

**BOARD OF ZONING APPEALS
MEETING MINUTES
Mayfield Village
September 15, 2026**

The Board of Zoning Appeals met in regular meeting session on Tues, September 15, 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
Mr. Bob Haycox
Mr. Bob Andrzejczyk Alternate

Ms. Katie Weber
Mr. Daniel Russell Building Commissioner
Ms. Lisa Levine Secretary

Absent:

Mr. John Michalko Chairman Pro Tem
Ms. Alexandra Jeanblanc
Mr. John Marquart Economic Dev. Manager
Ms. Diane Calta Law Director

CONSIDERATION OF MEETING MINUTES:

August 18, 2026

Mr. Haycox, seconded by Mr. Andrzejczyk made a motion to approve the minutes of August 18, 2026 as written.

ROLL CALL

Ayes: Mr. DiFranco, Mr. Andrzejczyk, Mr. Haycox,

Nays: None

Motion Carried

Minutes Approved

CONSIDERATION OF CASE NUMBER 2026-09

Applicant: Premier Properties PPN #831-35-005
6300 Wilson Mills Rd.
Banner Sign
A Sign Above

1. The applicant is requesting to install a 400 sq. ft. banner on the back of an existing building facing 271. They would like to keep this sign up for 4 months with an option of an additional 4 months.

Abutting Property Owners:

Worton Pk Dr: 833, 849, 871,875,885,915,925,939
939, 955,961,981,989,999

Chairman DiFranco called the meeting to order. Welcome, this is a meeting of the Mayfield Village Board of Zoning Appeals, Tues, September 15, 2026. It is 6:00 p.m.

1. **OPEN PORTION**

Chairman DiFranco stated, we have one case to consider today, consideration of Case #2026-09, Premier Properties PPN #831-35-005, 6300 Wilson Mills Rd. The applicant is requesting to install a 400 sq. ft. banner on the back of an existing building facing 271. They would like to keep this sign up for 4 months with an option of an additional 4 months.

The abutting property owners on Worton Park have been notified.

Chairman DiFranco asked, Katie, do we have a quorum?

Ms. Weber replied, we do have a quorum. However, I will let the applicant know that in order to have the variance passed, you need an affirmative vote of three members. Since we only have three members here today, that would mean that you would need a unanimous vote. So, it's at your option whether or not you'd like to table it until next month or move forward today.

Gerald Keller replied, I'd like to move forward.

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 DiFranco swore in the guest and invited

Gerald Keller
A Sign Above

Presentation *by* Gerald Keller, A Sign Above

So, there's really no other property that's quite like this, and so I know what the talking to Mr. Russell what the current standards are the back of the building, all of the things that inhibit leasing or getting this particular property. We do have a V shape out front, but the visibility is just a tiny footprint for the entire campus, and so the thought was, okay, if we could put something up that is similar to square footage, what's across the freeway, it might at least be more accessible.

Now, I've driven up and down 271 for that particular location. I do not, and I do signs all the time. I know what a nice solar is. This is just a more of at that particular speed a notification of people that hey, this particular area is under consideration for a lease. So, even though it's on the backside of the building, it's tucked in even on that portion of the building with foliage and stuff. It doesn't stand out in a significant way. Why would we have something that would be, you know, like overkill? In this particular case, I don't believe it is. We did shrink it down just to fit better in there to make it more amenable to be considered. So that's what my thoughts.

Chairman DiFranco said, okay, we did not state what the code or the variance of the code was for. I don't see that here.

Ms. Weber replied, so there's a memo from Mr. Russell that lays out the three variances that they're seeking. Because of the nature of the sign there and the way the sign code is written, and was corrected with this, a little bit of a unique situation. They are seeking three variances.

The ordinance section they are seeking the variance for is section 1185.11 (a) (9) A, B.

1185.11 (a) (9) A - allows a banner to be placed in the front of the building only. They are requesting to install it on the rear of the building.

1185.11 (a) (9) B – the banner size shall not exceed 20 sq. ft. They are requesting a 400 sq. ft. sign. So, a 380 sq. ft. variance is needed.

1185.11 (a) (9) A – the banner can be displayed no longer than 30 days for a period not to exceed twice in a calendar year. They are requesting to keep the sign up for 4 months with an option for an additional 4 months.

Chairman DiFranco stated, okay, so on the first allows a banner to be placed in the front of the building only, so this is not considered the front of the building then.

Ms. Weber replied, correct.

Chairman DiFranco stated, okay. And then the second one is the banner is 400 square feet, and we only allow 20 square feet.

Ms. Weber replied, correct.

Chairman DiFranco asked, and this is because you would need that for your visible audience on 271?

Gerald Keller replied, correct. If you take a look, those panels, which it's a little more difficult to see, are larger than the actual size of what the code would allow. Those are like five by ten panels out there. So, if you can see just how small one panel is like not even the height of the logo.

Chairman DiFranco asked, and what's a panel represent? What's the square footage of that?

Gerald Keller replied, it's more than 20 square feet. So, I mean a four by five. You know this is approximately four feet by less than you would be the size of banner that would be allowed.

Chairman DiFranco asked, so two things so far. The uniqueness of this property is that this is the back of the building?

Gerald Keller replied, correct.

Chairman DiFranco replied, yeah, and it faces 271. And secondarily, they're trying to advertise to get an audience off of 271. And the property's unique; it sits in the back there against 271. I understand that. And then the last one is the banner can be displayed no longer than 30 days, for a period not to exceed twice in a calendar year. So that would be at most 60 days.

Ms. Weber replied, correct.

Chairman DiFranco stated, and they're requesting to keep the sign up for four months with an option of a four additional months with a total of eight months. Okay, so eight-

Gerald Keller replied, yeah

Chairman DiFranco asked, so eight months versus two months, right?

Gerald Keller replied, right. But I certainly think that you could do things after the four months. You know, you could have me come back in four months rather than just have it hanging out there if you prefer. It's just one of those things. It's not a property that's easily - unless you have specific needs for that particular thing. The audience for it is a little bit harder to reach, and so that's why they're looking for that particular time frame.

I do think it's less than like some of the other ones. A typical sign that I do for construction could be anywhere from six months to a year for new construction. This is not that particular case, even though you know I think they would try to at least scale it back in a way that you know it would be more in line with what you're thinking, so it's just not sitting there hanging forever in that particular- At least you have more control over of when you would like us to remove it or -

Mr. Haycox said, yeah, I have a question about the time limit, you know, especially since our winters are brutal. I assume, if we extend the limit, would the banner be maintained. If the wind blows and it's flattening in the wind, I assume that it could be required to refasten it and make sure that it looks professional.

Gerald Keller replied, oh, absolutely. We could actually put something in there in case if it sags. Because I don't think they would like us to, screw into the building. So, we have a different way of ratchet straps and stuff like that that would hold it. With what I sent in, is there a little piece of the sample material that we have available tonight-it's a mesh banner. So, in that particular case, typical banners are by weight. This allows wind and airflow to get through easily.

Mr. Haycox asked, versus like vinyl one that would be solid?

Gerald Keller replied, absolutely.

Mr. Russell replied, yeah, that piece of material you're talking about, that's going to be for the ARB. They'll want them to see the materials. Okay. ARB will want to see that.

Gerald Keller replied, yeah, and I thought we sent two separate pieces in just for

Mr. Russell replied, it was one envelope. So, I'm not sure what was in the envelope. I figured they were ARB materials. They initially asked for like 600 square feet. Administration wanted them to reduce the size because that's very large, and they were on 400, which seems logical.

Gerald Keller replied, and to give you an idea, even the 600 still fit within that. It just was a pitch wider and on each side. So that's where you lose the reduction because of the height of it. Even with that, and I understand why you would want just for the sheer number of that, but it still didn't go from the wall to wall. It would have come two feet short of each way, and this way it's still tucked in, and it fits a little bit easier. It's not draped over like what we would have over glass or over the old sign,

Mr. Andrzejczyk asked, and it's what it's not 20 by 20. It doesn't look square.

Gerald Keller replied, yeah, it's 16 by 25

Mr. Andrzejczyk responded, 25 Okay. Yeah.

Gerald Keller replied, and it's more for their logo and name rather than the other way around. To spread out for a lease rather than to bunch the copy together.

Mr. Andrzejczyk asked, okay. You say it's a mesh of some sort?

Gerald Keller replied, it is. We do a lot of that for buildings on fences of that nature, where again, airflow behind it is a possible issue.

Chairman DiFranco asked, any other concerns from board members?

Mr. Haycox asked, I guess one other question. Are the letters in the look are they like UV coated or whatever, so they resist some, you know, some fading?

Gerald Keller replied, correct.

Chairman DiFranco asked, board member, just any concern over the eight-month mags versus two.

Mr. Haycox replied, my only concern is addressed. I just want to make sure it's maintained and it's not, you know, flapping in the wind in February because you know it's an eyesore and it looks unprofessional as long as it's maintained and you know it's readable and looks good.

Mr. Andrzejczyk said, and it's the backside three-way exposure, so they would want to keep it from wrapping around. Yeah, be getting beat up.

Chairman DiFranco asked, Katie, any concerns?

Ms. Weber replied, no, I think that I would recommend that the board vote on each of these variances individually, and you know, an option that could be available if there is a concern about that is to say because I think they're asking for an additional four months with an option for an additional four months that that option could be granted administratively by the building commissioner upon his you know finding that it's not in disrepair, or you know something along those lines. I think, at least I don't want to put words in the applicant's mouth, but I think they're striving to not have to come back to the BZA again. Is that right?

Gerald Keller replied, absolutely. But we also are open to that because we want you to feel comfortable with it. We don't want you to feel like okay, we just signed off on it, and somehow this is not a good thing. We want to make sure that it is maintained and there's no issue, and that at that four-month period, we're absolutely open to whatever options you put before us.

Chairman DiFranco asked, Daniel any concerns? Katie, I'm sorry. Were you going to say something?

Ms. Weber replied, no, just that it's up to this board. If the board, you know, would also like to, you know, you can grant the variance how you see fit in the time period that you'd like to grant it, or you know, when you come back, you know, so it is up to this board to how they see fit.

Chairman DiFranco asked, Sorry, Gerry, do you have any other comments or thoughts that you wanted to make?

Gerald Keller replied, I don't. If there were any additional concerns, I would be more than happy to address them or.

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 stated, Katie, you had recommended that we look at each one of these individually. I think that would be a good motion to look at each one of these individually and consider the granting of a variance for each one of those. So, for the first one, I'd like to hear a motion to allow the banner to be placed in front of the building.

Ms. Weber replied, On the rear of the building.

Chairman DiFranco replied, I'm sorry, on the rear of the building. Thank you for that.

Chairman DiFranco entertained a motion for approval.

DECISION

Mr. Haycox, seconded by Mr. Andrzejczyk made a motion to approve the variances as requested;

1. The applicant is requesting to install a 400 sq. ft. banner on the back of an existing building facing 271.

Ayes: Mr. DiFranco, Mr. Haycox, Mr. Andrzejczyk

Nays: None

**Motion Carried
Variance Approved**

Chairman DiFranco said, okay, that one passes. So, the second one, the banner. They are requesting a 400 square foot sign. That's 380 square foot variance is needed on that. So, a bigger sign is what they're requesting.

DECISION

Mr. Haycox, seconded by Mr. Andrzejczyk made a motion to approve the variances as requested;

2. The applicant is requesting a 380 sq. ft. variance for the banner over the 20 sq. ft. allotted.

Ayes: Mr. DiFranco, Mr. Haycox, Mr. Andrzejczyk

Nays: None

**Motion Carried
Variance Approved**

Chairman DiFranco stated, okay, and that one's passed also, and then the third one is for the banner to be displayed for up to four months, with an option for an additional four months. Now, I like what Katie said here, with perhaps after the end of the four months, Daniel. If you don't like what you see, they got to come back in here. If everything's fine and it's not tattered in the wind, then you know we can we can grant.

Mr. Haycox asked, so you would do just do an administrative approval for the second four months?

Mr. Russell replied, yeah.

Chairman DiFranco responded, so it'll be an administrative approval for the second comeback. Does that make sense to you?

Gerald Keller replied, absolutely.

DECISION

Mr. Haycox, seconded by Mr. Andrzejczyk made a motion to approve the variances as requested;

3. The applicant is requesting to display a banner sign for up to 4 months with an option for an additional 4 months that can be granted administratively by the Building Commissioner.

Ayes: Mr. DiFranco, Mr. Haycox, Mr. Andrzejczyk

Nays: None

Motion Carried
Variance Approved with conditions

Chairman DiFranco Okay. All three variances have passed, and again, the third one being that, as an administrative function, Daniel would grant the additional four months. You or any interested party has the right to an appeal to the decision within 10 days to council. And Katie, did I miss anything?

Ms. Weber replied, you did not.

Chairman DiFranco responded, I did not. Thank you for that, Gerry, your motions have passed, and you'll get a letter in the mail from Daniel here, letting you know that all three have passed with that condition in there as well.

Gerald Keller asked, okay. Is there another meeting for that?

Mr. Russell replied, well, you guys have to apply for architecture board review for the new sign.

Gerald Keller replied, okay,

Mr. Russell replied, so that has to be still lined for

Gerald Keller replied, absolutely.

Mr. Russell stated, and then we won't be able to issue the permit until both variances have been granted and ARB has been approved.

Gerald Keller asked, will that require meeting or just-

Mr. Russell replied, yeah, you'll need an application and everything else associated with it.

Gerald Keller replied, okay.

Right to Appeal

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

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

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:26 p.m.

Chairman

Secretary

Attachments:

1. Memo from Tom Cappello
2. Memo Hilton Gard Inn Ownership Change