

Board of Zoning Appeals

240 Columbus Ave
Sandusky, Ohio 44870
419.627.5715
www.cityofsandusky.com

Agenda
March 17, 2022
4:30 pm
Virtual Meeting via Microsoft Teams and
Live Streamed on [www.Youtube.com/CityofSanduskyOH](https://www.youtube.com/CityofSanduskyOH)

1. Meeting called to order – Roll Call
2. Review of minutes from the February 17, 2022 meeting
3. Swear in audience and staff members that will offer testimony on any agenda items
4. Adjudication hearing to consider the following:
 - 2001 Cleveland Road Area Variance
5. Other Business
6. Adjournment

Next Meeting: April 21, 2022

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

Board of Zoning Appeals
February 17, 2022
Minutes

Meeting called to order:

Chairman John Feick called the meeting to order at 4:30pm. The following voting members were present: Bill Semans and Gregg Peugeot. Mr. Feick asked if Mr. Delahunt could be excused from the meeting since he let staff know ahead of time that he would not be able to make it. Alec Ochs represented the Community Development Department. City Commission liaison Dave Waddington and clerk Kristen Barone were also present.

Review of minutes from January 20, 2022 meeting:

Dr. Semans moved to approve the minutes as submitted and Mr. Peugeot seconded. All voting members were in favor of the motion.

Swearing in of audience and staff members offering testimony on any agenda items:

Mr. Feick swore in everyone wishing to do so.

Adjudication Hearing:

1) 1211 Central Avenue Area Variance (tabled at last meeting)

Dr. Semans motioned to remove this item from the table and Mr. Peugeot seconded. All Voting members were in favor of the motion. Mr. Ochs then reminded the committee that the applicant is requesting a variance to zoning code section 1129.14 to allow construction of a back deck roughly two feet into the required two feet side yard setback. Since the applicant wants to build the deck up to the existing fence, staff and the board had questions on where exactly the fence is located in relation to the property line. Staff does not believe the proposal will bring a negative impact to the surrounding properties and therefore recommends approval. Applicant Nicole Lunato stated that the fence is about three inches from the property line and the deck will come up to about six inches from the fence. She said she will need a variance of roughly a foot. Mr. Feick asked if the deck is currently there. Ms. Lunato stated that it is. She said that she did not realize that she did not have a permit for the deck until after they had already started building it, but she did have a permit for the fence and the pool. Mr. Peugeot asked when the deck was built. Ms. Lunato replied that the deck was built this past fall/winter. The fence and the pool was put in during the summer. Dr. Semans made a motion to approve the variance and Mr. Peugeot seconded. Mr. Feick voted against the motion. Dr. Semans and Mr. Peugeot voted for the motion. The motion passed.

Adjournment:

Dr. Semans moved to adjourn and Mr. Peugeot seconded. The meeting ended at 4:39pm.

APPROVED:

Kristen Barone, Clerk

John Feick, Chairman

BOARD OF ZONING APPEALS REPORT

APPLICATION FOR AN AREA VARIANCE TO
CONSTRUCT A MONUMENT SIGN IN THE
REQUIRED FRONT SETBACK & WITHIN 250' OF
ANOTHER FREESTANDING SIGN
2001 CLEVELAND RD. (PARCEL 57-05722.000).

Reference Number: PVAR22-0002

Date of Report: March 4, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Board of Zoning Appeals Report

BACKGROUND INFORMATION

Applicant: Brady Sign Co.
1721 Hancock St.
Sandusky, OH 44870

Owner: Cedar Point Park, LLC
1 Cedar Point Drive
Sandusky, OH 44870

Site Location: 2001 Cleveland Rd.
Sandusky, OH 44870

Zoning: RB - Residential Business

Surrounding Zoning:

North: RMF – Residential Multi-family

East: RB - Roadside Business

CR – Commercial Recreation

South: RB - Roadside Business

West: CR – Commercial Recreation

Surrounding Uses: Business

Existing Use: Resort

Proposed Use: Resort

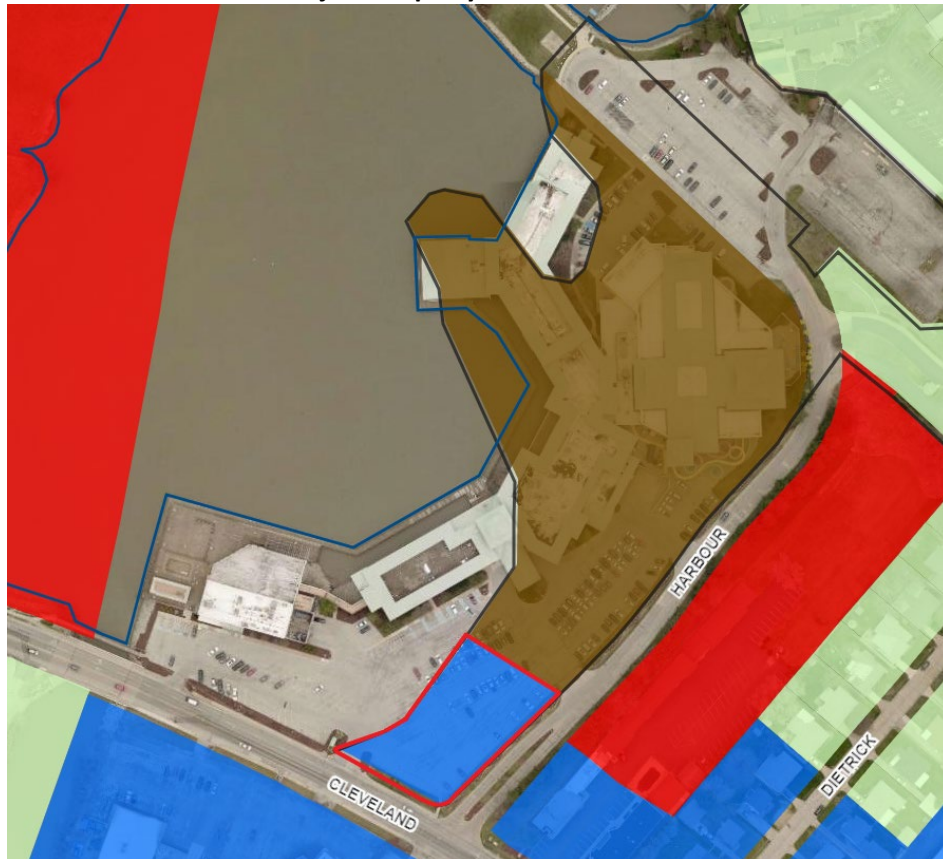
Applicable Plans & Regulations: City of Sandusky Zoning Code Section: 1133 Business Districts, 1143 Sign Regulations

Variance Requested:

1) A variance to allow construction of a Monument sign in the 15' required front setback & within 250' of another freestanding sign

SITE DESCRIPTION

Subject Property Outlined in Blue



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

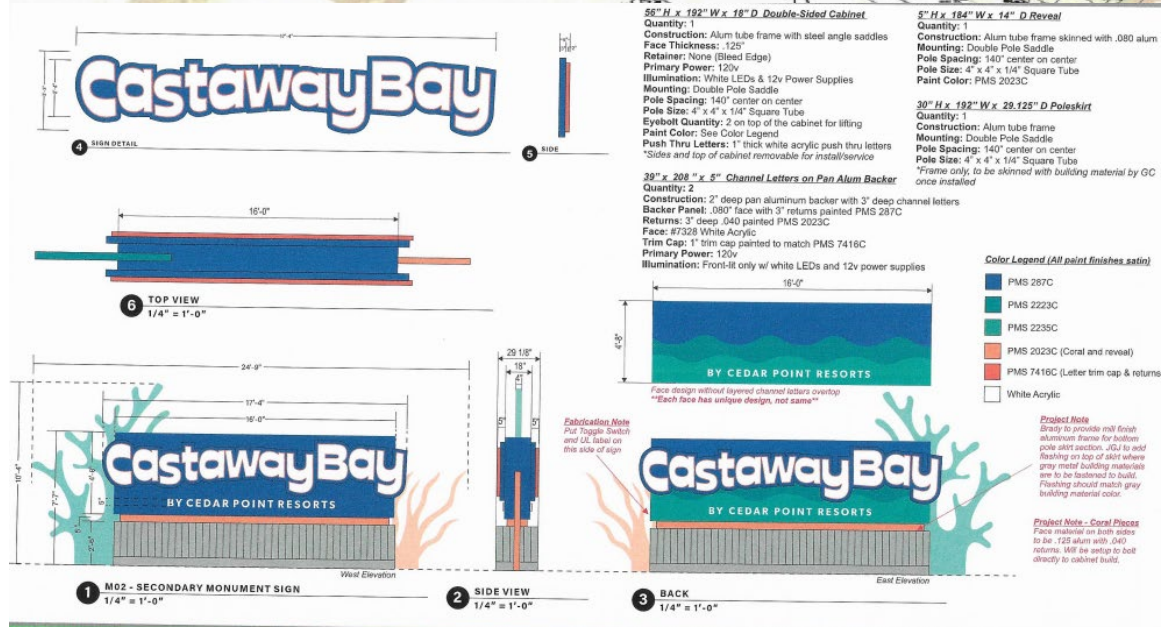
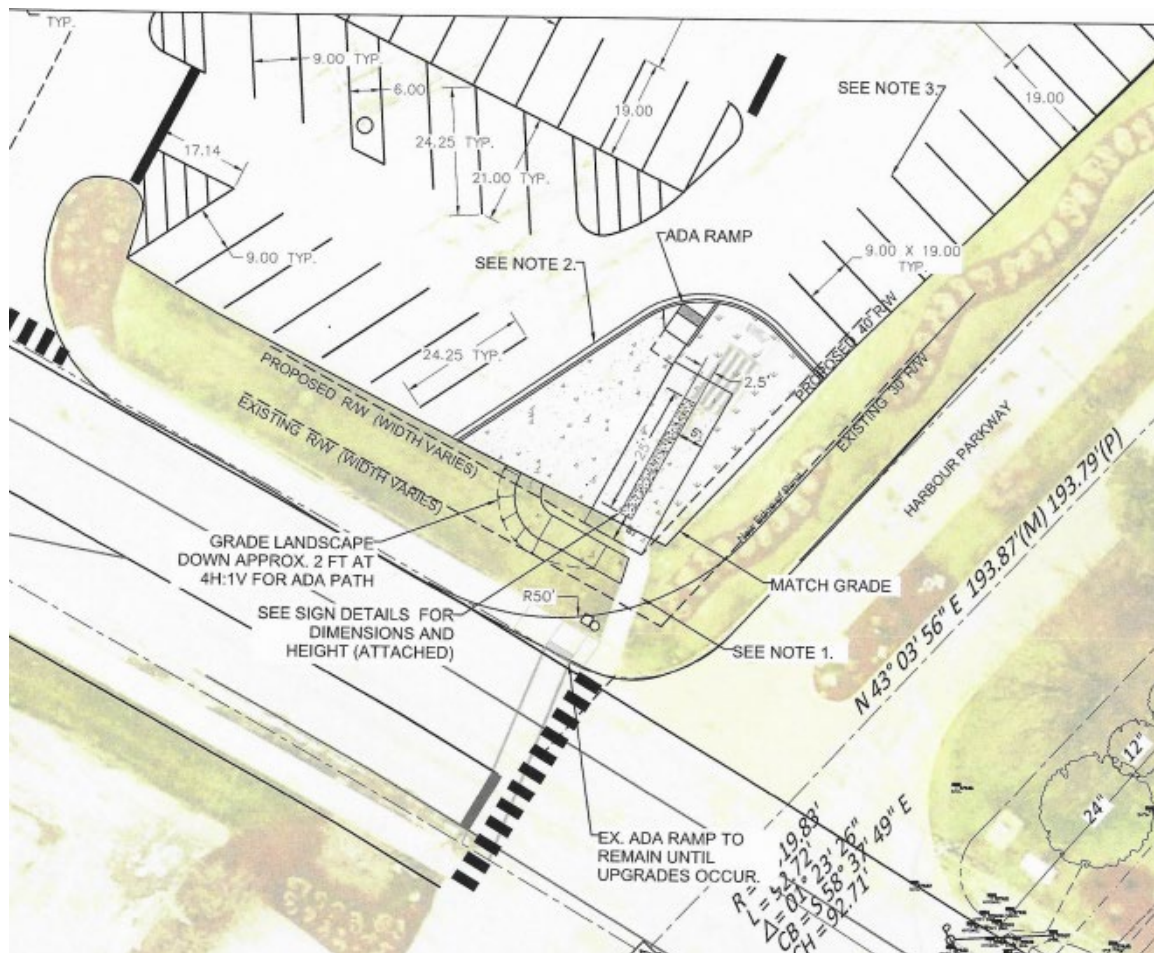
- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General MAnufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

- PF - Public Facilities
- R1-40 - Single Family Residential
- R1-50 - Single Family Residential
- R1-60 - Single Family Residential
- R1-75 - Single Family Residential
- R2F Two-Family Residential
- RB - Roadside Business
- RMF - Multi-Family Residential
- RRB - Residential/Business
- RS - Residential Suburban

Photo of the Property (10/2013)







PROJECT DESCRIPTION

The applicant is proposing to install a monument sign on the corner of Cleveland Rd. and Harbour Pkwy. The sign will be double sided and internally illuminated. The installation will double as a photo opportunity for guests to engage with the Castaway Bay sign and to also add additional branding onto the property. The sign will be 7' 7" tall and roughly 17' 4" wide. The additional coral elements to the sign will be as tall as 10' 4" and the additional width will be roughly 24' 9". The sign is out of the right-of-way and is being placed in what is currently the parking lot. The proposed location is setback 5 feet from the right-of-way within the required front yard and 90 feet from the nearest freestanding sign.

The variances being requested are:

1. a 10' allowance into the minimum 15' front setback
2. A 160' allowance into the minimum 250' sign separation requirement

PLANNING DIVISION COMMENTS

The first proposal was in the right-of-way and has since been moved. Signs are not permitted in the public right-of-way without a permanent encroachment agreement. Our Public Works department recommends avoiding this process if possible. We appreciate the applicants and owner's response to the Public Works request to move this sign out of the right-of-way.

RELEVANT CODE SECTIONS

1143.08 ALLOWABLE SIGNAGE.

(c) Business and Commercial Districts.

(...) C. Regardless of the number of businesses or structures on a single parcel, one freestanding sign shall be permitted if the lot frontage is less than 500 feet. If the lot frontage is 500 feet or more, two freestanding signs shall be permitted provided the signs are at least 250 feet apart.

1143.09 SPECIFIC SIGN REQUIREMENTS.

(d) Monument Signs.

(1) May be located within the required front yard but not closer than fifteen feet or one-half the required front yard setback, whichever is greater.

(2) Shall not be located within ten feet from a building on an adjacent lot and not less than thirty feet from another sign.

(3) Shall not be more than eight and one-half feet above grade.

- (4) Shall not interfere with the line of sight for any vehicle.

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)

1. Whether the variance is substantial;

- i. Neither variance would be substantial:
 - In reference to item 1: There are a large number of existing signs along that right-of-way along US route 6.
 - In reference to item 2: The applicant has placed the sign as far east as possible.

2. 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;

- i. It would appear that the proposed sign would not substantially alter the character of the neighborhood or adjoining properties. Adding this sign to the corner inclusive of landscaping will beautify this corner which would otherwise be a surface parking lot. It is also noted that the sign will not hinder site lines for traffic.

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

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

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

- i. The owners were not aware of these restrictions.

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

- i. The owners would need a variance to resolve the predicament.

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

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

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

- i. Yes, however, the guests have come to really enjoy and take advantage of these types of signs for photos + social media. Cedar Fair's sister hotel around the corner, Breakers Express, has the same kind of photo-op sign along with its freestanding sign and guests use it all the time to document their stays.

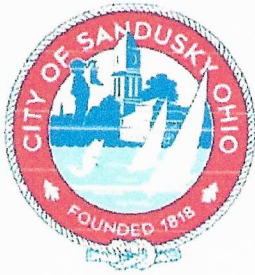
8. Whether the granting of the variance will be contrary to the general purpose, intent and objective of the Zoning Code or other adopted plans of the City.

- i. The granting of the variance would not be contrary to the intent and objective of the Zoning Code.

CONCLUSION/RECOMMENDATION

Staff is happy the applicant has moved the sign out of the public right-of-way. Staff also feels the sign will not bring a negative impact to the surrounding properties at 2001 Cleveland Rd. (parcel 57-05722.000). Staff supports the granting the variance with the following conditions:

- 1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency prior to construction.



BOARD of ZONING APPEALS

Application for a Zoning Variance

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

Instructions to Applicants

MEETINGS: 3rd 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 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 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: 2001 Cleveland Rd W

Name of Property Owner: Cedar Point Park LLC.

Mailing Address of Property Owner: 1 Cedar Point Drive

City: SANDUSKY State: OH Zip: 44870

Telephone #: 419-627-2350 Email: carrie.goldman@cedarpoint.com
(contact)

If same as above check here ☐

Name of Applicant: Brady Signs Co.

Mailing Address of Applicant: 1721 Hancock St

City: SANDUSKY State: OH Zip: 44870

Telephone #: 419-626-5112 Email: ryan@bradysigns.com
please cc: monica@bradysigns.com

Description of Proposal: We propose to manufacture and install (1) double-sided internally illuminated monument sign. The intention of this sign is to provide additional branding for Castaway Bay as well as provide guests a photo opportunity to document their visit to the resort as well as social media posts.

Variance Requested: We are requesting two variances:

- 1) A set back variance of 10 feet. Our sign sits back from US 6.5 ft the minimum setback per code is 15 feet.
- 2) A between sign distance variance of 90 ft. The distance between the existing pylon sign and proposed monument sign on this property is 160 ft. The minimum allowable distance between two signs per code is 250 ft. on

Section(s) of Zoning Code: properties that have parcel frontage of greater than 500 ft

- 1) Set back variance - 1143.08 Allowable Signage (c)(2)(C)
- 2) Distance Between Sign Variance - 1143.09 Sign Requirements (d)(1)

Carrie Boldman Digitally signed by Carrie Boldman
Date: 2022.02.18 11:50:29 -0500

Signature of Property Owner

Date

 2/18/22

Signature of Authorized Agent

Date

APPLICATION #BZA-001

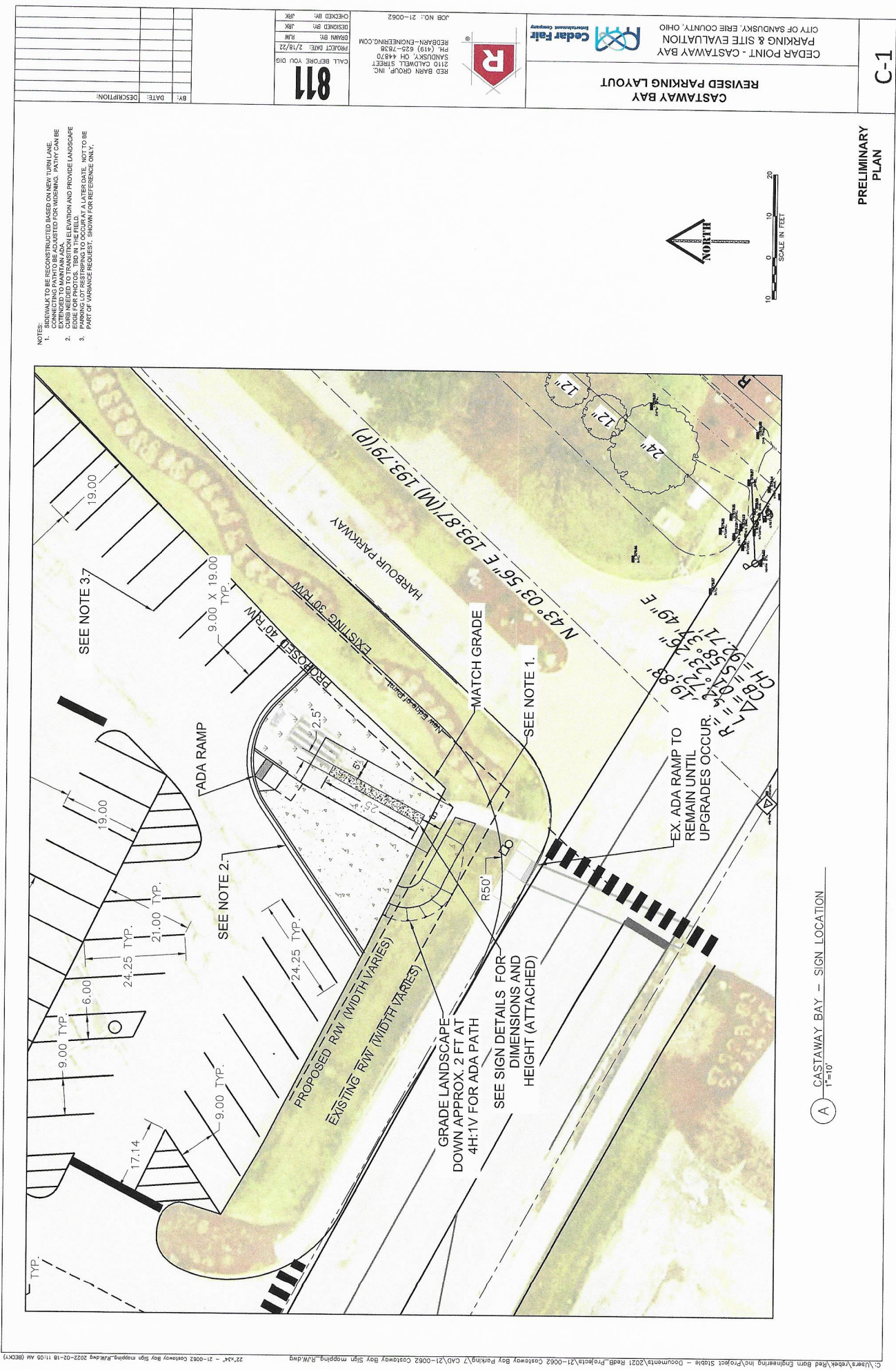
UPDATED 12/2/2019

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? *Neither variance would be substantial! For the setback variance there are many other existing signs along that stretch of US6 that sit very close to the right of way. 2) For the distance between signage variance the location chose was the furthest location East on the property available to us.*
- 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 variance would not alter the character of the neighborhood or adjoining properties. Adding this sign to the corner of the property inclusive of landscaping will beautify this corner that would otherwise be a surface parking lot. We would also note that this sign will be far enough back that it will not hinder sight lines for traffic turning onto US6 from Harbour Point.*
- 3) Would the variance adversely affect the delivery of government services (e.g. water, sewer, fire, police)?
No
- 4) Was the property purchased with the knowledge of the zoning restrictions?
No
- 5) Can the property owner's predicament be resolved through some method other than a variance?
No
- 6) Would the spirit and intent behind the zoning requirement would be observed and substantial justice done by the granting of the variance?
Yes
- 7) Would the property yield a reasonable return or can there be a beneficial use of the property without a variance? *Yes it would. However, our guests have come to really enjoy and take advantage of these types of signs for photos and social media. Cedar Fair's sister hotel around the corner, Breakers Express, has the same kind of photo op-sign along with its freestanding sign and guests use it all the time to document their respective stays.*
- 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?
No



56" H x 192" W x 18" D Double-Sided Cabinet

Quantity: 1
 Construction: Alum tube frame with steel angle saddles
 Face Thickness: .125"
 Retainer: None (Bleed Edge)
 Primary Power: 120v
 Illumination: White LEDs & 12v Power Supplies
 Mounting: Double Pole Saddle
 Pole Spacing: 140" center on center
 Pole Size: 4" x 4" x 1/4" Square Tube
 Eyebolt Quantity: 2 on top of the cabinet for lifting
 Paint Color: See Color Legend
 Push Thru Letters: 1" thick white acrylic push thru letters
 *Sides and top of cabinet removable for install/service

5" H x 184" W x 14" D Reveal

Quantity: 1
 Construction: Alum tube frame skinned with .080 alum
 Mounting: Double Pole Saddle
 Pole Spacing: 140" center on center
 Pole Size: 4" x 4" x 1/4" Square Tube
 Paint Color: PMS 2023C

30" H x 192" W x 29.125" D Poleskirt

Quantity: 1
 Construction: Alum tube frame
 Mounting: Double Pole Saddle
 Pole Spacing: 140" center on center
 Pole Size: 4" x 4" x 1/4" Square Tube
 *Frame only, to be skinned with building material by GC once installed

39" x 208" x 5" Channel Letters on Pan Alum Backer

Quantity: 2
 Construction: 2" deep pan aluminum backer with 3" deep channel letters
 Backer Panel: .080" face with 3" returns painted PMS 287C
 Returns: 3" deep .040 painted PMS 2023C
 Face: #7328 White Acrylic
 Trim Cap: 1" trim cap painted to match PMS 7416C
 Primary Power: 120v
 Illumination: Front-lit only w/ white LEDs and 12v power supplies

Color Legend (All paint finishes satin)

 PMS 287C
 PMS 2223C
 PMS 2235C
 PMS 2023C (Coral and reveal)
 PMS 7416C (Letter trim cap & returns)
 White Acrylic

Fabrication Note
 Put Toggle Switch
 and UL label on
 this side of sign

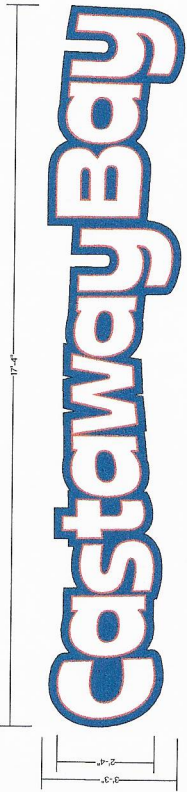
Face design without layered channel letters overlap
 Each face has unique design, not same

Project Note
 Brady to provide mill finish
 aluminum frame for bottom
 pole skirt section, JGU to add
 flashing on top of skirt where
 gray metal building materials
 are to be fastened to build.
 Flashing should match gray
 building material color.

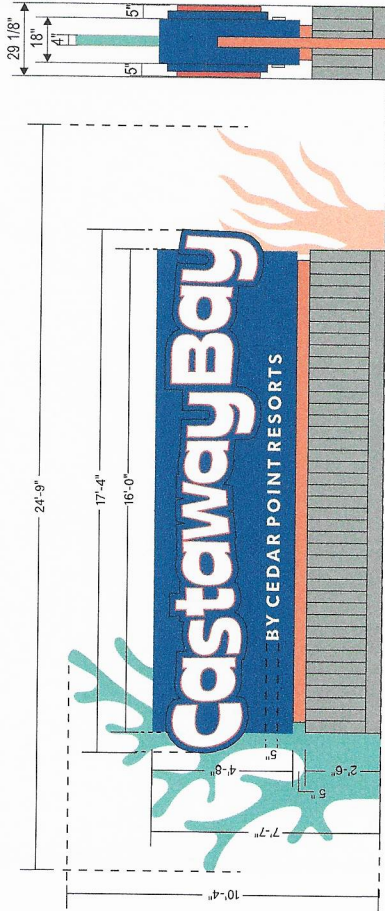
Project Note - Coral Pieces
 Face material on both sides
 to be .125 alum with .040
 returns. Will be setup to bolt
 directly to cabinet build.



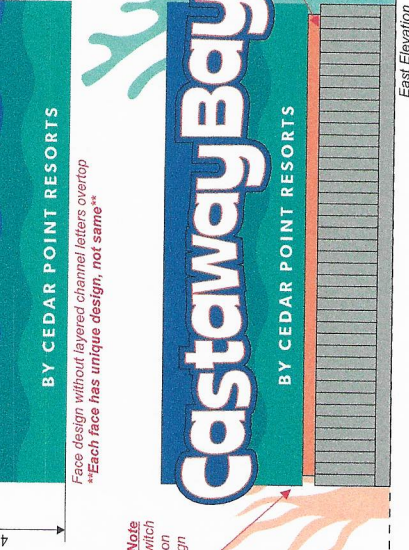
5 SIDE
 1/4" = 1'-0"



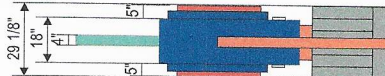
6 TOP VIEW
 1/4" = 1'-0"



1 M02 - SECONDARY MONUMENT SIGN
 1/4" = 1'-0"



3 BACK
 1/4" = 1'-0"



2 SIDE VIEW
 1/4" = 1'-0"

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1721 Hancock Street
 Sandusky, OH 44870
 Phone: 419-626-5112
 www.bradysigns.com

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Customer: Castaway Bay

Date: 01/06/22

Location: Sandusky, Ohio

File Name: M02 Monument Sign

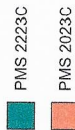
Client Approval: _____

Date: _____

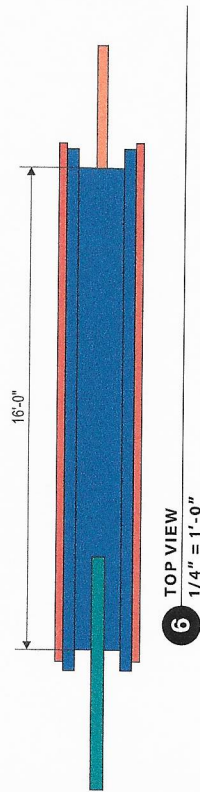
68" H x 50" W x 4" D Orange Coral Piece
 Quantity: 1
 Construction: Reverse fabricated with alum faces
 Mounting: Bolted to monument cabinet build
 Paint Color: PMS 2023C

125" H x 93.625" W x 5" D Dark Green Coral Piece
 Quantity: 1
 Construction: Reverse fabricated with alum faces
 Mounting: Bolted to monument cabinet build
 Paint Color: PMS 2223C

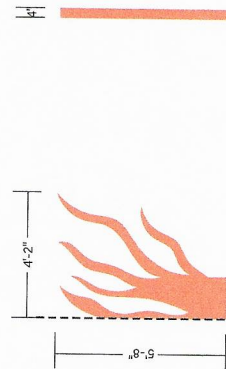
Color Legend (All paint finishes satin)



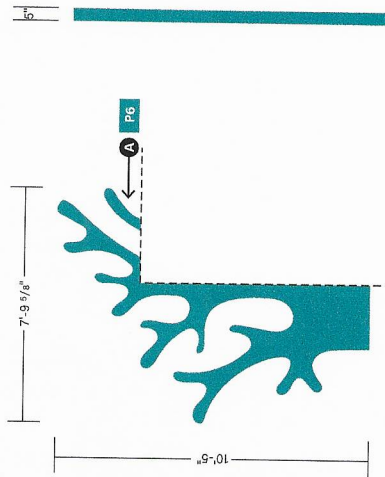
Project Note - Coral Pieces
 Face material on both sides
 to be .125 alum with .040
 returns. Will be setup to bolt
 directly to cabinet build.



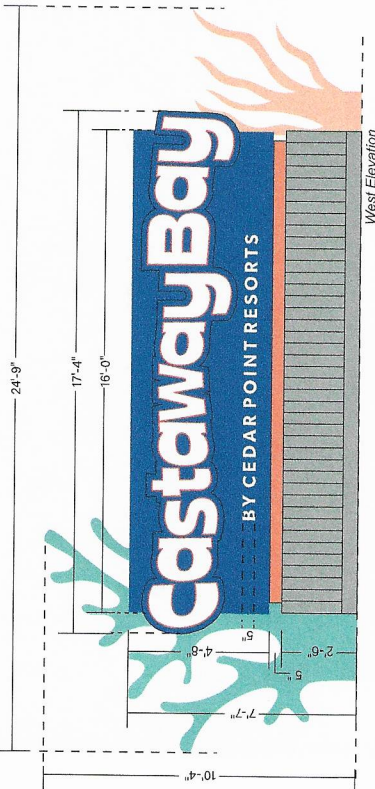
6 TOP VIEW
 1/4" = 1'-0"



4 CORAL DETAIL
 1/4" = 1'-0"



2 CORAL DETAIL
 1/4" = 1'-0"



1 M02 - SECONDARY MONUMENT SIGN
 1/4" = 1'-0"

5 SIDE
 1/4" = 1'-0"

3 SIDE
 1/4" = 1'-0"

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Customer: Castaway Bay Date: 01/06/22
 Location: Sandusky, Ohio File Name: M02 Monument Sign (Coral Detail)
 Client Approval: Title: Date: