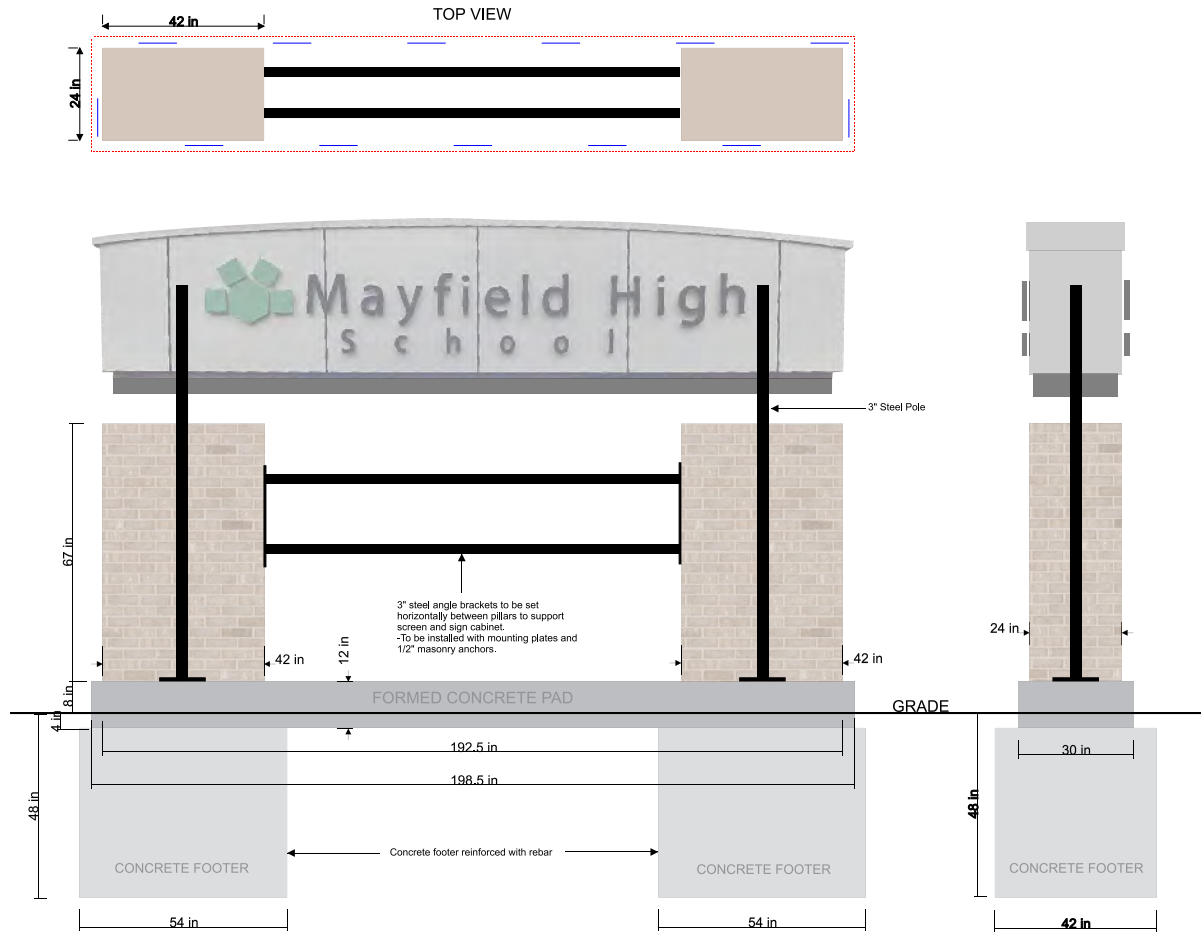
APPROVED AS NOTED

REVISION NEEDED

SIGNATURE: PRINT / SIGN / DATE

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STRUCTURAL DETAILS



PROJECT NAME:	MAYFIELD HIGH SCHOOL MONUMENT SIGN
CLIENT:	WHITEHOUSE CONSTRUCTION
PROJECT ADDRESS:	6116 WILSON MILLS RD. MAYFIELD OH
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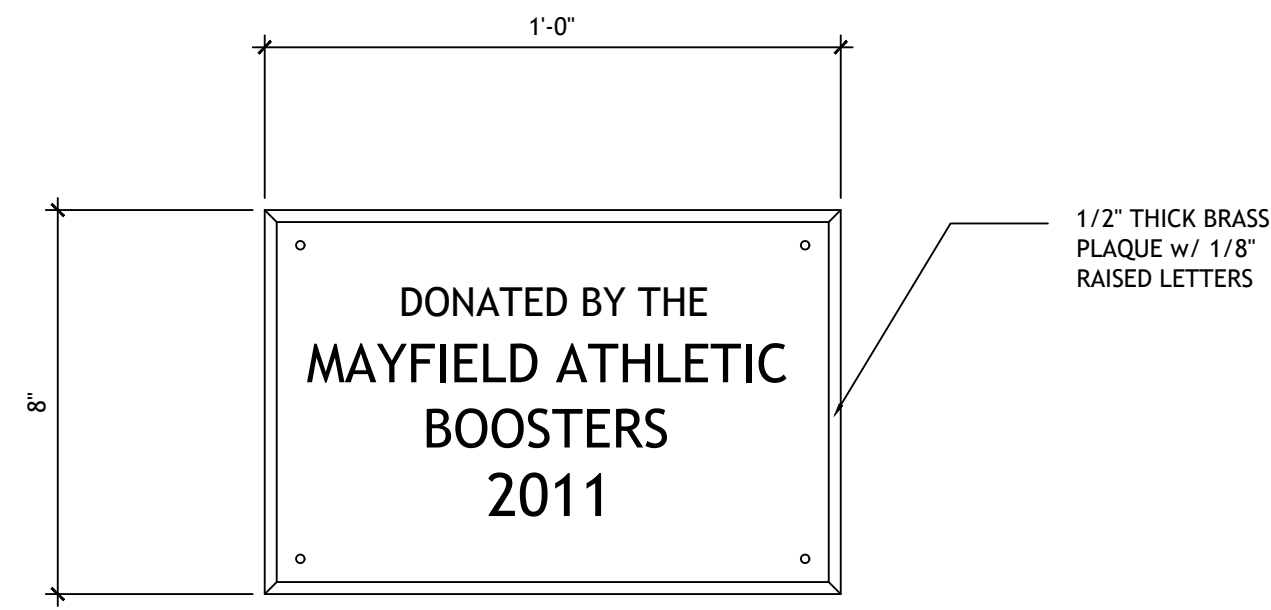
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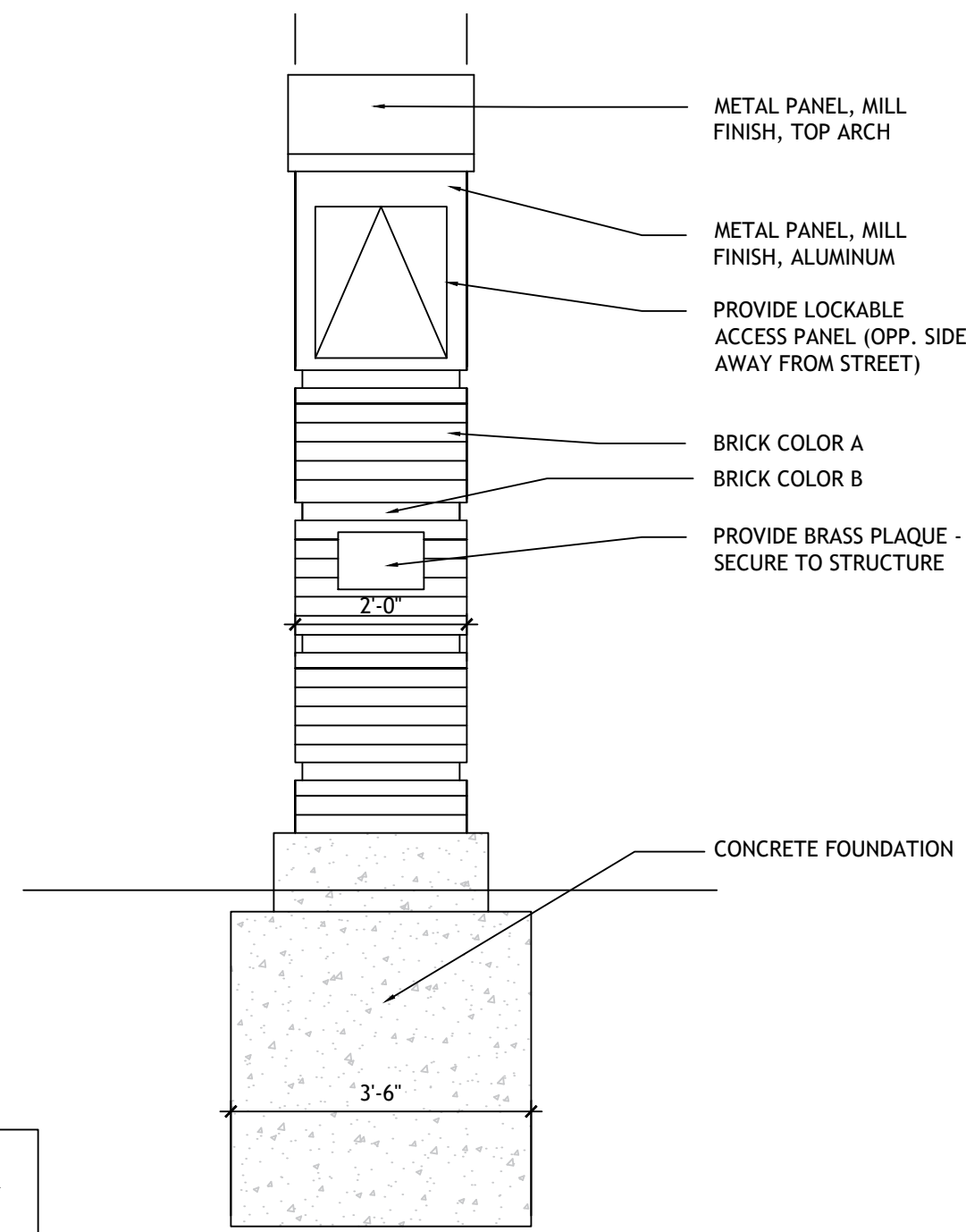
APPROVED AS NOTED

REVISION NEEDED

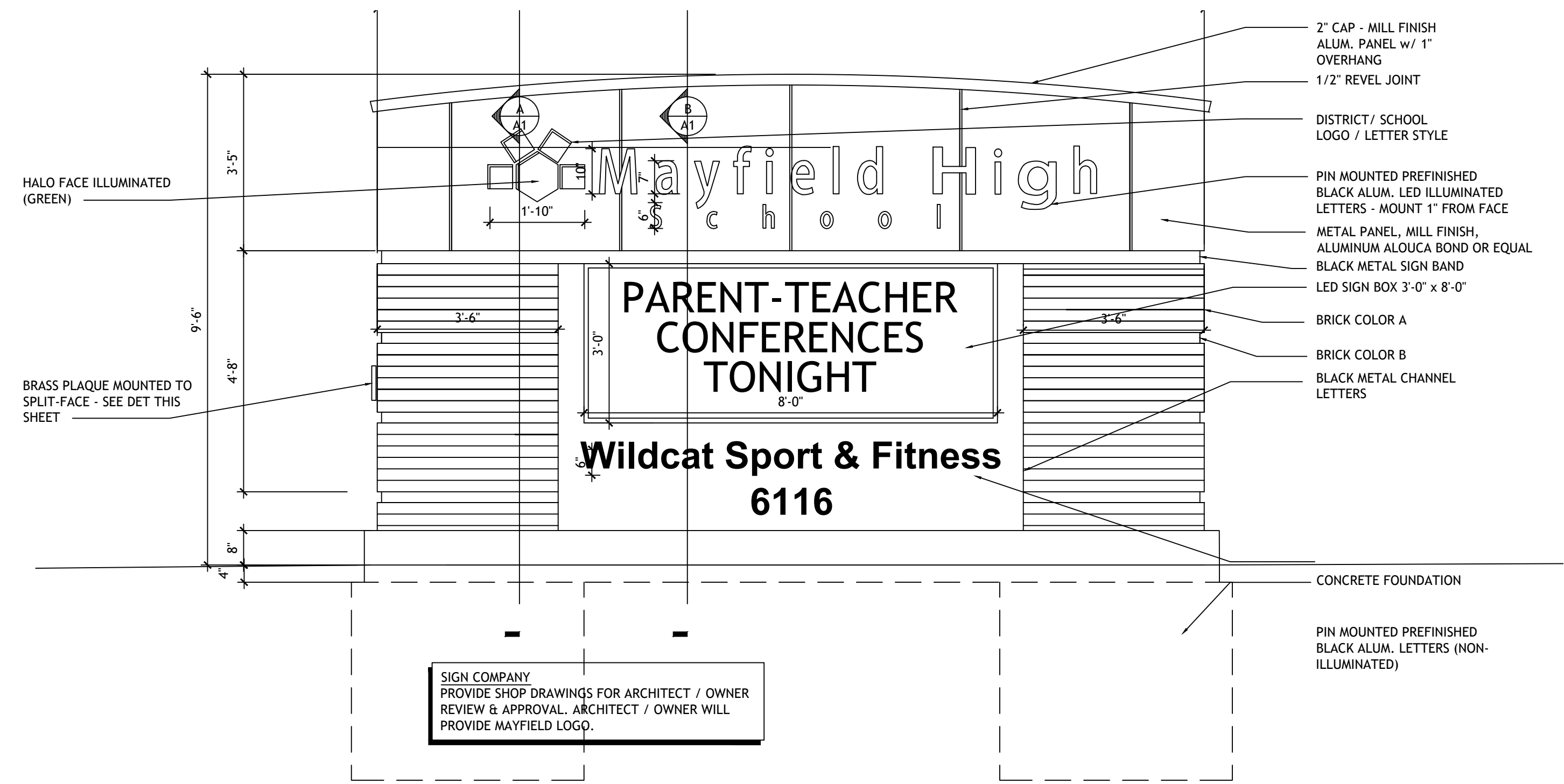
SIGNATURE: PRINT / SIGN / DATE



**BRASS PLAQUE DETAIL**  
SCALE: 3" = 1'-0"



**HIGH SCHOOL SIGN SIDE ELEVATION**  
SCALE: 1/2" = 1'-0"

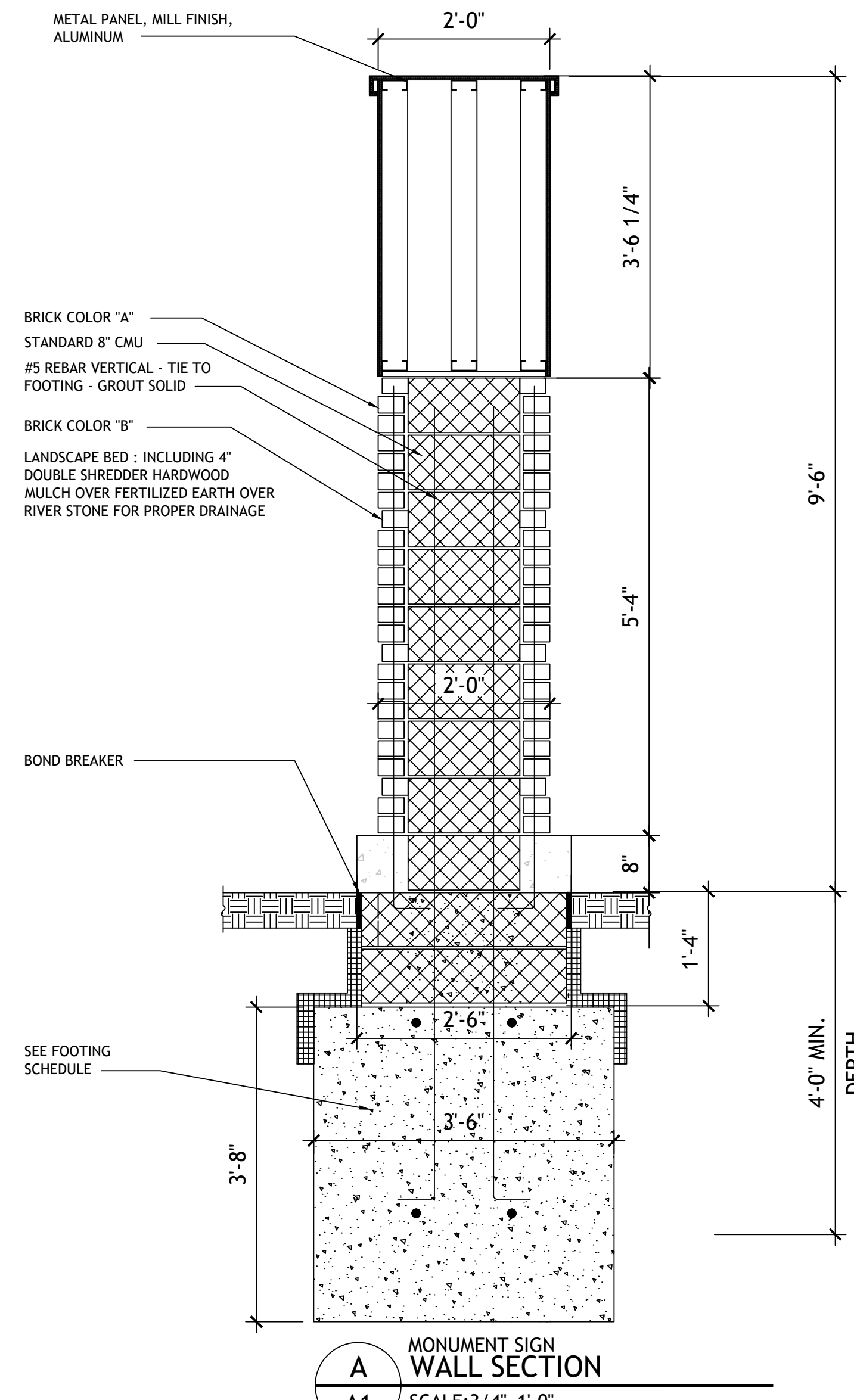


**HIGH SCHOOL SIGN FRONT & BACK ELEVATION**  
SCALE: 1/2" = 1'-0"

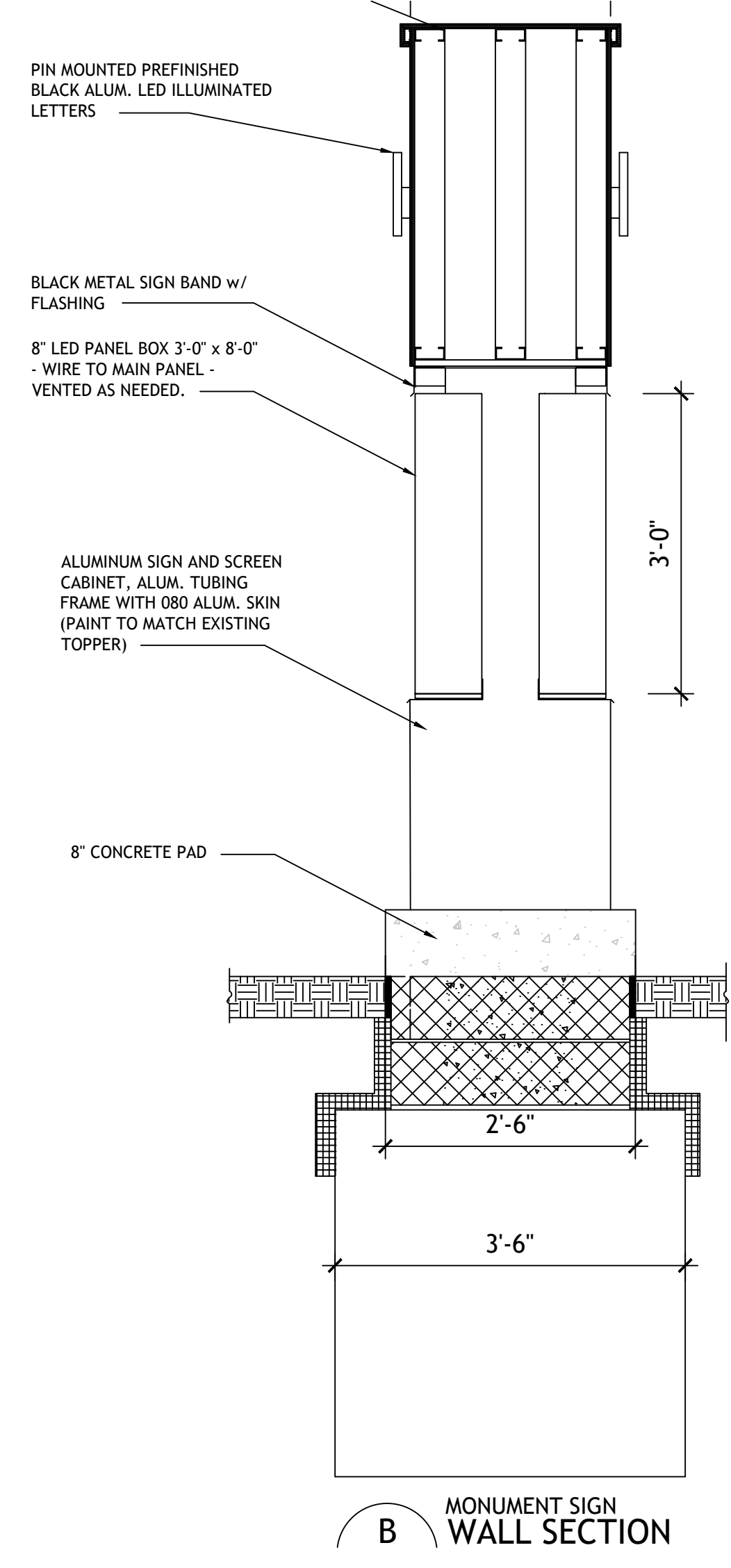
**LED SIGN BOX**  
3'-0" x 8'-0" 16 MM, 16 BIT, 281 TRILLION COLOR  
VIEW ABILITY - 140 DEGREES HORIZONTAL  
GRAPHIC CAPABILITY - TEXT, ANIMATION, PICTURE & VIDEO  
DISPLAY DIMMING - 100 LEVELS  
CONTROL SOFTWARE - MEDIA EDITOR PACKAGE (OR EQUAL)  
SCAN RATE - 300 = HZ (VARIABLE)  
CONTRAST RATIO - 1000:1  
FRAME RATE - 60 FRAMES PER SECOND  
POWER - 120/240 AC, SINGLE PHASE  
SERVICE ACCESS - FRONT  
CABINET CONSTRUCTION - ALUMI. CORROSION  
UL LISTED - ETL / UL RESISTENT  
PRODUCT WARRANTY - 5 YEAR PARTS / LABOR  
MANUFACTURE - OPTEC DISPLAY INC. WATCHFIRE, DAK OR APPROVED EQUAL

**MASONRY PRODUCTS**  
BRICK COLOR "A" - GLEN GERY TUSCAN SERIES MAYFIELD BLEND - MODULAR  
BRICK COLOR "B" - BELDEN - MODULAR SEAL BROWN VELOUR A OZ-37  
CAST STONE - NORTH AMERICAN CAST STONE COLOR - SANDSTONE  
SPLIT-FACE - CHAS SVEC, INC. COLOR - DARK BROWN

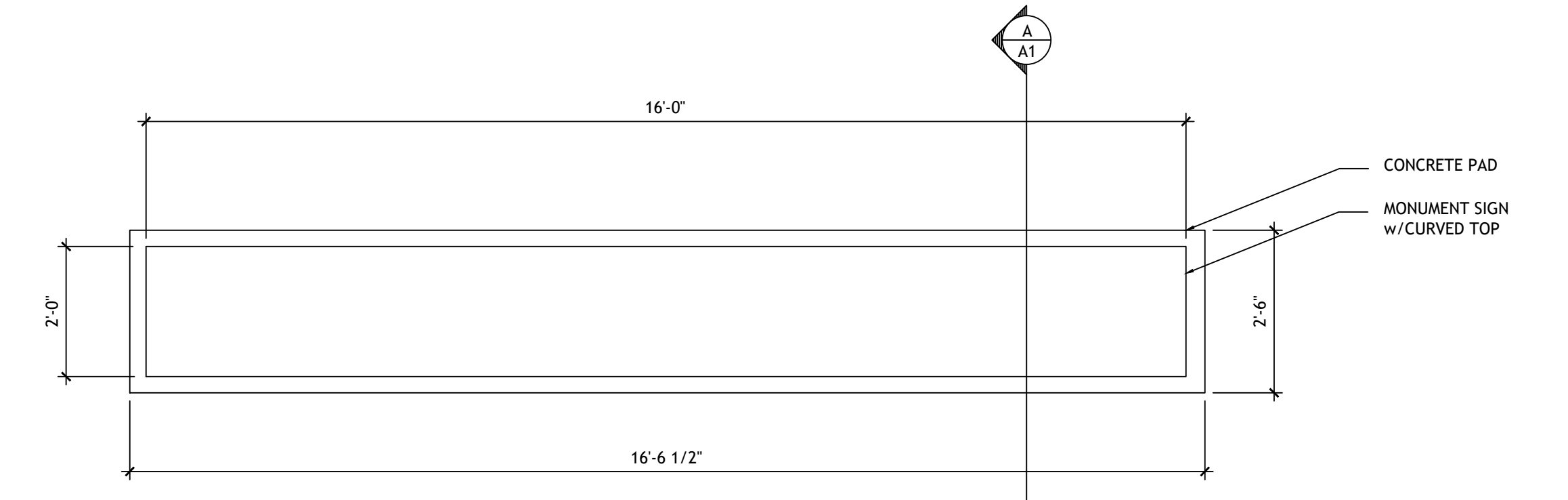
WALL FOOTING SCHEDULE			
MARK	SIZE	REINF.	REMARKS
WF1	2'-8" (W) x 2'-8" (D)	6-#5 TOP & BOTTOM	RUN BARS THRU FTG.



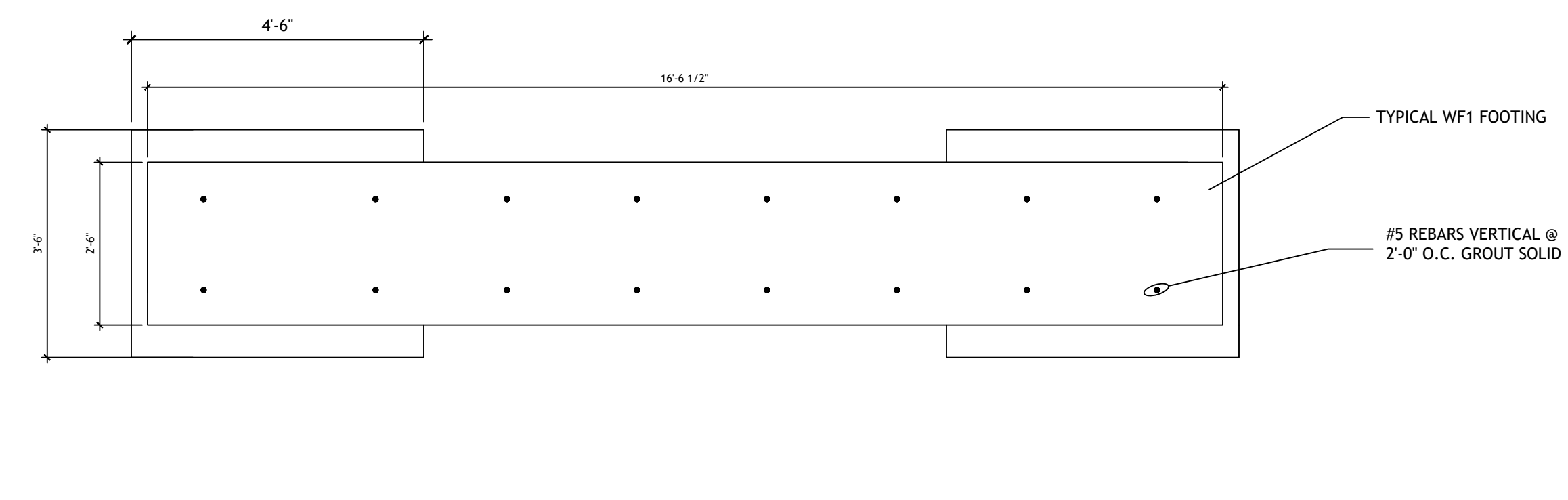
**MONUMENT SIGN WALL SECTION A**  
SCALE: 3/4" = 1'-0"



**MONUMENT SIGN WALL SECTION B**  
SCALE: 3/4" = 1'-0"



**HIGH SCHOOL SIGN FLOOR PLAN**  
SCALE: 1/2" = 1'-0"



**HIGH SCHOOL SIGN FOUNDATION PLAN**  
SCALE: 1/2" = 1'-0"

no.	description	date
1	BID/PERMIT	12/7/2022

no.	description	date
revisions / issues		

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sheet name: HIGH SCHOOL MONUMENT SIGN

drawn by: MAL  
checked by: JH  
sheet number: A1  
job number: XXXXX