



MAYFIELD
VILLAGE

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: July 19, 2024

Re: 6655 Beta Dr. – Canon Signage

The applicant is requesting multiple variances for the building wall sign and the canopy sign.

Variance #1

The first variance requested is to allow a wall sign per Code Section 1185.08 and 1185.11.

Variance #2

The second variance requested is to allow 36" inch letters on a wall, the code allows 18" high letters, a variance of 18" inches, per Code Section 1185.11 (b).

Variance #3

The third variance requested is for the maximum square footage of signage on a canopy. The code allows 5 square feet, the applicant is requesting 6.34 square feet, a variance of 1.34 square feet, per Code Section 1185.11 (1).

If you have any questions, feel free to contact me at 440-471-1043.

DR/dmg

Enclosure: Code Sections; 1185.08, 1185.11, 1185.11 (b), 1185.11 (1)

- (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:

- (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 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.



739 Beta Drive, Mayfield Village, Ohio 44143 / Phone (440) 442-4300 / Fax (440) 442-4179

August 13, 2024

Board of Zoning Appeals
Mayfield Village

RE: The Seven Factors
Canon Medical USA
Wall and Canopy Sign Variances

1. The property may yield a reasonable return and there may be beneficial use of the property without the variance, however, visitors will be coming from around the world who are unfamiliar with the location and allowing the signs to be larger will make it more convenient and desirable for these visitors coming to Mayfield Village.
2. The requested variances are not substantial, especially when compared to other neighboring signs which are larger than those proposed for this location.
3. The essential character of the neighborhood will not be substantially altered and adjoining properties will not suffer as a result of this variance request.
4. The variance will not adversely affect the delivery of governmental service.
5. The tenant leased the property with the expectation that reasonably sized signs would be allowed. The tenant did not review the sign codes prior to signing the lease.
6. The tenant's predicament would not be obviated through other means.
7. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



Construction Management- Design Build- General Contracting
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An Equal Opportunity Employer





Proposed wall
sign location

View of Building from Beta Dr.



Proposed wall
sign location

Existing Mars sign

View of Building from Beta Dr.—Closer



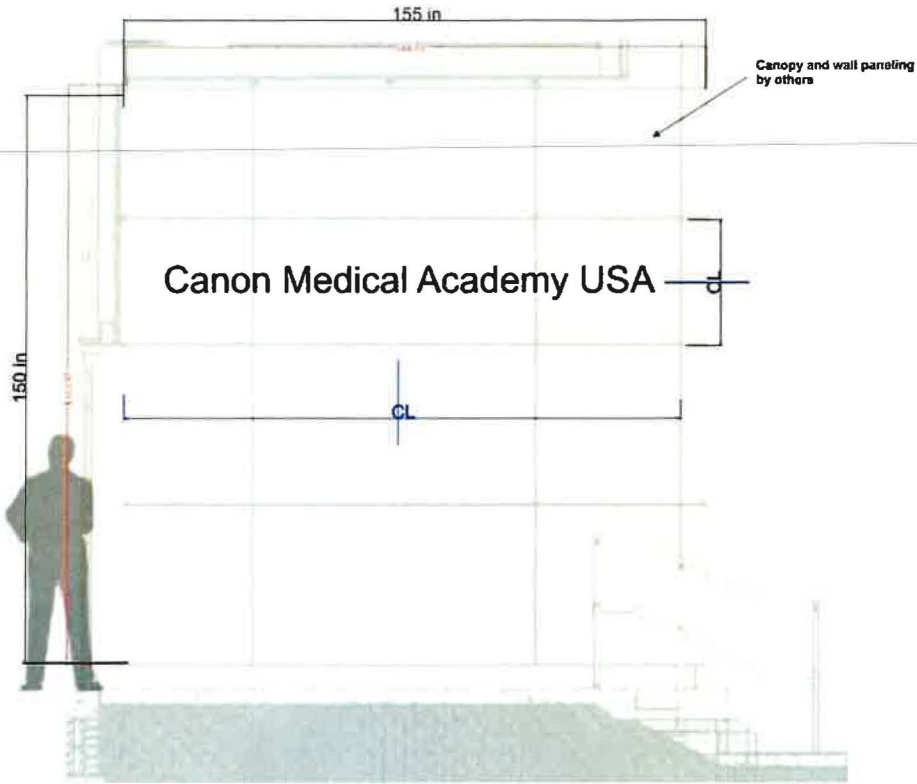
Proposed Canon wall sign



Existing Mars wall sign



Existing Marcum wall sign



Proposed canopy wall sign



Canopy under construction



Board of Zoning Appeals Application

BZA 8/20/24

BZA Special Mtg 8/13/24

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
 - USE VARIANCE
 - NON-CONFORMING USE
 - OTHER APPEAL

Name: Canon Owner
 Address: 1155 Beta
 Phone: _____ Fax: _____
 E-mail: _____

Representative at Hearing (if different than Owner)
 Name: Marie Cinolletta
 Address: [REDACTED]
 Phone: [REDACTED]
 E-mail: [REDACTED]

Nature of Request (e.g., side yard setback variance)	Code Section	Description
1.	1185.08	Allow wall sign
2.	1185.11	18" high letters allowed, 36" prog
3.	1185.11	Max Sqft

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: Marie Cinolletta
 DATE: 7/9/24

PROPERTY OWNER'S SIGNATURE: SR Varela Agent for tenant
 DATE: 7/9/2024

BOARD OF ZONING APPEALS

Area Variance Application Supplemental Information

Application for property located at:

6655 Beta Dr. Suite 150, Mayfield Village OH

"Area" 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 practical difficulty."

In determining "practical difficulty", the Board of Zoning Appeals will consider the following factors:

1. Will the property in question yield a reasonable return or can there be any economical beneficial use of the property without the variance? Please include in your answer why the variance is required in order to be able to improve the property.

The unit for Canon is set very far from the street and without adequate signages it cannot be seen. It is also important to differentiate the units so as to distinguish the QED & Mars Electric spaces from their own. The size requested will look more appropriate given the size of the building and in comparison to the adjacent Mars Electric Sign.

2. Is the variance substantial and is it the minimum necessary to make possible the economically reasonable use of the land or structures? Please include in your answer whether you are requesting the smallest variance for the particular project.

Yes, we feel that the variance requested is the minimum to not only allow for appropriate visibility of the sign and also aesthetically look appropriate for the building.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer substantial detriment as a result of the variance? Please include in your answer how the character of the neighborhood will change if the variance is granted.

No adverse affects for anyone

4. Would the variance adversely affect the delivery of governmental services, such as emergency services, water, sewer, or trash pickup? Please include in your answer how the delivery of these services will continue or be changed if the variance is granted.

NO

5. 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.

NA

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please include in your answer whether or not the project can be changed in order to not require a variance.

In order to provide adequate visibility to the signage, we feel this size is the most appropriate size.

7. 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.

Yes. The variance would allow for more visibility to identify the tenant space which would help avoid confusion for the public. This would also alleviate any traffic issues that would be cause by signage with low visibility.

8. Do special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district? Please include in your answer any conditions such as if the property is shaped differently than surrounding properties or has different topography than surrounding properties.

The tenants on this side of the building do not have any frontage and require larger signage to be highly visible.

SIGNATURE

DATE 7/9/24

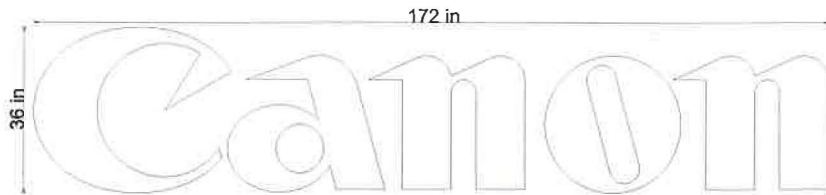
SIGN 1

WALL SIGN

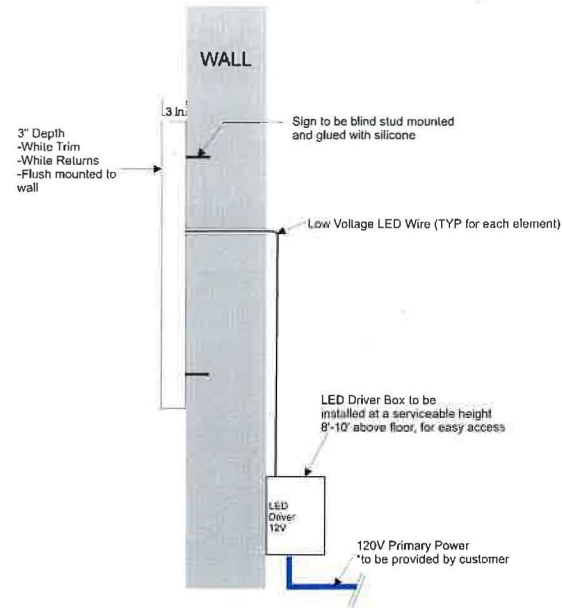
Face lit Channel Letters

- Aluminum fabricated preformed channel letters
- Internally illuminated with LED lights
- Individually mounted with remote power supply
- Flat acrylic faces with Std. trimcap
- Face Color: White. Trim Cap Color: White. Returns Color: White

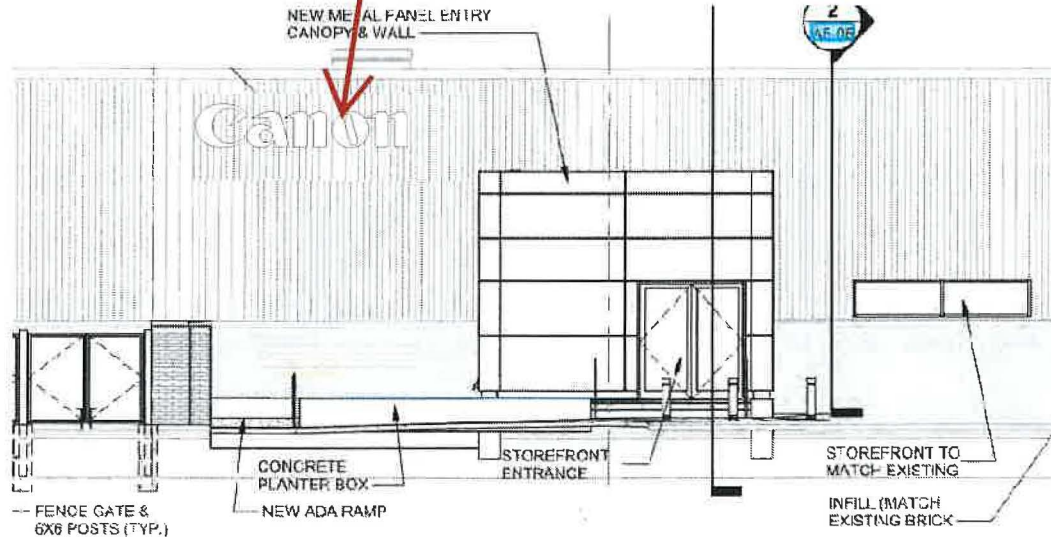
Sign Area: 43sqft
Frontage: 64ft



MOUNTING/INSTALLATION DETAIL



Sign may move northward toward the new canopy.



PROJECT NAME:	CANON MEDICAL EXTERIOR SIGNAGE
CLIENT:	PANZICA CONSTRUCTION
PROJECT ADDRESS:	6655 BETA DR. MAYFIELD VILLAGE OH
ORDER NUMBER:	28141
NOTES:	Notes:
REVISIONS:	1: 2: 3: 4: 5: 6: 7:
FILE NAME:	Canon.fs
PROOF DATE:	6/4/2024
PROOF TIME:	2:40:46 PM
DRAWN BY:	SC

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.

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

APPROVED FOR PRODUCTION Approved for submission to Mayfield Village for review. Not approved for production.

APPROVED AS NOTED *SR Varelmann* Steve Varelmann 7/1/2024

REVISION NEEDED SIGNATURE: PRINT / SIGN / DATE

Note: Prints are the exclusive property of Signarama Cleveland. Any Unauthorized Use is prohibited and will result in charges for art time and design

Sign 1



EXAMPLE SHOWN CENTERED OVER LIGHT FIXTURE
 -VERIFY FINAL LOCATION WITH GC IN THE FIELD PRIOR TO INSTALLATION



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CLIENT:	PANZICA CONSTRUCTION
PROJECT ADDRESS:	6655 BETA DR. MAYFIELD VILLAGE OH
ORDER NUMBER:	28141
NOTES:	Notes:
REVISIONS:	1: 2: 3: 4: 5: 6: 7:
FILE NAME:	Canon_Is
PROOF DATE:	6/4/2024
PROOF TIME:	2:40:46 PM
DRAWN BY:	SC

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APPROVED FOR PRODUCTION	<input type="checkbox"/>	Approved for submission to Mayfield Village for review. Not approved for production.
APPROVED AS NOTED	<input checked="" type="checkbox"/>	<i>SR Varelmann</i> Steve Varelmann 7/1/2024
REVISION NEEDED	<input type="checkbox"/>	SIGNATURE: PRINT / SIGN / DATE

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Sign 2

NOTE: This sign cannot be seen from the street as it is tucked under the canopy. May not need City Design Review approval.

EXAMPLE



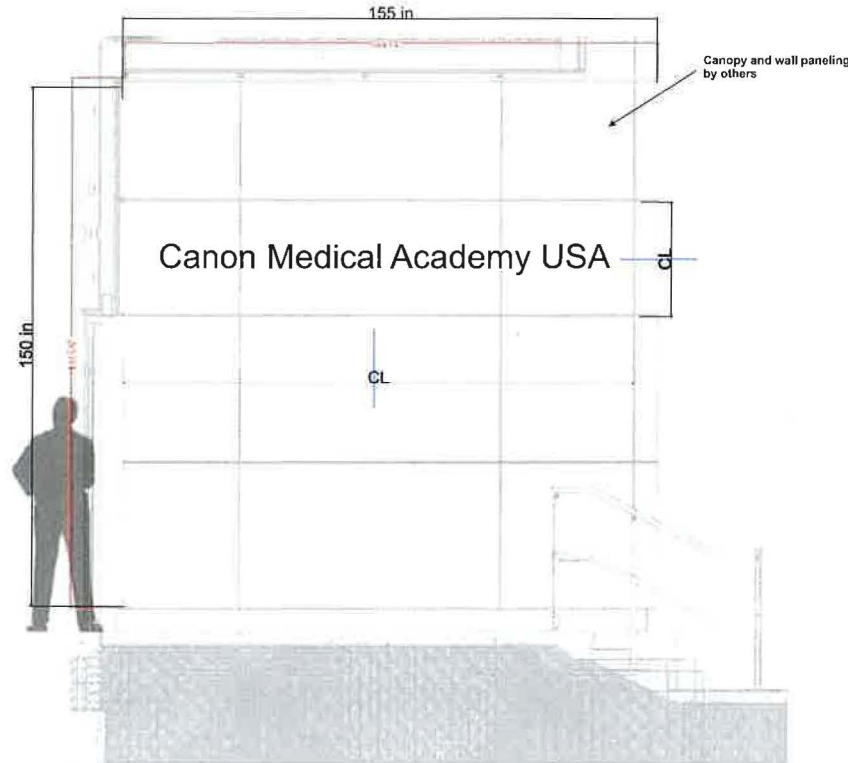
ENTRANCE CANOPY SIGN

Flat Cut Acrylic Letters

- Material: 3/4" thick acrylic letters
- NON-illuminated
- Mounting: Blind Stud - Flush to wall
- Finish: Std. Painted finish
- Colors: Black
- Mounting pattern included
- Mounted to panel: NO

Font: Helvetica Regular

130.5 in
7 in
Canon Medical Academy USA



PROJECT NAME:	CANON MEDICAL EXTERIOR SIGNAGE
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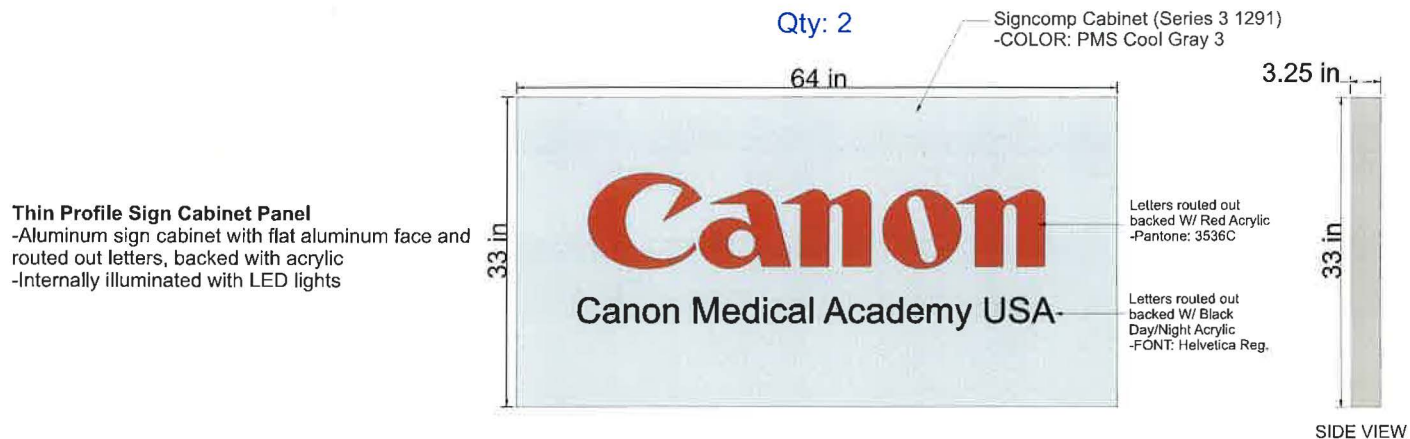
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SIGN 3

Scope of work:
 -Retrofit and replace sign cabinet panel with new Canon sign cabinet panel
 -to replace (2) smaller panels on either side of sign.

- COLORS:**
- PMS 3536C Red
 - PMS Cool Gray 3
 - 3M 3635 Dual color Overlay (Black/White)

Monument Sign Tenant Insert Change



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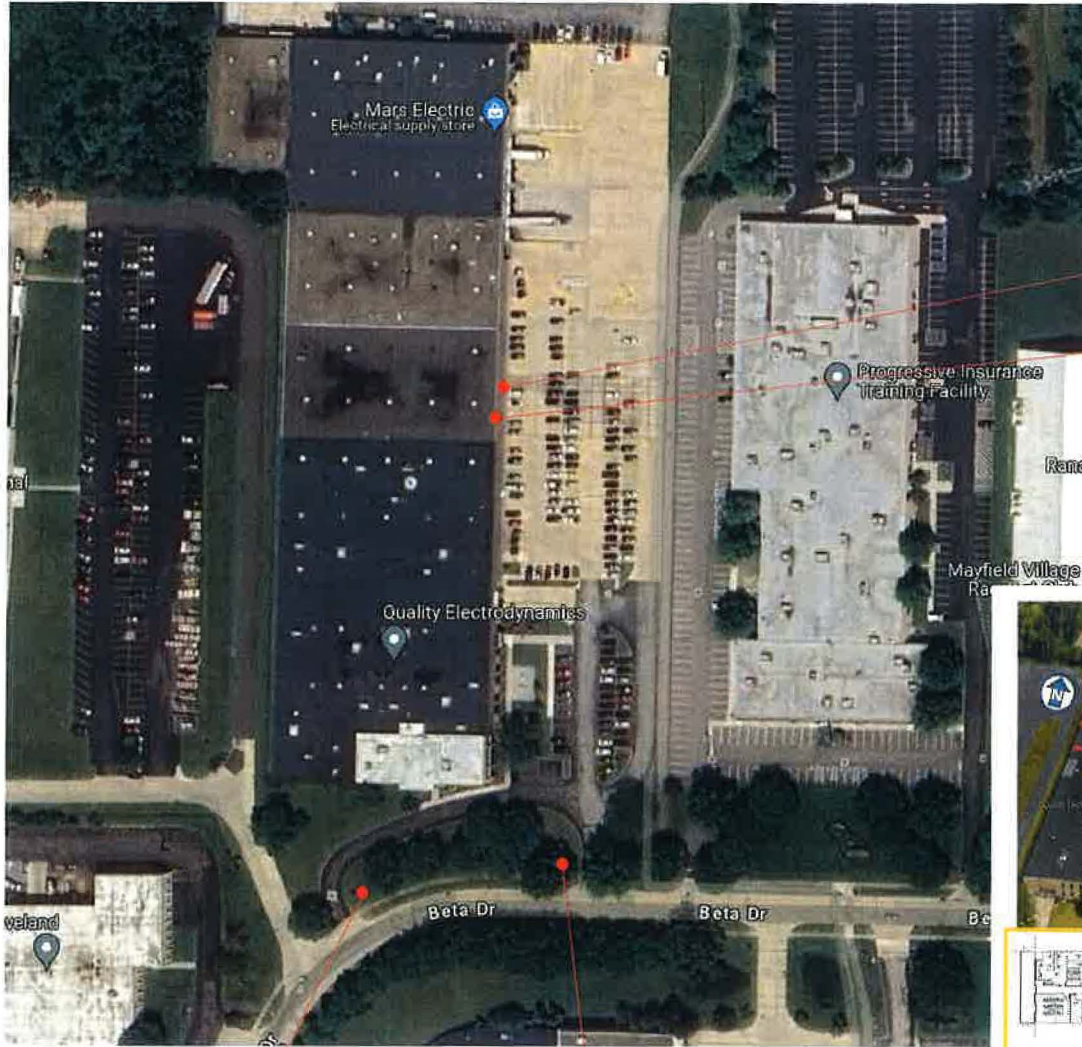
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REVISION NEEDED SIGNATURE: PRINT / SIGN / DATE

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Location: 6655 Beta Dr. Suite 150, Mayfield OH

SITE PLAN



SIGN 2

SIGN 1

SIGN 3

~~SIGN 4~~ Sign 4 removed from project



PROJECT NAME:	CANON MEDICAL EXTERIOR SIGNAGE
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APPROVED AS NOTED
REVISION NEEDED

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SR Vaelm Steve Vaelmann 7/1/2024

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