

**BOARD OF ZONING APPEALS
MEETING MINUTES
Mayfield Village
April 21, 2026**

The Board of Zoning Appeals met in regular meeting session on Tues, April 21, 2026 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Pro Tem presided.

ROLL CALL

Present:

Mr. John Michalko	Chairman Pro Tem	Ms. Diane Calta	Law Director
Mr. Bob Andrzejczyk	Alternate	Mr. Daniel Russell	Building Commissioner
Mr. Jim Kless	P & Z Rep to BZA	Ms. Lisa Levine	Secretary
Ms. Alexandra Jeanblanc		Mr. John Marquart	Economic Dev. Manager

Absent:

Chairman Stivo DiFranco
Mr. Bob Haycox

CONSIDERATION OF MEETING MINUTES: **Jan 20, 2026**

Ms. Jeanblanc, seconded by Mr. Kless made a motion to approve the minutes of Jan 20, 2026 as written.

ROLL CALL

Ayes: All

Nays: None

**Motion Carried
Minutes Approved**

CONSIDERATION OF CASE NUMBER 2026-04

Applicant: Mayfran PPN #831-12-004
 Mayfran International
 6650 Beta Dr.
 Ruff Neo Signs & Lighting
 (A.R.B. 4/9/26)

1. Mayfield Village ordinances do not identify wall signs as a permitted sign. A variance to section 1185.08 to allow a wall sign is requested.
2. The size of the wall sign letters, per section 1185.11, allows a maximum height of 18 inches. The applicant will be requesting an 11 5/16-inch variance for the “Mayfran” sign and an 8 15/16-inch variance for the “Tsubaki” sign.

Chairman Pro Tem Michalko stated, Diane, it's right on the curve.

Ms. Calta said, so it's right on the corner. So, Beta would be right – you would see that as you came around the curve.

Jessica Ruff replied, yes.

Ms. Longo - Mirves asked, so are houses, Magnolia court is that like down here?

Ms. Calta replied, no I think it would be far –

Chairman Pro Tem Michalko replied, it's this way –

Mr. Russell replied, so you won't see the sign.

Jessica Ruff stated, the south elevation this just represents, if you open that last slide -

Ms. Jeanblanc asked, slide 7?

Jessica Ruff replied, slide one sorry. This is slide one. Mayfran will be there and then if you go to slide two to the Tsubaki – page four and this represents that side. This sign overall will be 3'5" by 16'8" and the Mayfran sign is going to be 5'3' by 16'. They both will be channel letters internally illuminated that will be mounted on the elevation. It will be on that -v- when you pull in that is right there. If you go to the other slide, it just represents the overall details of the sign and the overall size. I know they made a comment at the last meeting that they were small, but the architect did design these for the building and they are happy with the size.

Ms. Calta asked, and are they illuminated?

Jessica Ruff replied, yeah, they will be internally illuminated with LED photocells

Ms. Calta asked, and they are on all the time or just –

Jessica Ruff replied, they will have a photocell -

Ms. Calta replied, so when it's dark?

Jessica Ruff replied, but we can change that if necessary.

Chairman Pro Tem Michalko replied, Dan is there anything about that -

Mr. Russell stated, well the code says 11:00 o'clock, but I don't know if they have all shifts there.

Chairman Pro Tem Michalko replied, yeah

Jessica Ruff replied, sir I would have to find that out.

Mr. Marquart replied, they do work two shifts there.

Ms. Longo - Mirves stated, they do, we know.

Mr. Russell replied, the sign will be on during the time they work.

Ms. Longo - Mirves asked, so how bright will they be from where we live on Magnolia Court?
Will we see them at nighttime?

Chairman Pro Tem Michalko replied, based on what I drove to the property on Sunday, you've got the curve and a building up front and another building. This is set behind it and the corner of the building. If you don't have these signs, you wouldn't know what was there if you're going by.

Ms. Longo - Mirves asked, okay just so we can't see them.

Ms. Calta asked, Alexandra do you want to hand me that or do you want to pull that up there?

There was some discussion between Jessica Ruff and the residents showing where the signs will be placed in relation to where they live on Magnolia Court.

Ms. Jeanblanc asked, which corner did you say the signs were on? Did you say the south corner?

Mr. Marquart replied, southeast

Ms. Jeanblanc stated, southeast is this corner down here.

Jessica Ruff replied, yes, so one will be on the south and one will be on the east.

Ms. Jeanblanc said, so this is Magnolia and this is east and this is south.

Ms. Longo - Mirves replied, yes, these are the four houses, that's ours right there.

Jessica Ruff replied, oh yeah so you won't even see it.

Chairman Pro Tem Michalko replied, they are on the other side of the building.

Ms. Longo - Mirves replied, that 's what we needed to know, where it's at.

Chairman Pro Tem Michalko replied, it's on the other side of the building.

Ms. Jeanblanc asked, is that still the addition?

Mr. Marquart replied, no the addition –

Ms. Calta asked, there's an addition on that building?

Jessica Ruff replied, yeah there is an addition on that building. This is the old building so the addition obviously isn't shown but- so those will be even further out.

Mr. Russell stated, that's even farther away.

Ms. Longo - Mirves asked, so the addition is back here?

Ms. Calta replied, no it's on the front.

Mr. Russell replied, no

Mr. Marquart replied, no, it's where the grass is.

Ms. Longo - Mirves asked, is it right here?

Mr. Marquart replied, yes

Chairman Pro Tem Michalko replied, it will be the opposite side from where your house is blocked by the building.

Chairman Pro Tem Michalko asked, does anyone else from the board or anyone else have any comments?

Ms. Jeanblanc replied, just that in the past I think we have approved sign variances for Beta Dr. because it is difficult to spot the buildings and they are strangely labeled in terms of visibility.

Chairman Pro Tem Michalko replied, it was the same way with Cannon and Mars Electric because they were just so hard to see.

Ms. Jeanblanc replied, and this applicant is asking for a smaller sign than those had.

Chairman Pro Tem Michalko 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 Pro Tem Michalko entertained a motion for approval.

DECISION

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

1. Mayfield Village ordinances do not identify wall signs as a permitted sign. A variance to section 1185.08 to allow a wall sign is requested.
2. The size of the wall sign letters, per section 1185.11, allows a maximum height of 18 inches. The applicant will be requesting an 11 5/16-inch variance for the “Mayfran” sign and an 8 15/16-inch variance for the “Tsubaki” sign.

ROLL CALL

Ayes: Chairman Pro Tem Michalko, Mr. Kless, Ms. Jeanblanc, Mr. Andrzejczyk

Nays: None

**Motion Carried
Variances Approved**

Right to Appeal

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

Mr. Russell stated, we will be sending a letter out. We can't issue the permit until after the 10 day period.

ANY OTHER MATTERS

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

There was none.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

**Motion Carried
Meeting adjourned at 6:14 p.m.**

Chairman

Secretary