

**APPEAL NO. 12-02
ELLET SIGN COMPANY FOR
NAILS 90 & SPA
81 SPRINGSIDE DRIVE**

WHEREAS, a public hearing was held on January 17, 2012, pursuant to proper notice, to consider the appeal of Ellet Sign Company for Nails 90 & Spa, located at 81 Springside Drive, requesting variance from Article V, Section 501-4-A-1 to allow a second building sign on the front portico located at the west side of building, and

WHEREAS, at said public hearing applicant's representative from Ellet Neon Sign Company, the Board received renderings for the second building sign on the front portico located at the west side of the free standing building for a down-lit sign consisting of eight square feet. Chairman marked sign renderings as Exhibit 1, cut sheet of goose neck lighting as Exhibit 2 and photograph of monument sign as Exhibit 3, in the record of appeals. The applicant's representative represented to the board that the previous tenant was approved for a south side building sign, internally lighted, of twenty-seven square feet which has been installed. Applicant's representative presented that this building's frontage faces Springside Drive and there is no tenant identification on that side of the building for his clients that travel on Springside Drive in order for his business to succeed. The existing monument sign has only the address of the building and no other tenant identification; and

WHEREAS, based upon the evidence presented the Board finds that the property is located in the B-3 Office-Research and Limited Business District and is part of the business properties on Springside Drive, the Board further finds that Bath Township zoning resolution for this business district allows for one identification tenant building sign, and;

BE IT HEREBY RESOLVED, that applicant's application request for a second building tenant sign of eight square feet being the same in style as the south façade building sign upon building located at 81 Springside Drive be and the same is hereby denied.

Dated: January 17, 2012

Chairman

Secretary

BOARD OF ZONING APPEAL

January 17, 2012

MEMBERS PRESENT: Chairman, Steven Bell, Michael Mack, Jeff Kerr, Linda Hastings, David Landis, Les Kreeger, Zoning Administrator William Funk and Deputy Zoning Inspector Martha Ferch. Betty Eastman was excused.

CASE NO. 12-02– Ellet Sign Company for Nails 90 & Spa, 81 Springside Drive, requesting variance approver per Article V, Section 501-4-A-1 for second building sign. - B-3.

Chairman swore public in and legal notice was read into record.

Mr. Funk gave a description of current property and surround neighbors. Current site contains a multiple occupancy building. Applicant is requesting a second building sign on the front of the building and applicant currently has a 27 sq. ft. internally illuminated wall sign on the side of the building that was granted in BZA Case 05-03 decision. Applicant was made aware of decision of BZA Case 05-03.

Al Halbert, Ellet Sign Company, is requesting a variance to allow an additional sign on the front of building that addresses the Springside location. This request is reasonable and he has worked with the ARC to make the front sign smaller. Beside the side sign, there is no other sign on building and the practical difficulty is that there is no identification to client's business on Springside Drive location and the monument sign does not address applicant's business. This would improve the appearance of tenant identification and their respective visitors for Springside Drive. Chairman marked in Exhibit 1 that shows the new front building sign and cut sheet for the goose neck lighting for this sign as Exhibit 2. Exhibit 3 was a black and white photo of the existing monument sign. New sign is just under 8 square feet with 12" high letters. They had the letters at 15" high and 13.5 square feet in size. The archway is the entrance to new tenant. Writing on door for the previous tenant and will be removed. Have you considered the sign on the south side to be removed? He had approached the tenant to use the front sign and no side building sign. This business needs exposure in order to succeed and building is similar to a corner lot with the sign from Market Street is 550' distance. There is a light by Springside and if you look toward the north you will see the side building sign. There is a personal fitness in the rear as another tenant but there space to the north is vacant. No identification other than the address on the monument sign. Applicant has not asked owner if monument sign can be changed. They didn't look at that aspect of it. Another option could be to place the sign at the top of the door under the portico. They did get a Conditional approval for business in October of 2011 but no request for signage was done at that time.

The hearing was closed with no further information or questions by applicant or citizens.

RESOLUTIONS

Motion to dis-approve the variance for a second building sign was moved by Mr. Landis. Seconded by Mr. Kreeger


ROLL CALL: Kerr - Yes
 Hastings - Yes
 Mack -Yes 4-0 vote to disapprove second sign.
 Landis - Yes
 Bell



Address **59 Springside Drive**

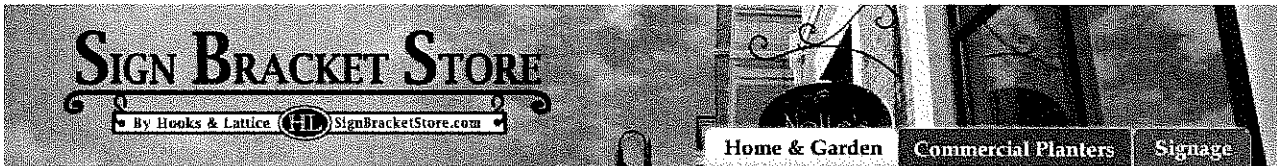
Address is approximate

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Zoning Department
Bath Township

Exhibit: 3
Case# 12-02 Date: 1/17/2012



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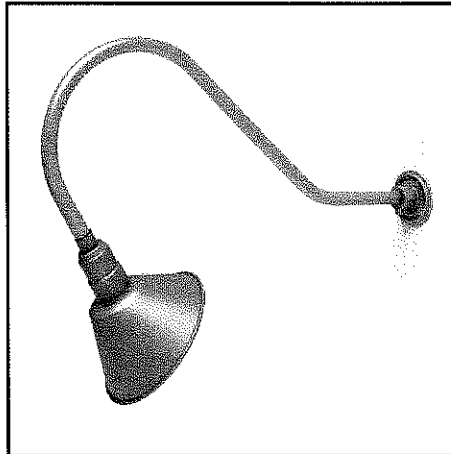
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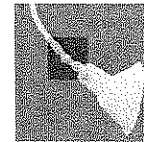
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- Lighting - All
Gooseneck Lighting
Flood/Spot Lights
Sign Lighting- Other
Barn Lights & Barn Style Scones

Post and Panel

- Post and Panel- All
Architectural Post & Panel



Description Alternate Arm Configurations Finish Options Installation Instructions

The all aluminum SL-AE2-ANG810 Incandescent Outdoor Gooseneck Sign Light from the Sign Bracket Store is the perfect solution for lighting large signs or awnings.

Each outdoor gooseneck light comes with a round aluminum wall mount or box mount backplate. All backplates have mounting holes that are 3-1/2" on center to allow installation to any standard 4" outdoor weatherproof box or recessed 4" octagon box. These aluminum backplates, aluminum gooseneck arm and aluminum shade are all powder coated to match.

Note: Use up to 150 Watt Maximum for incandescent applications

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UL Listed - US & Canada

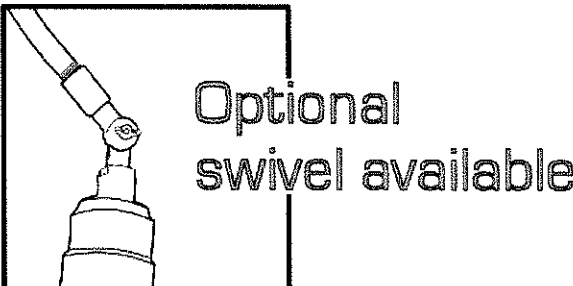
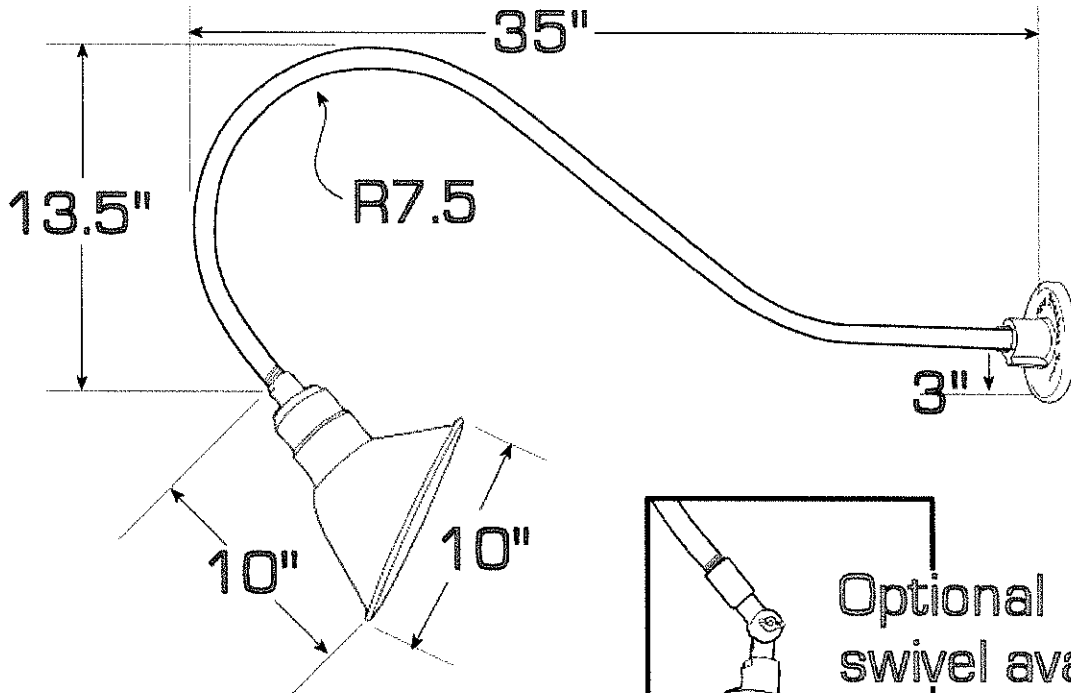
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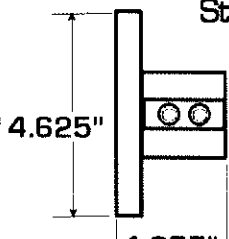
Zoning Department
Bath Township

Exhibit: 2
Case#: 12-02 Date: 1/17/2012

SL-AE2-ANG810



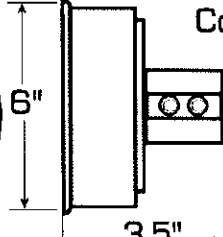
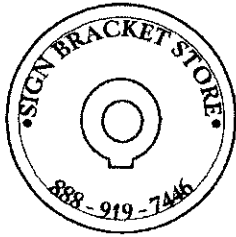
Light Options



Standard Backplate

Round cast back plates are standard with all arm extensions and mount to recessed octagonal boxes.

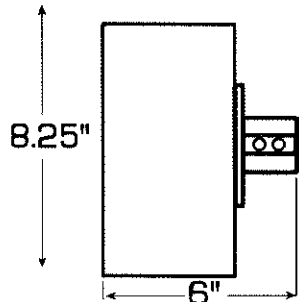
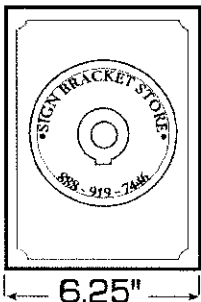
PN# SL-AE2-ANG810



Compact Fluorescents

Weathertight wall mount ballasts. Designed for outdoor use or wet locations.

PN# SL-AE2-ANG810-CFW



Metal Halide

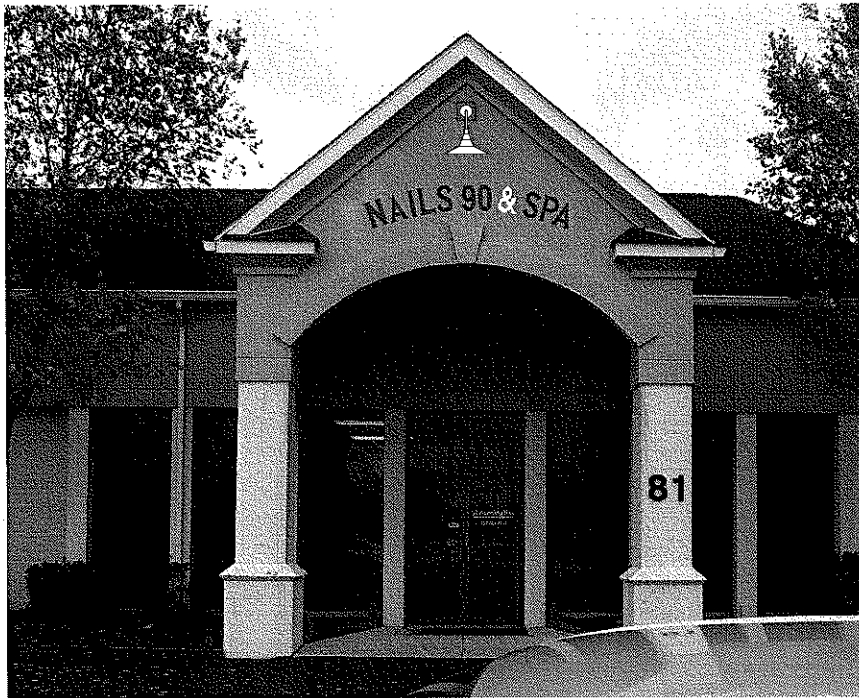
PN# SL-AE2-ANG810-MHW

7' 10"

NAILS 90 & SPA

12"

13.5 SQFT



ELEVATION VIEW

Zone
Bath room
Exhibit 1
Case# 12-02 Date 11/1/2012

ONE (1) 1/2" THICK ROUTER CUT PVC WALL SIGN

- EXTERNAL ILLUMINATION VIA GOOSE NECK LIGHTING
- FLUSH MOUNT ATTACHED WITH HIDDEN NON CORROSIVE FASTENERS

PROJECT WALL SIGN		DATE 11/13/12	REP. AH	DESIGNER MC	FILE G4181 A
JOB SITE STAR NAILS AND SPA					
CONTACT	PHONE				

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NO SCALE

APPROVED _____ DATE _____

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Bath Township Board of Zoning Appeals

January 17, 2012

Ellet Sign Co. for Nails 90 & Spa

Variance request to allow for a second building sign

Case #: 12-02	Zoning: B-3
Applicant: Kim Tyler, Ellet Neon Sign	Adjacent Zoning: B-2 (South), B-3
Property Owner: Orca Properties	Lot Size: .82 Acres
Address: 81 Springside Dr.	
Parcel: 0500065	

Location/Property: Property is located on the eastside of Springside Dr. and 550' from the Springside Dr. and Rt. 18 inetersection. Goddard Schools in located to the North, the previous location of the Summit Masonic Complex is located to the east, Barnes & Nobles is located to the South, and to the west across Springside Dr. are three hotels.



Site Description: The current site contains a multiple occupancy building. The site is flat.

Proposal: The Applicant is requesting a variance to allow for an additional wall mounted sign on the front of the building. The applicant currently has a 27 sq. ft. internally illuminated wall sign that faces south towards Rt. 18. The current sign falls under a previously approved variance which allowed the previous business a sign facing Rt. 18 in lieu of the wall sign fronting Springside Dr. (See attached BZA case 05-03)

Zoning Comments: The applicant is seeking a variance approval from 501-4-A-1 to allow for an additional wall sign.

Sec. 501-4 Signs Permitted in Business and Office Research Districts

Signs shall be permitted in a business or office research district and shall be limited to those specifically permitted below. Such signs are subject to the following regulations:

A. Identification Signs

Two (2) exterior business name or identification signs may be erected for each primary business building.

1. Not more than one (1) wall or building face identification sign may be fixed flat against the wall of the building or on a face of a marquee wall,

except in the case of a corner lot where one (1) sign may be placed on the side facing each thoroughfare.

No wall sign shall extend above or beyond the building wall or project more than twelve inches (12") from the surface of the wall structure. Such sign shall not exceed fifty square feet (50 sq. ft.) or ten percent (10%) of the area of the wall face of the building to which the sign is affixed, whichever is smaller.

County Comments: None

Township Department Comments: None

Member	Present	Motion	Second	Yes	No	Abstain
Betty Eastman						
Dave Landis						
Jeff Kerr						
Les Kreeger						
Linda Hastings						
Michael Mack						
Steve Bell						

Exhibits: Varinace Application
Sign Plans
Site Plan
Revised Sign Plans
ARC Comments
BZA case 05-03

Bath Township Zoning Department

Appearance Review Commission

Bath Township, 3864 West Bath Road, Bath, Ohio, 44210, Phone: 330.666.4007

Case #

Meeting Date

Site Name

Site Address

Applicant

Type of Review

Site Plan Elevations Photographs Landscaping Illumination

Presentation Comments

Commission Comments

Decision

Motion by


Seconded by

Number of aye

Number of nay

Motion carried

Martha Ferch, Deputy Zoning Inspector



**APPEAL NO. 05-03
JIM RATLIFF
LEARNING RX
81 SPRINGSIDE DRIVE**

WHEREAS, a public hearing was duly held on February 15, 2005, pursuant to proper notice, to consider the appeal of John Gnat on behalf of Jim Ratliff, requesting variance from Article V, Section 501-4-A-1 for a business identification sign on the side of a building on property located at 81 Springside Drive, and

WHEREAS, at said public hearing applicant's representative represented to the Board that applicant proposes to place a business identification sign on the south side of the building because the front of the building does not lend itself to placement of a sign. The Board received an overall area GIS site plan that appears as Exhibit A; a closer view GIS site plan that appears as Exhibit B; photographs of the front and south side of the building that appears as Exhibit C and a conceptual drawing of the proposed sign which is 18' long and 1' high, that appears as Exhibit D in the record of the appeal. The Board also received the report and recommendation of the Appearance Review Commission that appears as Exhibit E in the record of the appeal. Applicant's representative represented to the Board that applicant occupies the south side of the building and that the tenant that occupies the north side of the building has a monument sign that identifies that tenant's business; and

WHEREAS, the Board finds that the property is located in a B-2 Community 3 Office-Research And Limited Business District and that the sign proposed by applicant is controlled by Section 501-4-A-1 of the Zoning Resolution. The Board further finds that justification exists for granting of the variance as requested by applicant .

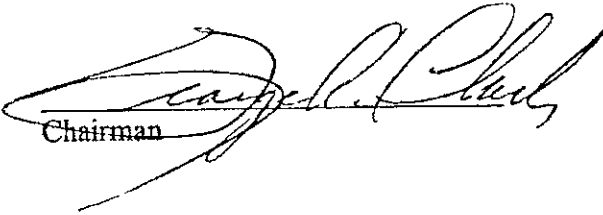
BE IT HEREBY RESOLVED, that applicant's application for a variance to place the proposed wall sign on the south side of the building on property located at 81 Springside Drive be and the same is hereby approved, subject to the following terms and conditions:

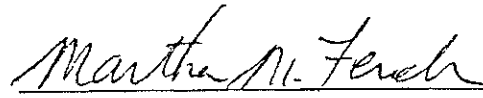
- 1) That the proposed sign shall conform to the plans, specifications and representations made at the public hearing and as shown or depicted upon Exhibit D in the record of the appeal;
- 2) That except as otherwise set forth in this Resolution, applicant's sign shall comply with all relevant provisions of the Zoning Resolution;

Appeal No. 05-03
Page 2.

- 3) That except for the signage authorized by this Resolution and the existing monument sign, no additional signage shall be permitted in conjunction with the building;
- 4) That any tenant that later occupies the south side of the building shall not be permitted to increase the square footage of signage on the south side of the building.

Dated. February 15, 2005.


Chairman


Secretary