



## Board of Zoning Appeals

240 Columbus Ave  
Sandusky, Ohio 44870

419.627.5715

[www.cityofsandusky.com](http://www.cityofsandusky.com)

**March 19<sup>th</sup>, 2020**  
**4:30 pm**  
**City Commission Chamber**  
**Agenda**

1. Meeting called to order – Roll Call
2. Review of minutes from the February 20<sup>th</sup>, 2020 meeting
3. Swear in audience and staff members that will offer testimony on any agenda items

**Adjudication hearings to consider the following:**

**1) 749 Park Street (Postponed from February 20<sup>th</sup>, 2020 meeting)**

Daniel McGookey, as an authorized agent of KMOH, LLC c/o Ronald Brooks, has submitted an application to rent tourists' rooms at 749 Park Street in a R2F Two-Family Residential zoning district. The appellant is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances:

- Section 1129.06 (e) which states that renting of tourists' rooms by a resident family in a residential zoning district is only permitted on lots abutting a state highway and this property

**2) Parcel 57-00771.000 (Northeast corner of Cleveland Road & Cedar Point Drive) and Parcel 57-00779.000 (Cedar Point Drive north of First Street)**

Albert Haddad of Ellet Sign Company, as an authorized agent of Cedar Point Park, LLC, has submitted an application to construct two replacement off-premise signs (defined as billboards) for Cedar Point Park in a CR Commercial Recreation zoning district. The appellant is seeking variances for relief from the strict application of the following sections of the Sandusky Codified Ordinances:

- Section 1143.09 (b)(1) which states that billboards are only permitted in Manufacturing Districts and the appellant is proposing a billboard in a Commercial District.
- Section 1143.09 (b)(6&7) which states there shall be a 30-foot minimum setback from the front and side property lines and the appellant is proposing less than 30 feet.

4. Other Business
5. Adjournment

Next Meeting: April 16<sup>th</sup>, 2020

Please notify staff at least 2 days in advance of the meeting if you cannot attend.

Board of Zoning Appeals  
February 20th, 2020  
Minutes

**Meeting called to order:**

Mr. Feick called the meeting to order at 4:30pm. The following members were present: Mr. Feick, Dr. Semans, and Mr. Delahunt. Mr. Thomas Horsman represented the Planning Department and Ms. Hannah Nedolast represented the Law Department.

**Review of minutes from December 19<sup>th</sup>, 2019:**

Mr. Delahunt motioned to approve the minutes from the December 19<sup>th</sup>, 2019 meeting. Dr. Semans seconded the motion. The motion carried with a unanimous vote.

**Election of Board of Zoning Appeals Officers:**

Dr. Semans motioned to nominate Mr. Feick for chairman and Mr. Zeiher for vice chairman. Mr. Delahunt seconded the motion. All voting members were in favor of the motion.

**Swear in of audience and staff members that will offer testimony on any agenda items:**

Mr. Feick swore in everyone wishing to do so.

**1<sup>st</sup> application:**

Mr. Feick stated that the first application was submitted by James and Camelia Easton, who applied to construct an addition to the dwelling at 1403 Clinton Street in a R1-40 Single-Family Residential zoning district. The appellant is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances: Section 1129.14, which states that the minimum side yard width in a R1-40 zoning district must not be less than 3 feet and the appellant is proposing 2 feet.

Mr. Horsman stated that Mr. John Henley, who will be representing the owners of the property, is available today to answer any questions. He stated that the addition would be to expand the bedroom space. The garage does already come up to that same side yard setback. Staff does believe that this does create a practical difficulty for the owner, due to the nature of the lot and the year in which the dwelling was constructed and does recommend the approval of the variance.

Mr. Henley of 1108 Columbus Avenue, stated that James and Camelia have rehabbed several properties in Sandusky and he believes that only good can come from this.

Dr. Semans motioned to approve the variance.

Mr. Delahunt seconded the motion. All members were in favor and the variance was approved.

**2<sup>nd</sup> application:**

Mr. Feick stated that the second application was submitted by Derek Brennan, as an authorized agent of William and Annette Johnson, who applied to paint a 550 square foot sign (mural) on the western wall of 1202 Washington Street, in a RB Roadside Business zoning district. The appellant is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances: Section 1140.08(c)(1) which states that the maximum

square footage at this location in a RB zoning district must not be more than 165 square feet and the appellant is proposing 550 square feet.

Mr. Horsman stated that this project is being led by the Sandusky Youth Commission, and a member from the Youth Commission as well as Talon Flohr from the Planning Department are available to answer any questions. The mural would be on the western wall of the A&B Cycles Building, facing Camp Street. Since the project is actually a mural and not a sign, the applicant is proposing the variance. The existing Zone Code does not exempt murals as artwork that is separate from signage, and therefore they are currently required to follow the zoning regulations. Staff does believe this creates a practical difficulty and recommends approval of the variance.

Mr. Flohr stated that the project started as part of a Going Green Initiative and then the Public Arts and Culture Commission like the idea of a going green mural. So they then found a business that was willing to host the project and the Youth Commission raised some money to go towards the cost.

Jai Shanti Hicks, 2002 Campbell St, Youth Commissioner, stated that they worked really hard to fundraise for this project and would really like to see it approved.

Dr. Semans asked Mr. Horsman if the content needs to go through the Design Review Board.

Mr. Horsman stated that the content does not need approval through any board, but it will need to appear before the Arts and Culture Commission next month for feedback from them.

Dr. Semans stated that he thinks it would make a lot of sense going forward to separate out public art murals from signs.

Mr. Delahunt made a motion to accept the mural and made note that it is a decorative and public art project.

Dr. Semans seconded the motion. All members were in favor and the variance was approved.

### **3<sup>rd</sup> application:**

Mr. Feick stated that the third application was submitted by Daniel McGookey, as an authorized agent of KMOH, LLC c/o Ronald Brooks, who applied to rent tourists' rooms at 749 Park Street in a R2F Two-Family Residential zoning district. The appellant is seeking a variance for relief from the strict application of the following section of the Sandusky Codified Ordinances: Section 1129.06 (e), which states that renting of tourists' rooms by a resident family in a residential zoning district is only permitted on lots abutting a state highway and this property.

Mr. Horsman stated that applicant did submit a request to postpone the hearing for the March meeting so that the owner can attend, but the law director would like anyone that came to speak on the matter to do so and then a motion can be made to postpone if that is what the board would like to do.

Mike Andrews, 739 West Park St, stated he lives just a couple houses away and would like to speak for the business. He stated when the owner bought the place, it was vacant, being vandalized, and kids were smoking pot in the backyard. He stated that the neighbors have tried to keep an eye out on the place, but would much rather have it occupied. When people have stayed there in the past, there have not been any issues.

Mr. Feick stated that he has a couple of questions for Mr. McGookey that do not necessarily need answered today if the application is going to be postponed until next month. He asked if the driveway is a joint driveway.

Mr. Andrews stated that there is two driveways and that if you are looking at the property from across the street, the one on the right hand side is tandem driveway parking. The one on the left is a shared driveway, but there are two garages, so there is more off street parking. When it snows he goes over and clears both driveways so people can have off street parking when they are there. So there is room for three, maybe four cars, without using the one shared driveway.

Mr. Delahunt made a motion to postpone the application as requested.

Mr. Semans seconded the motion. All members were in favor of the motion

**Adjournment:**

Mr. Delahunt moved to adjourn the meeting; Dr. Semans seconded the motion. All members were in favor to adjourn.

The meeting was adjourned at 4:50pm.

**APPROVED:**

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Kristen Barone, Clerk

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John Feick, Chairman

# BOARD OF ZONING APPEALS REPORT

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APPLICATION FOR A USE VARIANCE TO PERMIT  
RENTING OF TOURISTS' ROOMS AT 749 PARK ST.

Reference Number: PVAR20-0001

Date of Report: February 10, 2020

Report Author: Thomas Horsman, Assistant Planner



## City of Sandusky, Ohio Board of Zoning Appeals Report

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### BACKGROUND INFORMATION

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Daniel McGookey, as an authorized agent of KMOH, LLC c/o Ronald Brooks, has submitted an application to rent tourists' rooms at 749 Park Street in a R2F Two-Family Residential zoning district. The following information is relevant to this application:

**Applicant:** Daniel McGookey  
225 Meigs St.  
Sandusky, OH 44870

**Owner:** KMOH, LLC  
C/o Ronald Brooks  
6545 Market Ave. N.  
Suite 100  
North Canton, OH 44721

**Site Location:** 749 Park St.  
Sandusky, OH 44870

**Zoning:** R2F Two-Family Residential

**Surrounding Zoning:** North: Public Facility; East: Local Business; South: R2F; West: R2F

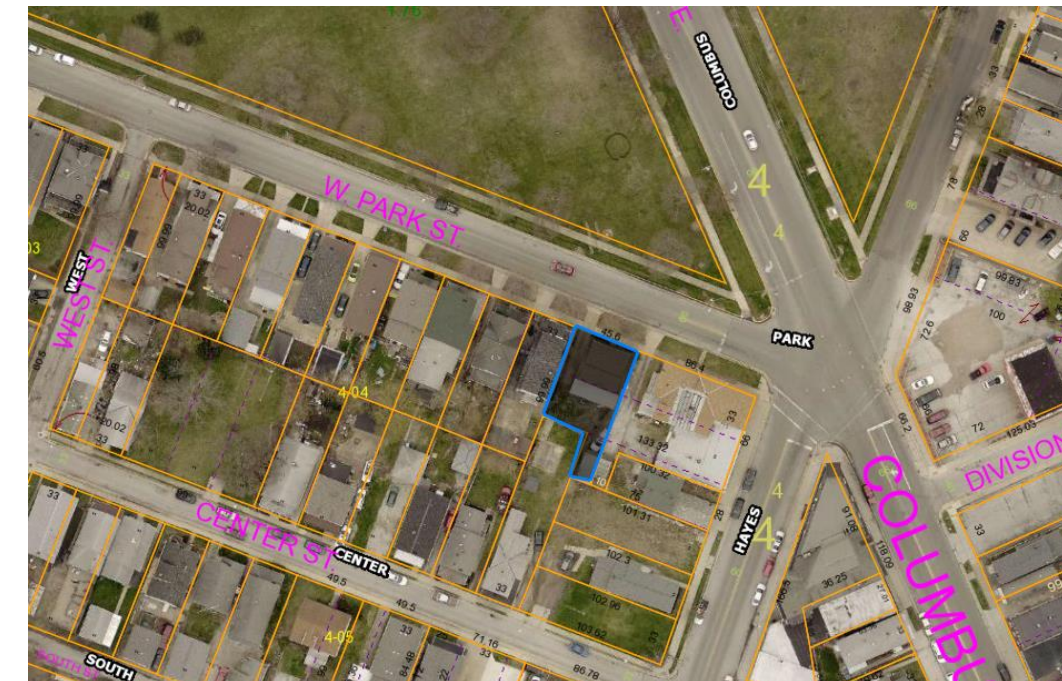
**Surrounding Uses:** North: Park; East: Commercial; South: Residential; West: Residential

**Existing Use:** Residential

**Proposed Use:** Renting of tourist's rooms by a resident family

**Applicable Plans & Regulations:** City of Sandusky Zoning Code Section 1129.06(e)

**Variance Requested:** 1) A variance to allow the renting of tourists' rooms by a resident family on a property that does not abut a state highway in a residential zoning district





**Photo of the Property from Google Street View**



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**DEPARTMENT OF PLANNING COMMENTS**

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Section 1129.06(e) of the Sandusky Codified Ordinances permits a resident family to rent rooms to tourists in a residentially zoned district if the property abuts a state highway. No more than three rooms can be rented and adequate parking must be provided. There must be a resident family that lives on site. This property is one parcel removed from abutting a state highway, specifically Ohio Route 4 (i.e. Columbus Ave), and thus renting of rooms to tourists is not permitted by the Zoning Code. The R2F Two-Family Zoning district the property sits in would allow for this dwelling to be used as either a single or two-family residence.

According to the City's Division of Code Compliance, the entire dwelling (all four bedrooms) at this property has been listed on Airbnb and VRBO for transient rental since June 2019. There is currently an ongoing court case in Sandusky Municipal Court involving zoning violations with this property.



The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include:

Section 1111.06(c)(1)

**A. Whether the variance is substantial;**

The variance sought in this case is substantial as it would allow for a use that is not permitted in the zoning district.

**B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;**

The variance would likely not substantially alter the character of the neighborhood, nor would adjoining property suffer a substantial detriment.

**C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);**

The proposed use variance would not affect the delivery of government services.

**D. Whether the property owner purchased the property with the knowledge of the zoning restriction;**

The applicant stated that the property owner was not aware of the zoning restriction.

**E. Whether the property owner's predicament can be resolved through some method other than a variance;**

The owner could initiate the process of creating a Transient Rental Overlay District, which would need City Commission approval. Otherwise, only a variance could allow for the renting of tourists' rooms.

**F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;**

The Zoning Code is explicit in prohibiting transient rental use and renting of tourists' rooms in residential zoning districts, and even though this property is

only parcel away from abutting a state highway, it is difficult to ascertain where to draw the line if exceptions are made.

**G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and**

The property can still yield a reasonable return without a variance as it can be used as a single or two-family residence. There is no unique characteristic of this property that prevents it from being used in such a manner.

**H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.**

The granting of the variance would be contrary to the general purpose, intent and objective of the zoning code.

Other conditions that the Zoning Board of Appeals must determine have been met for use variances include the following:

Section 1111.06(c)(2):

**A. That the variance requested arises from such a condition which is unique and which is not ordinarily found in the same zoning district and is created by the Zoning Code and not by an action or actions of the property owner or the applicant;**

This property is not unique from other properties in the zoning district.

**B. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents;**

It is unlikely that the variance would adversely affect the rights of adjacent property owners or residents.

**C. That the strict application of the Zoning Code of which the variance requested will constitute unnecessary hardship upon the property owner or the applicant;**

The strict application of the Zoning Code would **not** constitute an unnecessary hardship on the property owner because the dwelling and property are perfectly suited for use as a single or two-family residence, as is allowed by the Zoning Code.

**D. That the variance desired will not adversely affect the public health, safety, morals or general welfare; and**

The single proposed use variance would not appear to adversely affect the public health, safety, morals or general welfare of the neighborhood. However, by setting a precedent, additional homes in the area that may also get approval to rent rooms to tourists' could change the character of the neighborhood.

**E. That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance.**

Granting a use variance for one specific property does appear to be contrary to the general spirit, intent or objectives of the Zoning Code.

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**CONCLUSION/RECOMMENDATION**

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Staff acknowledges that this property is only one parcel removed from a state highway, and if it were abutting a state highway, renting of rooms to tourists by a resident family would be permitted by the Zoning Code. However, staff does not believe that the strict application of the Zoning Code would constitute an unnecessary hardship on the owner and staff does not believe the very high standard for a use variance has been met in this case. Staff is also concerned about making exceptions to the stipulation that properties must abut a state highway, because it would not be clear at what point a line should be drawn as to when it stops becoming acceptable. This would set a difficult precedent to adhere to. As such, staff does not support the granting of the variance.

# BOARD OF ZONING APPEALS REPORT

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APPLICATION FOR AN AREA VARIANCE TO PERMIT  
TWO BILLBOARDS FOR CEDAR POINT ON PARCELS  
57-00771.000 AND 57-00779.000 ALONG CEDAR  
POINT DRIVE

Reference Number: PVAR19-0006

Date of Report: March 12, 2020

Report Author: Tom Horsman, Assistant Planner



## City of Sandusky, Ohio Board of Zoning Appeals Report

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### BACKGROUND INFORMATION

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Albert Haddad of Ellet Sign Company, as an authorized agent of Cedar Point Park, LLC, has submitted an application to construct two replacement off-premise signs (defined as billboards) for Cedar Point Park in a CR Commercial Recreation zoning district. The following information is relevant to this application:

Applicant: Albert Haddad  
3041 E. Waterloo Rd.  
Akron, OH 44312

Property Owner: Cedar Point Park LLC  
One Cedar Point Rd.  
Sandusky, Ohio 44870

Site Location: Cedar Point Drive and Cleveland Road, Parcel 57-00771.000  
Cedar Point Drive and First Street, Parcel 57-00779.000

Zoning: Parcel 57-00771.000: "CR"- Commercial Recreation  
Parcel 57-00779.000: Not Zoned

Surrounding Zoning: North: CR; East: Not Zoned; West: GB; South R1-60

Surrounding Uses: Recreation

Existing Use: Billboard Sign

Proposed Use: New Billboard Sign

Applicable Plans & Regulations: City of Sandusky Zoning Code Section 1143.09 (b) – Sign Regulations

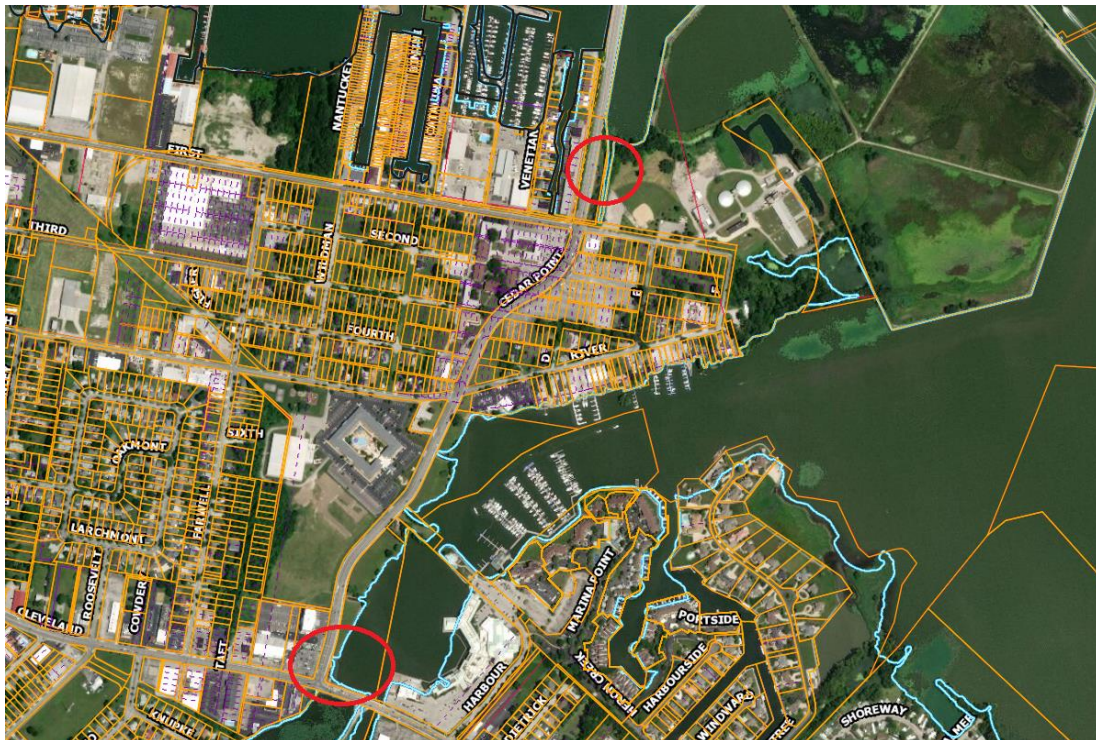
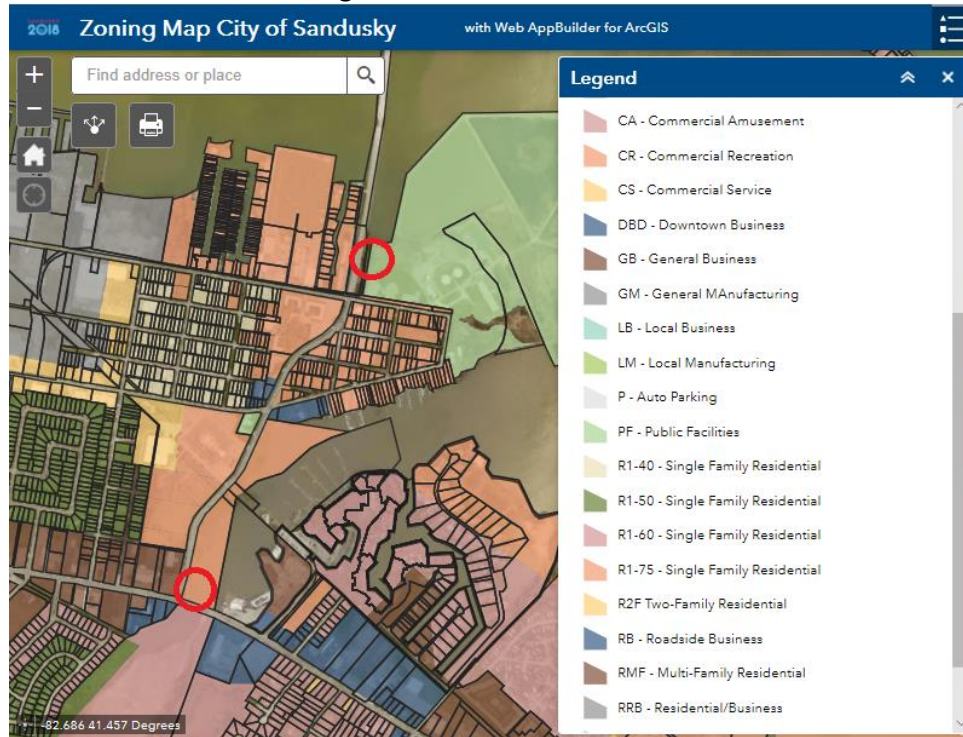
Variance Requested: 1) A variance to allow two billboards for Cedar Point on a parcel zoned CR and a parcel that is not zoned.  
2) A variance to the side and front yard setback requirements

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## SITE DESCRIPTION

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### Sign Locations Circled in Red





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**DEPARTMENT OF PLANNING COMMENTS**

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Cedar Point has hired Ellet Sign Company to replace their two billboard signs off Cedar Point Drive in commemoration of the park's 150<sup>th</sup> anniversary. The sign at the corner of Cleveland Road and Cedar Point Drive will be replaced with a new structure that would include 158.3 square feet of total signage, including a digital video board. Both of the current signs received a conditional use permit before construction, as billboards were previously allowed in CR zoning districts as a conditional use. Since that time, the Zoning Code was modified, and billboards are now only permitted in manufacturing zoning districts. In order to replace the signs with new signage, a variance must be granted.

The proposed signage is below the maximum that is allowed for freestanding signs. Both signs are situated on property that is owned by Cedar Point.

The Code states that no variance to the provision or requirements of the Zoning Code shall be granted by the Board unless the Board has determined that a practical difficulty does exist or will result from the literal enforcement of the Zoning Code. The factors to be considered and weighed by the Board in determining whether a property owner has proved practical difficulty include:

Section 1111.06(c)(1)

**A. Whether the variance is substantial;**

The variance sought in this case is not substantial as there are currently existing signs in both locations.

**B. Whether the essential character of the neighborhood would be substantially altered or whether adjoining property would suffer a substantial detriment as a result of the variance;**

The variance would not substantially alter the character of the neighborhood, nor would adjoining property suffer a substantial detriment.

**C. Whether the variance would adversely affect the delivery of government services (i.e. water, sewer, garbage, fire, police or other);**

The proposed use variance would not affect the delivery of government services.

- D. Whether the property owner purchased the property with the knowledge of the zoning restriction;**

No, the property was purchased before the zoning restricted was enacted.

- E. Whether the property owner's predicament can be resolved through some method other than a variance;**

In order for all the proposed signage to be installed, the applicant must receive a variance.

- F. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance;**

The granting of the variance would not significantly violate the spirit and intent behind the zoning requirement.

- G. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without a variance; and**

The property can still yield a reasonable return without a variance.

- H. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.**

The granting of the variance will not be contrary to the general purpose, intent and objective of the zoning code, nor the comprehensive plan.

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#### **CONCLUSION/RECOMMENDATION**

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Signs currently exist at both locations, and considering Cedar Point wants to update and install new signage at these location, staff believes that the granting of the variance would be appropriate. Both parcels are owned by Cedar Point and the park is a unique attraction that warrants signage at both of these locations. Staff believes that the strict application of the Zoning Code would constitute a practical difficulty and recommends approval of the variance.

If approved, the digital message board that is proposed would also need to receive a conditional use permit from the Planning Commission.



## **BOARD of ZONING APPEALS**

### *Application for a Zoning Variance*

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

[www.cityofsandusky.com](http://www.cityofsandusky.com)

### **Instructions to Applicants**

**MEETINGS:** 3<sup>rd</sup> Thursday of each month at 4:30 P.M.\* – City Commission Chamber, First Floor of City Hall.

*\*Meeting dates are subject to change. Please check [www.cityofsandusky.com/BZA](http://www.cityofsandusky.com/BZA) for an updated schedule.*

**DUE DATE FOR SUBMITTALS:** Applications are due by 5:00 P.M. on the date of the preceding month's Board of Zoning Appeals meeting.

**WHO MUST ATTEND:** The property owner, or the authorized agent of the owner, must be present at the BZA meeting for all variance requests.

**APPLICATION FEE:** \$100

**SUBMISSION REQUIREMENTS:** Please provide either a hard copy or electronic copy of the following:

- 1) Completed application
- 2) Copy of a site plan (drawn to scale and dimensioned) which shows the following items (as applicable):
  - a) Property boundary lines
  - b) Building(s) location
  - c) Driveway and parking area locations
  - d) Location of fences, walls, retaining walls
  - e) Proposed development (additions, fences, buildings, etc.)
  - f) Elevation drawings for height variances
  - g) Setbacks from lot lines for existing & proposed construction
  - h) Location of other pertinent items (signs, outdoor storage areas, gasoline pump islands, etc.)

**Please note that the granting of a variance is not a Building Permit. A separate Building Permit must be issued prior to all construction.**

Submit application and materials to:

City of Sandusky  
Department of Planning  
240 Columbus Ave.  
Sandusky, OH 44870

Contact Thomas Horsman, Assistant Planner, at 419-627-5715 or [thorsman@ci.sandusky.oh.us](mailto:thorsman@ci.sandusky.oh.us) with any questions

## Application for Board of Zoning Appeals

### STAFF USE ONLY:

Filing Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Reference Number: \_\_\_\_\_

Address of Property (or parcel number) for Variance Request: \_\_\_\_\_

Name of Property Owner: Jason McClure, VP & GM

Mailing Address of Property Owner: One Cedar Point Drive

City: Sandusky State: Ohio Zip: 44870

Telephone #: 419-627-2207 Email: jason.mcclure@cedarpoint.com

If same as above check here ☐

Name of Applicant: Albert Haddad, Ellet Sign Company

Mailing Address of Applicant: 3041 E. Waterloo Road

City: Akron State: Ohio Zip: 44312

Telephone #: 1-888-652-8607 x123 Email: Albert@elletneon.com

### Description of Proposal:

Modification of existing signs (2) located at the intersections of Cleveland Road and Cedar Point Drive (Main Entrance Sign) and the intersection of Cedar Point Drive and 1st Street.

### Variance Requested:

Variance to the side and front yard setback requirements  
Variance to permit a billboard in a CR zoning district.

### Section(s) of Zoning Code:

Section 1143.09 (b)

  
Signature of Property Owner

3/4/2020  
Date

  
Signature of Authorized Agent

3-4-2020  
Date

APPLICATION #BZA-001

UPDATED 12/2/2019

## **PRACTICAL DIFFICULTIES**

**(For ALL variance requests)**

According to Chapter 1111.06(c)(1) of the Sandusky Code of Ordinances, the Board of Zoning Appeals must determine that a "practical difficulty" exists in order to approve a variance. The Board must consider the following factors. Please completely fill out all sections:

- 1) Would the variance be substantial?

No. The modifications are to existing in place signs.

- 2) Would the variance substantially alter the character of the neighborhood or would adjoining property owners suffer a substantial detriment because of the variance?

No. The proposed modifications are to existing signs and are consistent with the overall presence, size and type of the existing signs.

- 3) Would the variance adversely affect the delivery of government services (e.g. water, sewer, fire, police)?

No. The existing signs and their modifications aid in locating and directing government services to the park.

- 4) Was the property purchased with the knowledge of the zoning restrictions?

No. Billboard signs were permitted in the respective zoning districts when they were installed. Recent code changes require a variance.

- 5) Can the property owner's predicament be resolved through some method other than a variance?

No. Due to recent code changes a variance is required.

- 6) Would the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance?

Yes. Granting the variance will allow the property owner the use of the existing in place signs they have had prior to the recent code change.

- 7) Would the property yield a reasonable return or can there be a beneficial use of the property without a variance?

Not granting the variance will have a negative impact on the use of the property that the owner has benefitted from prior to recent code change.

- 8) Would the granting of the variance be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City?

Granting the variance would be consistent with the intent of the code in this case.

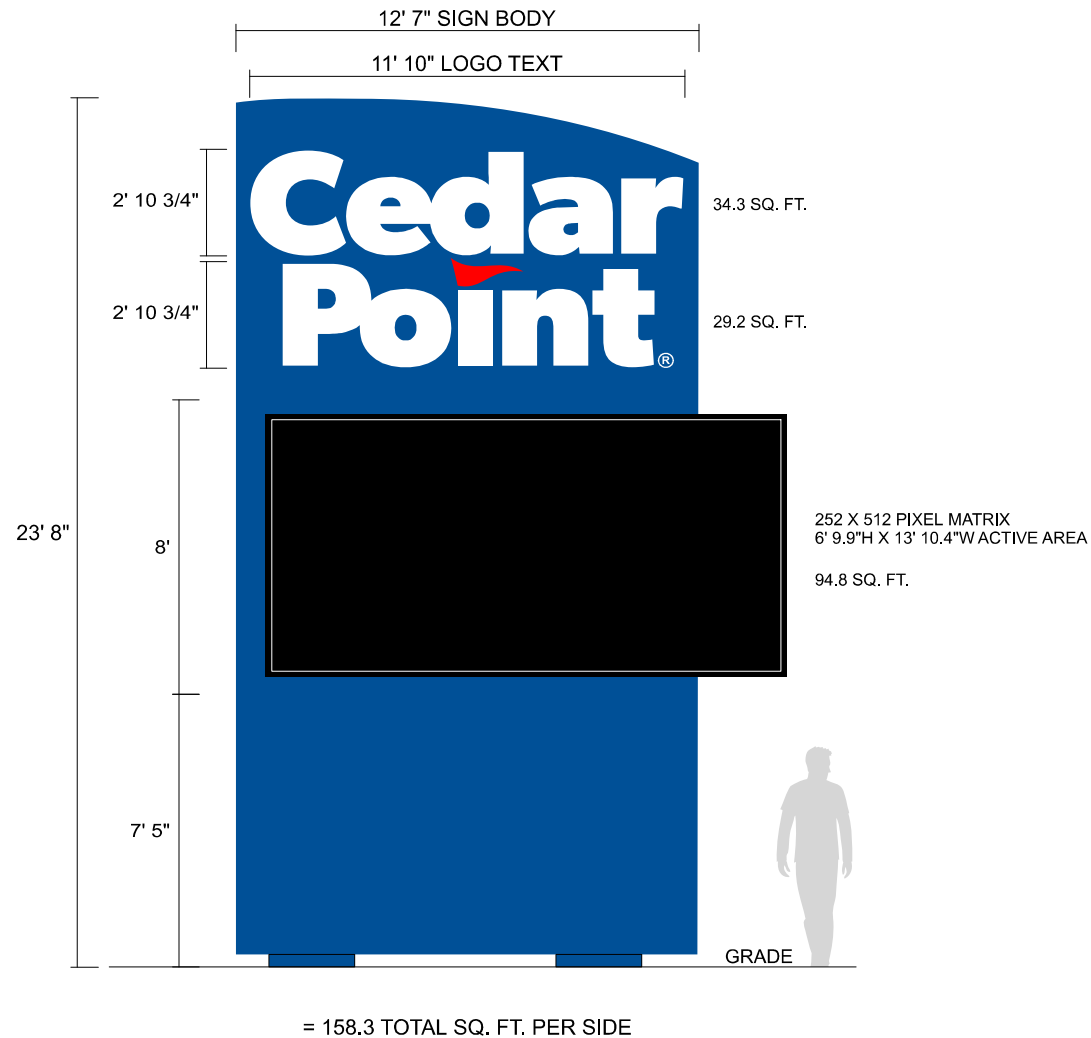
## **UNNECESSARY HARDSHIP**

**(ONLY for variance requests involving a use of the property that is not permitted by the Zoning Code)**

According to Chapter 1111.06(c)(2) of the Sandusky Code of Ordinances, the Board of Zoning Appeals must determine that an "unnecessary hardship" exists in order to approve a use variance. The Board must determine that ALL of the following conditions have been met. Please completely fill out all sections:

- 1) Does the variance request arises from such a condition which is unique and which is not ordinarily found in the same zoning district; and is created by the Zoning Code and not be an action or actions of the property owner or the applicant?
  
- 2) Would the granting of the variance will adversely affect the rights of the adjacent property owners or residents?
  
- 3) Does the strict application of the Zoning Code of which the variance is requested constitute unnecessary hardship upon the property owner or the applicant?
  
- 4) That the variance desired will not adversely affect the public health, safety, morals or general welfare.
  
- 5) That the granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance





ONE (1) DOUBLE SIDED FREESTANDING SIGN WITH FULL COLOR ELECTRONIC MESSAGE BOARD  
& INTERNALLY ILLUMINATED LOGO / LETTERS

CLIENT CEDAR POINT

PROJECT/LOCATION CLEVELAND ROAD SIGNAGE - PYLON PORTION

DATE 2/25/20

ACCOUNT REP

DESIGNER GK

FILE H2453 A

This is an original, unpublished drawing created by ELLET SALES & SERVICE, INC. It is submitted for your personal use in connection with the project being planned for you by ELLET SALES & SERVICE, INC. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion whatsoever. All or any part of this design (excepting registered trademarks) remain the property of ELLET SALES & SERVICE, INC.

Upon acceptance of contract or letter of quotation, ELLET SALES & SERVICE, INC. required the customer initial the copy of the sketch and indicate any changed desired and return one copy along with the signed contract to our office prior to any work being done.

NO SCALE

APPROVED

DATE

PH 1-330-628-9907  
FX 1-330-628-8347  
TOLL FREE 1-888-652-8607  
www.elletneon.com



FOR ARTISTIC PRESENTATION ONLY. TO BE RELEASED INTO PRODUCTION & INSTALLATION, DRAWING MUST BE APPROVED:

SALES AGENT

DATE

ELLET SIGN COMPANY  
3445 E. WATERLOO RD. AKRON, OH



EXISTING VIEW

|                    |   |              |             |             |              |
|--------------------|---|--------------|-------------|-------------|--------------|
| CLIENT CEDAR POINT | PROJECT/LOCATION CLEVELAND ROAD SIGNAGE - PYLON PORTION | DATE 2/25/20 | ACCOUNT REP | DESIGNER GK | FILE H2453 B |
|--------------------|---|--------------|-------------|-------------|--------------|

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Upon acceptance of contract or letter of quotation, ELLET SALES & SERVICE, INC. required the customer initial the copy of the sketch and indicate any changed desired and return one copy along with the signed contract to our office prior to any work being done.

NO SCALE

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

PH 1-330-628-9907  
FX 1-330-628-8347  
TOLL FREE 1-888-652-8607  
www.elletneon.com



FOR ARTISTIC PRESENTATION ONLY. TO BE RELEASED INTO PRODUCTION & INSTALLATION, DRAWING MUST BE APPROVED:

SALES AGENT \_\_\_\_\_

DATE \_\_\_\_\_

ELLET SIGN COMPANY  
3445 E. WATERLOO RD. AKRON, OH



PROPOSED VIEW

|                    |   |              |             |             |              |
|--------------------|---|--------------|-------------|-------------|--------------|
| CLIENT CEDAR POINT | PROJECT/LOCATION CLEVELAND ROAD SIGNAGE - PYLON PORTION | DATE 2/25/20 | ACCOUNT REP | DESIGNER GK | FILE H2453 C |
|--------------------|---|--------------|-------------|-------------|--------------|

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