

**BOARD OF ZONING APPEALS
MEETING MINUTES
Mayfield Village
Jan 20, 2026**

The Board of Zoning Appeals met in regular meeting session on Tues, Jan 20, 2026 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman DiFranco presided.

ROLL CALL

Present:

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

CONSIDERATION OF MEETING MINUTES: **Dec 16, 2025**

Mr. Kless, seconded by Mr. Michalko made a motion to approve the minutes of Dec 16, 2025 as written.

ROLL CALL

Ayes: All

Nays: None

**Motion Carried
Minutes Approved**

ORGANIZATIONAL MEETING 2026

- Election of Chairman
- Election of Chairman Pro Tem
- Election of Secretary
- Election of P & Z Representative to the B.Z.A.

Chairman DiFranco called the meeting to order. Welcome, this is a meeting of the Mayfield Village Board of Zoning Appeals, Tues, Jan 20, 2026 it is 6:00 p.m.

Our first item on the agenda this evening is our Organizational Meeting to elect a Chairman, Chairman Pro Tem, Secretary and Planning & Zoning Representative to the BZA.

Chairman DiFranco stated, I'd like to open the floor at this time for nominations for Chairman, Chairman Pro Tem, Secretary and Planning & Zoning Representative to the BZA for 2026.

Mr. Haycox, seconded by Ms. Jeanblanc made a motion to keep the same slate for Chairman, Chairman Pro Tem, Secretary and P & Z Rep to the BZA for 2026.

Chairman DiFranco asked, are there any other nominations?

There was none.

Chairman DiFranco stated, I have a motion from Bob to keep the same slate, seconded by Alexandra. Any other nominations?

There was none.

Chairman DiFranco stated, nominations closed. May I have a roll call vote please.

ROLL CALL:

Ayes: Mr. DiFranco, Mr. Michalko, Mr. Kless, Ms. Jeanblanc, Mr. Haycox, Mr. Andrzejczyk

Nays: None

Motion Carried

Stivo DiFranco to serve as Chairman for 2026

John Michalko to serve as Chairman Pro Tem for 2026

Deborah Garbo to serve as Secretary for 2026

Jim Kless to serve as P & Z Rep to the BZA for 2026

CONSIDERATION OF CASE NUMBER 2026-01

Applicant: CBIZ PPN #831-13-013
Beta Investment Partners
6685 Beta Dr.
Glavin Industries

- 1) A request for a variance from Section 1185.11(a) to allow for construction of a Wall Sign. (ARB approved 12/11/25)
- 2) A request for an 18" height variance from Section 1185.11 (b) to allow for a 46 inch tall logo with letters of 36" in height. The code allows a maximum height of 18" for sign letters. (ARB approved 12/11/25)

Abutting Property Owners:

Beta Dr: 6671, 6655

SOM Ctr Rd: 630, 640, 650

OPEN PORTION

Chairman DiFranco stated, we have one case to consider today, consideration of Case #2026-01, the applicant is CBIZ, PPN #831-13-013 Beta Investment Partners, 6685 Beta Dr, Glavin Industries. The abutting property owners on Beta Dr and SOM Ctr have been notified.

OATH

Chairman DiFranco stated, because we are a Quasi-Judicial Body, anyone wishing to speak must be sworn in. Chairman DiFranco administered the Oath to Dan Glavin, President Glavin Industries.

Chairman DiFranco invited Mr. Glavin to proceed with his presentation.

Presentation *by* Dan Glavin, Glavin Industries

Dan Glavin said, thank you. As many of you probably know over the years this business has changed hands a couple of times. Skoda Minotti changed to Marcum a couple of years ago and then recently has been acquired by CBIZ. My company did the Marcum change over when we put up the new letters for Marcum, 36" custom ordered, like the new letters will be 36". Obviously that makes the logo a little bit bigger, the icon they call it. Their request was to try and get the same letter height. It's actually not entirely different total square footage. At this size, it's a couple square feet more because of the way the icon goes up and below the letter. But, this is what they're requesting.

It'll be the same construction on materials. The sign we make in the same process, install it the same way. The only difference is that they're moving it on the building a little bit. You can see on the right hand side of this photo here, they had it on this little shorter building before, a little bit farther down the street. But now this is their main entrance.

Chairman DiFranco stated, just to be clear, on the first variance, we don't have an allowance for a wall sign?

Mr. Russell replied, we don't have anything in our code identifying a wall sign. So it's an automatic variance for that, just to have a wall sign.

Chairman DiFranco asked, and Marcum had theirs on the other side?

Mr. Russell replied, I looked through the files, I didn't see anything if a variance was ever granted for that or a permit. So I'm not sure when that happened, that was prior to me.

Chairman DiFranco stated, and the second variance is a request for an 18" height variance to allow for a 46" tall logo with letters of 36" in height. The code allows a maximum height of 18".

Mr. Russell replied, for the letter size. We don't have anything for logos. The letter size themselves, 18" is the maximum height.

Chairman DiFranco asked, is that 36" with logo?

Dan Glavin replied, yes. The Marcum letters were 36" as well (holding up a sample letter).

Ms. Jeanblanc stated, we've had this with other buildings on Beta. It's the distance to the building, it's very difficult for people to find the business.

Chairman DiFranco asked Diane, do you have any concerns?

Ms. Calta replied, I talked with Ms. Weber before the meeting tonight and neither one of us had any concerns. Just out of curiosity, what is that logo?

Dan Galvin replied, I have no clue. In this day and age, people like to do these kinds of things. I'm not exactly sure what it means.

Ms. Calta said, no concerns from legal.

Mr. Michalko asked, is there any electricity for lighting on it?

Dan Glavin replied, no. It's non-illuminated.

Mr. Andrzejczyk asked, it's going to be blue & green?

Dan Glavin replied, yes.

Chairman DiFranco asked Dan, any concerns?

Mr. Russell replied, no concerns.

Chairman DiFranco stated, this is unique I think on Beta in that it's further back from the road than most of the other buildings on Beta. Does that sound accurate?

Mr. Russell replied, it's pretty far back, yes.

Mr. Michalko said, the only two that I know that are farther back is Canon and MARS.

Chairman DiFranco asked, any other concerns from Board Members?

There was none.

Chairman DiFranco stated, I'd like to read the criteria in granting a variance;

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

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

Chairman DiFranco entertained a motion for approval.

DECISION

Ms. Jeanblanc, seconded by Mr. Michalko made a motion to approve the variances as requested;

1. A request for a variance from Section 1185.11(a) to allow for construction of a Wall Sign.
2. A request for an 18" height variance from Section 1185.11 (b) to allow for a 46 inch tall logo with letters of 36" in height. The code allows a maximum height of 18" for sign letters.

ROLL CALL

Ayes: Mr. DiFranco, Mr. Michalko, Mr. Kless, Ms. Jeanblanc, Mr. Haycox, Mr. Andrzejczyk

Nays: None

Motion Carried

Variances Approved

Right to Appeal

Chairman DiFranco stated, you or any interested party has the right to appeal the decision within ten (10) days to Council.

Mr. Russell stated, we can't issue the permit until after the 10 day period.

Dan Galvin replied, got it.

ANY OTHER MATTERS

Chairman DiFranco asked, are there any other matters to come before the BZA tonight that anybody would like to discuss?

There was none.

ADJOURNMENT

Mr. Haycox, seconded by Mr. Kless, made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:10 p.m.

Chairman

Secretary