

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

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

**ROLL CALL**

**Present:**

Chairman Stivo DiFranco

Mr. John Michalko     Chairman Pro Tem

Mr. Bob Andrzejczyk     Alternate

Mr. Jim Kless             P & Z Rep to BZA

Ms. Alexandra Jeanblanc

Ms. Callie Crips         Alternate

Ms. Katies Weber

Law Director

Mr. Daniel Russell

Building Commissioner

Ms. Lisa Levine

Secretary

**Absent:**

Mr. Bob Haycox

Mr. John Marquart     Economic Dev. Manager

**CONSIDERATION OF MEETING MINUTES:**

**May 19, 2026**

Ms. Jeanblanc, seconded by Mr. Michalko made a motion to approve the minutes of May 19, 2026 as written.

**ROLL CALL**

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

Abstain: Ms. Cripps

Nays: None

**Motion Carried**

**Minutes Approved**

**CONSIDERATION OF CASE NUMBER 2026-07**

Paradise Indian Cuisine

6677 Wilson Mills Rd.

Diamond Signs & Graphics

1. The applicant is requesting to enlarge the lettering of the business sign from 15.25" to 20". The ordinance allows a maximum size letter to be 18" in height. The applicant will be asking for a 2" variance to allow a 20" high lettering on the new sign.

**Abutting Property Owners:**

Wilson Mills: 6714, 6726, 6721, 6707, 6677

Sandalwood Dr.: 6686, 6714, 6703, 6695, 6696, 6706

SOM Ctr: 775, 769

Chairman DiFranco called the meeting to order. Welcome, this is a meeting of the Mayfield Village Board of Zoning Appeals, Tues, July 21, 2026. It is 6:00 p.m. After roll call Chairman DiFranco introduced Ms. Callie Cripps, Alternate to the committee who had previously been sworn in by Council.

**OPEN PORTION**

Chairman DiFranco stated, we have one case to consider today, consideration of Case #2026-07, the applicant is Diamond Signs & Graphics, Paradise Indian Cuisine. The abutting property owners on Wilson Mills, SOM Ctr, and Sandalwood Dr. have been notified.

Before swearing in the applicant, Chairman DiFranco entered a memo into the record written by John Marquart and is attached to the minutes.

**OATH**

Chairman DiFranco stated, because we are a Quasi-Judicial Body, anyone wishing to speak must be sworn in. Whoever is to make a presentation please state your name for the record and I'll swear you in. Chairman swore in the guest and invited Mark Bailin with Diamond Signs & Graphics to proceed with his presentation.

**Presentation *by* Mark Bailin, Diamond Signs & Graphics**

Mark Bailin said, thank you. I have to say, with what John presented that it would be duplication. I spelled out a lot of it in the application. The area clearance applications of the mill, that is a rebrand that he has at a couple of his other locations. So, at the same time, we've gone through a number of different iterations of possibilities of new signage. We settled on basically using the same back panel, shortening Indian cuisine from what is there now, so that basically they're justified. Paradise, along with their Indian cuisine, will match up. Going smaller will shrink it. Looks a little bit off balance. Our goal is to make that look esthetically pleasing, but that has visibility to compensate for what Yours Truly has done.

So, this is the current look right now on there. Our new version would be what we have here. This would be a live version. It's very much similar to what is there now. Currently, all the signs have a black face during the day, and at night they will be white with white halo lit. So, that is basically perforated vinyl and at night it projects out white. So that's why we get that, and we try our best in terms of the halo lit on there.

Chairman DiFranco asked, Members of the board, any questions or comments?

Ms. Jeanblanc responded, I think this is in line with a lot of other variances we have granted, where you know there's clearly a visibility issue. Here particularly the location of the other tenants that have larger signs, so I think they have met the hardship requirement.

Mr. Michalko said, and then the possibility, like he says, as you're traveling east on Wilson Mills, it's hard to see. The only other thing I would suggest is that the sign that's on the corner listing all the stores that are in that area that should be improved because it's hard to read that one now because it's turning yellow.

Mark Bailin responded, yeah.

Mr. Kless said, I agree with John Marquart that you know enhance our businesses within reason. It seems to be well within reason.

Mr. Michalko said, Yeah, too much variance in lettering is not that much.

Chairman DiFranco asked, Ms. Weber, any concerns?

Ms. Weber responded, no, you know this is an area variance for this board to consider, so you can apply the practical difficulty standards as you guys have discussed in determining whether or not to grant this variance.

Chairman DiFranco asked, Mr. Russell do you have any concerns.

Mr. Russell responded, I have no concerns.

Chairman DiFranco said, yeah, I think I agree in that the extension of Yours Truly created a bit of a difficulty for them, unintentionally, of course. So, I'll read the criteria for granting a variance. In granting an area variance, the board shall determine that one or both of the following. I'm sorry, Mark. Do you have anything else to say?

Mark Bailin responded, no

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. The applicant is requesting to enlarge the lettering of the business sign from 15.25” to 20”. The ordinance allows a maximum size letter to be 18” in height. The applicant will be asking for a 2” variance to allow a 20” high lettering on the new sign.

**ROLL CALL**

Ayes: Chairman DiFranco, Mr. Michalko, Mr. Kless, Ms. Jeanblanc, Ms. Cripps, Mr. Andrzejczyk  
Nays: None

**Motion Carried  
Variance 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 will be sending a letter out. We can't issue the permit until after the 10-day period.

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

**ROLL CALL**

Ayes: All  
Nays: None

**Motion Carried  
Meeting adjourned at 6:11 p.m.**

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Chairman

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Secretary

Attachments:

1. BZA Memo from JMarquart 7.21.26



MAYFIELD  
VILLAGE

MAYOR BRENDA T. BODNAR  
mayfieldvillage.com

**ADMINISTRATION**

John Marquart, Economic Development Manager

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Mayfield Village, OH 44143  
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**TO:** Chairman DiFranco, Members of the Board of Zoning Appeals

**FROM:** John Marquart, Economic Development Manager

**DATE:** July 21, 2026

**RE:** case no. 2026-07, Paradise Indian Cuisine, 6679 Wilson Mills Rd.

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Although I am unable to attend tonight's meeting, I am writing in support of Paradise Indian Cuisine's application for a variance for proposed new wall-mounted identification signage at 6679 Wilson Mills Rd.

I'd like to first point out that the applicant is requesting relief of only 2" against the code requirement, which amounts to an 11% variance. The applicant is proposing to limit the increase in size in an effort to minimize disruption to the building and its architecture – that is, the existing sign placard will not need to be removed or replaced under this proposal. The shopping center's sign program, approved by the ARB in 2011, also calls for signage at this particular tenant space to be among the smallest anywhere on the property. By comparison, Yours Truly enjoys 24" lettering, Aladdins 32" and the former CVS 36".

Of greatest concern to the applicant is the disruption in visibility caused by the recent expansion of Yours Truly. Where the applicant's signage had previously stood in-line with the rest of the shopping center, it is now effectively concealed by a 24' projection into what was originally the first row of head-in parking. The restaurant's signage has therefore lost a good deal of its effectiveness, especially from eastbound traffic. This solution is perhaps still not ideal, but absent massive changes to the center, any enlargement of the letter size will help the situation. While the ARB, and the Village in general, were supportive of the Yours Truly expansion in 2023, I would assert that it did result in the creation of a practical hardship decidedly unique to this tenant space alone.

Thank you very much for your consideration of this proposal – I look forward to hearing of the results of your meeting.