



**BZA 1094: North Coast Sign & Lighting Services, Inc.****Winking Lizard****1355 SOM Center Road****Requests a variance for a 36 sq. ft. double-sided identification sign to project out 7'6", perpendicular to the front wall of the building.**

The application requests a variance from 1191.06; *Location, Height and Projection; Style and Color; Free-Standing Walls*. The following adjacent property owners were notified:

862-29-013	6757 Mayfield Road	- HCR Manorcare Properties, LLC P.O. Box 10086, Toledo, OH 43699-0086 - Manor Care – Megan Lublin, Administrator
862-29-012 862-29-015	6755 Mayfield Road	- Gates Mills I Limited - PK Management, LLC Joseph Conti, Director of Facilities 26301 Curtiss-Wright Pkwy. #110 Richmond Hts., OH 44143 - Yvette Rouff (yrouff@pkmanagement.com)

Present was Jim Briola, North Coast Sign & Lighting Services, Inc.

Mr. Kramer pointed out that the applicant indicated on the application that there were no variances requested or received for this property. He informed Mr. Briola that there were variances granted.

Mr. Briola explained that this location is unique as the access to the building is from behind the main shopping center. It is hard to see the front entrance. The business owner thought this would be a good solution. They can compensate by projecting the sign. The sign code allows for a much larger sign on the front wall. Mr. Kramer pointed out that the sign may be more visible coming from the north.

Mrs. Horvat asked if they will also have a sign on the existing monument sign. Mr. Jamieson said that no one has approached the City asking for that.

As there were no other questions or comments, Mr. Kramer declared the public portion closed. He added that the Board's decision requires action by Council and will be presented to Council in resolution form at the next scheduled meeting, Monday, August 22, 2016 at 7:00 p.m.

**Case No. 1093 – Debbie Wadkins-Posante/Greg Posante – 6356 Woodhawk Drive**

Mr. Rothenberg, seconded by Mr. Mercurio moved to grant the applicant's request.

**Roll call on motion: AYES: None**

**NAYES: Mercurio, Orteca, Rothenberg, Horvat, Kramer**

**MOTION DENIED**

~~\*Said request is granted for the reason that the strict enforcement of the ordinance would impose, on the owner, a practical difficulty in the use of the property.~~

\*Amended 9/13/16 to read: Said request is denied for the reason that the applicant did not demonstrate a practical difficulty which would warrant the granting of the variance.

**Case No. 1094 – Winking Lizard Tavern – 1355 SOM Center Road**

Mr. Orteca, seconded by Mr. Rothenberg moved to grant the applicant's request.

**Roll call on motion: AYES: Rothenberg, Horvat, Mercurio, Orteca, Kramer**

**NAYES: None**

**MOTION GRANTED**

Said request is granted for the reason that the strict enforcement of the ordinance would impose, on the owner, a practical difficulty in the use of the property.

As there was no further business, Mr. Kramer adjourned the meeting at 7:30 p.m.

APPROVED:



Fredric Kramer  
Chairman

Respectfully submitted,



Anne Weiland  
Secretary