

Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF FEBRUARY 27, 2025
7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of December 19, 2024

ELECTION OF OFFICERS

Chairperson

Vice-Chairperson

Secretary

Board of Flood and Drainage Control Liaison

Alternate Board of Flood and Drainage Control Liaison

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2025-0331: UH Urgent Care, 34548 Center Ridge Rd, PPN 07-00-016-101-054

Owner: The Shops on Center Ridge, LLC, 5050 Detroit Rd, Sheffield Village, OH 44035.

Applicant: Marie Cipolletta, Signarama Cleveland, 18200 S. Miles Rd, Warrensville Hts, 44128. Proposal consists of a sign package. Requests:

1. A 311.58 square foot variance for area of building signs. Applicant shows 431.58 square feet, code allows 120 square feet, Section 1286.11(a)(1)(A).
2. A variance for a second monument sign. Applicant shows two ground signs (existing Scooter's and proposed UH), code allows one, Section 1286.11(c)(1).

PPZ2025-0332: Richard & Kelly Greenfield, 9160 Pleasant Ridge Circle, PPN 07-00-

001-000-410

Proposal consists of installing a fence on a corner lot. Property is zoned R-1 Residence District. Request:

1. A 9-foot variance for a fence extending beyond the front building line on a corner lot. Applicant shows a 6-foot-high privacy fence extending 9 feet beyond the front building line, code does not permit, Section 1294.01(h)(2)(A).

PPZ2025-0333: North Ridgeville City Schools Transportation & Maintenance Center, 7001 Ranger Way, PPN 07-00-016-104-233

Applicant: Claire Bank/Then Design Architecture, 4230 River Street, Willoughby, OH 44094. Property is zoned R-1 Residence District. Proposal consists of site lighting for Transportation and Maintenance Center. Requests:

1. A variance for lighting fixtures that are not full cut-off. Applicant shows five pole lights installed at a 45-degree angle and wall packs that are semi cut-off, code requires full cut-off, Section 1285.08(c)(1).
2. A 14-foot variance for luminaire height. Applicant shows fixture height of 30 feet, code allows 16 feet in residential districts, Section 1285(d).
3. A variance for excessive illumination levels in an open parking lot. Applicant shows average of 2.8 fc and maximum of 20.8 fc in the bus parking lot, code allows 2.0 fc average and 5.0 fc maximum, Table 1285.08-1.

PPZ2025-0334: Javier Feliciano, 5884 Rosebelle Ave, PPN 07-00-020-108-019

Proposal consists of a detached garage. Property is zoned RS-2 General Residence District. Request:

1. A 284 square foot variance for area of detached private garage. Applicant shows 960 square feet, code allows 676 square feet, Section 1294.03(d)(1). Note: Garage also exceeds 26 feet in width.

ADJOURNMENT

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, DECEMBER 19, 2024**

CALL TO ORDER:

Chairwoman Masterson called the meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members James Cain, Paul Graupmann, Planning Commission Liaison Frank Toth, Vice-Chairman Shawn Kimble and Chairwoman Linda Masterson.

Also present were Council Liaison Cliff Winkle, Chief Building Official Guy Fursdon, Planning and Development Director Kimberly Lieber, Law Director Brian Moriarty and Deputy Clerk of Council Tina Wieber.

MINUTES:

Chairwoman Masterson asked if there were any corrections to the minutes of the regular meeting on Thursday, November 21, 2024.

None were given.

Minutes were approved as submitted.

PLANNING COMMISSION REPORT

Planning Commission Liaison Toth stated that the Planning Commission took action on six items at its regular meeting Tuesday, December 10th, 2024. He explained that the first item was an application from City Limits owner Stephen A Joseph, proposing to rezone a property located at 39462 Center Ridge Road from I-3 Heavy Industrial District to B-3 Highway Commercial District and that the application was recommended for approval by a 5-0 vote. He mentioned that the second item was an application from Drees Homes seeking approval of the final plat for Phase 1 of the Crossings at French Creek Subdivision, 5725 Avon Belden Road and that the application was recommended for approval conditionally by a 5-0 vote based on the applicant satisfying four identified contingencies. He stated that the third item was an application from ThenDesign Architecture proposing a new transportation and maintenance center to replace existing facilities for the North Ridgeville City Schools with the 18,500 square foot building being constructed in the northwestern area of the school's Bainbridge Road campus and was anticipated to be dedicated for use in early 2026. He added that the application was recommended for approval conditionally by a 5-0 vote based upon the applicant satisfying three identified contingencies. He stated that the 4th item was an application from ThenDesign Architecture proposing a new 340,000 square foot high school for the North Ridgeville City Schools, complete with parking lots, athletic fields, and other accessory site improvements. He stated that the project would seek approval in three phases with Phase 1 being early site work, Phase 2 would be building construction and Phase 3 would be demolition of the existing high school and final site work. He said that phase one was recommended for approval conditionally by a 5-0 vote based upon the applicant satisfying three identified contingencies. He discussed that the fifth item was a review and recommendation of the Zoning Code Diagnosis recently completed by the Administration's consultant. He explained that the document would be employed as the road map for future action in modifying the City of North Ridgeville zoning codes and that the Planning Commission voted 5-0 to recommend approval. He stated that the sixth item was the review

and recommendation of the Active Transportation and Safe Routes to School plans and mentioned that the plans were formulated throughout the past year under a grant and supervision from NOACO. He stated that the input came from a committee comprised of community stakeholders and primary parties, which convened a focus on providing better connectivity and opportunities for non-motorized means of travel. He said that the public at large was engaged through multiple surveys and open houses seeking feedback on draft recommendations and the finished documents had been formally accepted by NOACA and would be used by the Administration in seeking grant opportunities. He mentioned that Director Lieber also informed the Commission of three Administrative Approvals and zoning certificates with the first being to Ridge Barber Shop, 7717 Victory Lane, as they received approval of a certificate of zoning compliance for a Barber shop and that the second was Paws and Spa Pet Salon, 3319 Center Ridge Road and they received approval of the certificate of zoning compliance for a dog salon and last was Price Point Construction, 7864 Root Road and they received approval of certificate of zoning compliance for construction services and storage.

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS:

PPZ2024-0324 Javier Feliciano, 5884 Rosebelle Ave, PPN 07-00-020-108-019

Proposal consists of a detached garage. Property is zoned RS-2 General Residence District. Request:

1. A 308 square foot variance for area of detached private garage. Applicant shows 984 square feet, code allows 676 square feet, Section 1294.03(d)(1). Note: Garage also exceeds 26 feet in width.

Application was read.

Chairwoman Masterson asked if there was a representative for the application.

Javier Feliciano, 5884 Rosebelle Ave, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber to present her report.

Director Lieber stated that the lot was a 50 by 160, 116-foot-deep lot, 1.3 acre that was located in the RS-2 district and was a legal non-conforming lot. She gave some background regarding the property and stated that in April of this year, building staff had determined that the owner had constructed a garage addition on the property without the issuance of a permit and a notice of violation was issued at that time in April and on May 3rd, the applicant had then submitted the permit application as requested in order to obtain approval for that garage. She stated that during plan review, it was found that the garage addition did not comply with the requirements of the zoning code, so then on June 5th, the City had issued its plan review findings that the garage was both located too close to the side property line and also exceeded the maximum area for a private detached garage. She stated that given the size of the lot, the applicant was advised to either bring the structure into compliance or to seek variance from the BZBA and that was the set of facts that led to the applicant's appearance before them on July 25th, 2024. She discussed that at the time, there were two variance requests, one for side setback from the north property line and the second was the size of the garage and both variances were denied. She stated that since then, the applicant had made changes to the previous proposal and the setback was shown on the drawing to be conforming at six feet from that side, which was the north side property line. Additionally, she mentioned that there was some further research back into the history of the property and it was found historically that back in 1978 there was a variance that was granted for the south side, which

explained trying to figure out how the math worked with the current garage, the addition of the garage and the and the described setback and that helped to make sense of some of those numbers for that 50 foot wide lot. She mentioned that the area of the outbuilding continued to exceed code requirements as 984 square feet was proposed, and 676 square feet was permitted. She added that 2015 a home occupation permit was issued for that property to allow a towing business, and the applicant had previously appeared before the BZBA in March 2017 requesting approval to allow a second work vehicle on the property, which was denied.

Mr. Feliciano stated that there was a lift in there and he had already taken that down to proceed with bringing it in as was required.

Chairwoman Masterson asked if he was going to move the wall in.

Mr. Feliciano stated that he was going to move it about 2 1/2 feet.

Chairwoman Masterson asked if any of the Board members had any comments or questions.

Vice-Chairman Kimble discussed that the lot directly to the south, regarding the variance that was granted in the 70's talked about a possible future expansion of the road but that was never going to happen and asked why hadn't the thought of vacating that to allow him to have an extra additional 20 feet, because it was a 40 foot wide lot and if it was vacated to the north and south, each property would gain 20 feet. He asked if that wouldn't help the situation immensely.

Director Lieber stated that typically street vacations would be initiated by adjacent property owners via petition and those adjacent property owners would then bear the cost of the required surveying and work that went into that, otherwise the city would bear a lot of cost.

Vice-Chairman Kimble stated that he agreed that Mr. Feliciano should pay for it if that was something that he would want to do, but if in theory, if that was to happen, he would have a conforming lot and then he would have a considerably larger parcel than what he had currently, to the point where it wouldn't be unrealistic if they were talking about a detached garage and a shed on the same property.

Director Lieber stated that the lot might be conforming, but the size of the outbuilding would still require a variance.

Chief Building Official Fursdon stated that he didn't believe by vacating and getting half of that right of way would take him greater than a 1/2-acre lot and it would still be the same scenario.

Vice-Chairman Kimble stated that he would still need a variance, but it would be a lesser of a variance in theory than what it was on a 50 foot sub lot.

Chief Building Official Fursdon stated that the variance was based on the square footage, not on the lot size.

Vice-Chairman Kimble stated that he understood but if the Board were to look at a 70-foot-wide lot instead of a 50-foot-wide lot, that might change the thought of the Zoning Board versus a 40-foot outbuilding on a 50 foot wide lot. He added that that was what his point was and didn't know if that was

something that Mr. Feliciano ever considered.

Mr. Feliciano asked if he was talking about between his house and the house to the left.

Vice-Chairman Kimble remarked the south, if he were standing at the street looking at his house it was to the left.

Mr. Feliciano stated that he filed for that a while back like when he first moved in. He mentioned that if he understood it, half of it would go to the neighbor and half would go to him and they both would have to file.

Vice-Chairman Kimble stated that it would be a cost that he and his neighbor would have to incur but he was not saying that that solved the problem. He added that it was definitely not the solution, and he would still need to get a variance, but from the standpoint of the Zoning Board looking at it, he had a very large structure on a very narrow lot.

Mr. Feliciano commented that he was told that after seven years he could file for it and he would only have to file for the motion and didn't have to actually pay for the lot after seven years of living there.

Vice-Chairman Kimble stated that he didn't know anything about seven years. He stated that it may be something that he may need to talk to an attorney or an engineer about. He mentioned that he just wanted to point out that it was there and would change things from the math that was done by the Board because it was a large ask. He stated that it was a big request for a building that size on a lot that size and was just something that he saw and wanted to bring up and discuss.

Chairwoman Masterson asked if there were any other questions or comments.

Member Toth asked if the overall height of the structure was 16 feet.

Mr. Feliciano stated it was 15 feet.

Director Lieber asked if the question was, "Did the height exceed code requirement".

Member Toth commented that ultimately that was correct.

Director Lieber stated that height was measured not to the peak of a pitched roof, but to the midpoint of that angled Gable roof. She explained that they didn't measure from the highest point, but the midpoint between the wall and the highest point of that and that it did comply at that height.

Member Toth asked if at that height it met the code.

Chief Building Official Fursdon stated that they actually physically measured it, and it was less than 15 feet in height to the midpoint.

Member Toth commented that the width of the garage was 41 feet overall.

Mr. Feliciano stated that it was 41 feet.

Mr. Toth asked Chief Building Official Fursdon if 41 feet met the code.

Chief Building Official Fursdon stated that that was what he was asking for the variance was the size. He stated that the code said 26 by 26 or 676 square feet, so he could have something like 28 feet by 20 some feet as long as it was under the 676 square feet. He explained that he was over 676 and that was the variance he was asking for. He stated that he was at 984 feet.

Member Toth stated that the 41 feet in width was nonconforming.

Chief Building Official Fursdon stated that it was an either or and that it could be 26 by 26 or 676.

Member Toth stated that the square footage that Mr. Feliciano had was 984 feet.

Mr. Feliciano stated that was correct.

Member Toth stated that the code was 676 feet.

Chief Building Official Fursdon stated that was correct.

Chairwoman Masterson asked if there was a subdivision going in behind Mr. Feliciano's property on the vacant lot.

Director Lieber stated that the property behind was not part of that Drees subdivision. She mentioned that there was a field area, but that was not part of that subdivision.

Chairwoman Masterson asked if there were any plans to extend that street.

Director Lieber commented not to her knowledge.

Chairwoman Masterson asked about Rosebelle and stated that Rosebelle was dead ending into Drees.

Director Lieber stated that it would ultimately connect to a road in that development.

Chairwoman Masterson asked if they were going to connect Rosebelle into the Drees subdivision.

Director Lieber stated that was correct.

Chief Building Official Fursdon stated that they may want to look at the county's website, but he didn't believe that Drake could be extended into that area because the property behind there took half of that right of way. He mentioned that it was not wide enough to extend the right of way up in there, so it would be best, in his opinion, to vacate it, but it was Mr. Feliciano's request to make.

Vice-Chairman Kimble stated that the reason he brought up the vacating was because the lot that butted up to them on one of the neighboring streets covered up that section of the road, so that section of Drake

could never be extended.

Mr. Feliciano stated that he would have liked to buy the property behind him.

Vice-Chairman Kimble stated that as someone who sat on the board for a long time, if he was looking at that and it was a 70-foot-wide lot versus a 50-foot-wide lot, he definitely would look at things a little bit differently. He commented that he wasn't saying how anyone else would think or vote as they were all independent, but it would be more of a realistic ask because there had been plenty of times people came in with slightly larger lots and asked for one larger barn versus two. He explained that per the City's code, they were allowed to have a detached garage and a shed and both of them be 26 by 26. He said that people had come in and said that they just wanted to put them together and have one, but those were on lots that were bigger than 50 by 116. He added that he personally lived on a smaller lot too, right around the corner from him and he was aware of the size that he had there and that he had maxed out what he had, and it was for sure to the point where it was somewhat detrimental to the area and was a big concern for the Board. He stated that if it was a little bit bigger lot and that street was vacated, that it may change things for people's view down the road.

Chairwoman Masterson stated that he agreed to move in the wall but asked if he considered reducing the size of the garage at all.

Mr. Feliciano stated that it would be reduced by taking it in 2 1/2 feet and that he had already taken out the lift that was in there but he would need a little bit of time to be able to do that since it was winter time.

Chairwoman Masterson stated that the issue before the Board was that he was asking for a really large variance on a very small piece of property. She explained that he wouldn't be before them had he submitted plans and gotten the building permit. She stated that he built a structure without permits and that he took a risk when he did that. She mentioned that he was a business owner and should know how to run a business and should have known that building permits were required for any structure whenever building it.

Mr. Feliciano stated that he didn't know if it was just for being attached to a building but that he had always gotten permits for any little other stuff that he was building.

Chairwoman Masterson stated that he was running electric and it was reasonable to know that he needed a building permit for a garage, let alone a house. She commented that for a building of that size, he would be making a huge investment in something, and he was going to want to make sure that it was built correctly, and he would want to make sure that it was inspected correctly. She then reviewed the Duncan Factors and read "Can the property yield a reasonable return, or can there be any beneficial use of the property without the variance" and stated that she agreed that it could be used without the variance and that he already had another garage on the property. She read, "Is the variance substantial" and stated that yes, the size of the garage significantly exceeded what was allowed and that he was at the maximum. She stated that the garage he built was large, and it was larger than the home and most structures in the neighborhood. She read "Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance" and stated that it was a subdivision made of very small lots and that it stuck out. She read, "Will the variance adversely affect the delivery of governmental services, water, sewer or garbage and remarked

no. She read, “Did the property owner purchase the property with knowledge of the zoning restrictions” and stated that the zoning requirements predated ownership, so yes, he did purchase the property with knowledge of the restriction. She read, “Can the property owner's predicament be precluded through some method other than a variance” and stated that he could always make it smaller. She read, “Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance” and said that the variance request was asking for an awful lot. She said that she didn’t understand what his practical difficulty was because he built the structure without a permit. She asked if there was any way that he could think of making the building any smaller.

Mr. Feliciano stated that that was what he was there for, to get the variance to bring it in two feet.

Chairwoman Masterson stated that when he originally came before the Board he needed two variances and now he only needed one. She commented that it was still quite large and was bigger than he was allowed to build. She asked Chief Building Official Fursdon how large of a building could he build without asking for a variance.

Mr. Fursdon stated approximately 24 by 28 to get to that 676 number and he was at 24 by 41.

Chairwoman Masterson asked if Director Lieber had anything to add.

Director Lieber stated that she did not see anything included in the applicant’s submittal that really talked about the practical difficulties of the lot or provided input as to any of the Duncan Factors to support the request and there had been no statement of why the need.

Law Director Moriarty stated that when they were reviewing the second submission, the fact that one of the variance requests was gone as well as a reduction in the square footage, they thought that was at least a substantial change from the initial one to again go before the BZBA. He mentioned that Mr. Feliciano had shared information like when they had a conversation and he explained some things to him, but it didn’t seem like he was explaining those to the Board. He added that he wasn’t going to make his argument for him but when talking about getting permits beforehand, he needed to explain why he didn't. He stated that this was the time to do it and if he had other documents or any other people there on his behalf, this was the time that he was supposed to present that to the Board.

Mr. Feliciano repeated why he didn’t get the permit.

Chairwoman Masterson stated that she kept asking him why he didn’t get one.

Mr. Feliciano stated that he didn’t know that for a detached garage that he had to do that. He mentioned that since he had been in business there, he always got everything through there but he didn’t know. He stated that if he knew he would have done it.

Chairwoman Masterson asked if there was anyone in the audience who wanted to speak on behalf of the matter.

Jeff Greenberg, 5932 Sandalwood Avenue, North Ridgeville, OH 44039, was sworn in.

Mr. Greenberg stated that he was the owner of the property behind his home. He stated that he bought

that land because he knew that Drees was moving in and didn't want that in his backyard. He said that he bought all that land back there to where Mr. Feliciano built his garage and it didn't matter to him. He indicated that he was down the street from him on Sandalwood in the cul-de-sac and was the one that touched all the properties back there and that was why he attended the meeting because he was the property owner that touched that property.

Chairwoman Masterson stated that to be clear there were three houses in the cul-de-sac and his property was to the left.

Mr. Greenberg stated that was correct.

Chairwoman Masterson stated that his property didn't look onto Mr. Feliciano's property.

Mr. Greenberg stated that he could see it through the backyard in the winter. He stated that he wasn't overtop of him and wasn't encroaching on his property. He explained that when he bought that property, he knew that it wasn't wide enough for a street and sidewalk and Drake couldn't go through that property, so that was why he invested in buying that property. He stated that also because he was aware that the farmland was all being sold, so a couple years ago he bought that property just for the deer, so they could stay there.

Chairwoman Masterson asked if she could table the matter for six months to see if Mr. Feliciano and his neighbor could vacate the property.

Law Director Moriarty stated that the Board could table anything it wanted but he wasn't quite sure exactly what she was asking about the properties being shared or vacated.

Chairwoman Masterson asked if both properties had to go forward with the vacation or if one property could absorb the entire street.

Chief Building Official Fursdon stated that one property owner could request the vacation and if City Council chose to vacate it, then each adjoining property owner would get half of the right-of-way, which was 40 feet, so he would get an additional 20 feet on his property and as Vice-Chairman Kimble had indicated, he would then have a 70-foot-wide property.

Chairwoman Masterson asked if he would he still need the same variance?

Chief Building Official Fursdon stated that yes, he would.

Chairwoman Masterson commented that it would get a piece of property out of the City's name and into private hands.

Director Lieber stated that the applicant had not presented to the Board that night his interest in pursuing a street vacation, and while it might make a difference if the lot were larger in some of the decisions of individual Board members, it didn't change the variance that was being requested. She discussed that she didn't believe that it was a good practice to table something pending and then the applicant having to engage in additional applications, interactions, legislative processes that may or may not occur when they had a case pending before them where they had not proposed that action as part of

their approach to improve their case before the Board.

Chairwoman Masterson asked if any of the Board members had any other questions, comments or concerns.

None were given.

Chairwoman Masterson asked Mr. Feliciano if there was anything that he wanted to add.

Mr. Feliciano commented that just so he understood he was getting the variance to bring it 2 ½ feet in, when the variance was a foot, but he was still bringing it in 2 ½ feet and he was asking for the 308-foot variance.

Chief Building Official Fursdon stated that one point the applicant was failing to make was that when they asked him why he didn't get the permit, he told them that he didn't realize that he needed one. He mentioned that his expertise was in automotive, and towing and they asked him why didn't his contractor tell him that he needed a permit and he didn't have an answer. He stated that when he tried to contact his contractor, he vanished, and he didn't tell the Board that aspect, but he did tell him that.

Moved by Masterson and seconded by Cain to deny the variance request.

A roll call vote was taken and the motion carried.

Yes – 4 No – 1

PPZ2024-0325 The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-019-000-010

Proposal consists of an entrance sign. Property is zoned R-1 Residence District. Request:

1. A 4-foot variance for height of an entrance sign. Applicant shows 10 feet, code allows 6 feet, Section 1286.11(f)(3).

Application was read.

Chairwoman Masterson asked if there was a representative for the application.

Mario Halasa, 155 North Highland Ave, Akron, OH 44303, was sworn in.

Chairwoman Masterson asked the applicant to present the application.

Mr. Halasa stated that he was there on behalf of Matt Schmahl. He explained that they were building the sign out front and according to the City's code it could not exceed 6 feet and their variance was for 10 total feet with a two foot base, which made the sign 8 feet tall.

Chairwoman Masterson asked Director Lieber to give her review of the application.

Director Lieber stated that the applicant pointed out that the tall element of the sign, because it was attached to the sign, contributed to the overall height of the sign. She stated that code allowed 6 feet, and they were showing 10 feet. She pointed out that the sign copy itself, so the area that would count towards

sign area, was just that area of text and that was about 8.85 square feet, and they were still well under the allocation of square footage for the copy area of the sign, which was really what she considered a decorative element. She explained that the height limit was established to ensure that entrance signs were designed well into the entry landscaping and features of a development. She added that in that case, the signed copy was relatively modest, and she didn't believe that that open element detracted from the aesthetics, and it didn't impair visibility but actually added a nice overall artistic element to the neighborhood.

Chairwoman Masterson asked Mr. Fursdon if he had any comments.

Chief Building Official Fursdon stated that with the open structure, you could see through most of it and that it had very little impact on the surrounding area.

Chairwoman Masterson asked if any of the Board members had any comments or questions.

Vice-Chairman Kimble stated that there would not be any sort of visual obstruction by the way the sign was positioned and angled in conjunction to the road and that it was meant to be seen as you're pulling in the development and from the main road driving. He commented that he didn't see how it would be any sort of a safety issue or that any negative could come about it. He mentioned that he thought it was a well thought out design that was appealing.

Member Cain stated that the trees and landscaping would fit right in with the sign and you could see through it and he didn't see any issues with it.

Member Toth stated that he echoed both Member Kimble and Member Cain's comments regarding the sign.

Chairwoman Masterson then reviewed the Duncan Factors reading "Can this property yield a reasonable return or can there be any beneficial use without this variance" and commented that the property could continue to be used without the variance. She read, "Is the variance substantial" and commented that the additional height was more than what was allowed by code, however, everyone continued to make the point that it was open, and it was like the outline was what exceeded code. She read "Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance" and stated that no, she agreed with the comments that it was a really attractive sign. She read "Did the property owner purchase the property with the knowledge" and stated that yes, the zoning was already in place. She read, "Can the property owner come to a different conclusion other than the variance" and stated that yes, they could, but she did think it was a classy, artful sign. She read, "Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance" and commented that regarding the height limit, they didn't want to block views, and it was not blocking the view. She remarked that there was no one in the audience to comment on that matter.

Moved by Masterson and seconded by Kimble to grant the variance.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Chairwoman Masterson stated that she wanted to thank Vice-Chairman Kimble for all of his years of service to the City.

Vice-Chairman Kimble stated that it was his last meeting after 20 years.

Council Liaison Winkle thanked him for all of the work that he put into the City just to make the world a better place was acknowledged and appreciated.

ADJOURNMENT:

The meeting was adjourned at 7:48 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, January 23, 2025
Date Approved

Board of Zoning & Building Appeals Application

RECEIVED

JAN 24 2025



SUBMITTAL INSTRUCTIONS

Board of Zoning and Building Appeals meetings are held on the fourth Thursday of each month at 7:00 p.m. in Council Chambers at City Hall. Applications must be filed with the Building Division at least 20 days prior to the date of the Board hearing at which the request will be considered. To be processed, applications must include:

1. Completed and signed application with application fee;
2. Ten (10) sets of dimensioned site plans, building details or other drawings and information depicting the request; and
3. Narrative of the request relative to standards of approval for variances or rationale for appeal.

PROJECT INFORMATION

34548 Center Ridge Rd

Location address

0700016101054

Parcel number

Current zoning

Monument Sign Wall Signs

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Signarama Cleveland Marie Cipolletta

Name/Company

18200 S. Miles Rd Warrensville Hts

Applicant address

440.442.5002

Applicant phone

mariea@signaramach.com

Applicant email

PROPERTY OWNER INFORMATION

The Shops on Center Ridge LLC

Name/Company

5050 Detroit Rd. Sheffield Village OH 44035

Property owner address

440-554-6723

Property owner phone

mickey.mann@outlook.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Marie Cipolletta

Applicant signature

Ryan M. Mann

Property owner signature

I hereby authorize the City of North Ridgeville, including Board of Zoning and Building Appeals members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application. The materials I have submitted depict the property lines accurately and in accordance with the plat map to the best of my knowledge. I understand that any approval granted is based upon the presumption of accuracy of these plans and that the City has no obligation to independently survey or otherwise determine the accuracy of plans, drawings or other documents. In the event a discrepancy is found to exist, I will take such action as may be needed to provide the correct information. I acknowledge and accept that the representations made in this application and at the public hearing constitute the basis for the decision by the Board. Any misrepresentations, whether knowingly made or not, may result in revocation of the Board's decision. Statements made by an applicant/agent are deemed to be statements of the owner for the purpose of the Board's decision.

OFFICE	PPZ No.	Date Received	ACTION
	PP22025-0331		
	Fee Paid		
	\$125.00	1/24/25	

Board of Zoning & Building Appeals Staff Report

Case PPZ2025-0331
 Property Owner The Shops on Center Ridge LLC
 PPN 07-00-016-101-054
 Property Address 34548 Center Ridge Road
 Zoning B-3 Highway Commercial District
 Applicant Name Signarama Cleveland, Marie Cipolletta
 Applicant Address 18200 S. Miles Road, Warrensville Heights OH
 Project Sign package
 Meeting Date February 27, 2025
 Report Date February 3, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
1. A 311.58 square foot variance for area of building signs. Applicant shows 431.58 square feet, code allows 120 square feet, Section 1286.11(a)(1)(A).	1286.11 - Permanent sign allowances (a) <u>Building Signs</u> . Building signs shall not be permitted as accessory to single-family or two-family dwellings. In residential districts, building signs may be accessory to nonresidential permitted or conditional uses. In all other districts, building signs are permitted on principal structures in accordance with the following: (1) Building Sign Allowance. The building sign area allowed in this section shall include the total amount of all wall, canopy, and projecting signs on each façade. A. Maximum permitted building sign area for a single tenant building shall be two (2) square feet per lineal foot of the façade width of the principal building.
2. A variance for a second monument sign. Applicant shows two ground signs (existing Scooter's and proposed UH), code allows one, Section 1286.11(c)(1).	(c) <u>Monument Signs</u> . Monument signs shall not be permitted as accessory to single-family or two-family dwellings. In residential districts, monument signs may be accessory to nonresidential permitted or conditional uses. In all other districts, monument signs are permitted on lots in accordance with the following: (1) One monument sign shall be permitted per lot with the exception of lots having either a total area in excess of five (5) acres or total street frontage in excess of 500 linear feet, in which case two (2) monument signs are permitted provided each sign complies with the standards of this section.

Summary of Request:

The applicant has proposed a sign package for the recently approved UH Urgent Care project on Center Ridge Road. The sign package consists of building signs and a new ground sign.

The UH building shares a parcel with the former Scooter's Coffee. One ground sign is permitted per lot, unless the parcel has frontage in excess of 500 linear feet or is greater than 5 acres. The lot has about 146 feet of frontage and is approximately 2.4 acres, so neither of those conditions are met. The sign itself would otherwise meet code requirements in terms of height, area and setback.

Additionally, the applicant proposes building signage in excess of code allowances. Two square feet of signage are permitted for each linear foot of building width. The building itself is 60 feet wide but has an overhang, increasing total building frontage to 66.3 feet. Therefore, the building is allocated 132.6 square feet of signage. The applicant's request is shown in the table below:

			H	W	Area	
E01	North	Wall	5.135	32.604	167.42	
E02	South	Wall	7	23.333	163.33	
E03	East	Wall	5.5	18.333	100.83	
					431.58	Total
					132.6	Permitted
					298.98	Variance

Review of Duncan Factors:

Can the property yield a reasonable return or can there be any beneficial use of the property without the variance?

The property can be used for its intended purpose without the variance.

Is the variance substantial?

The building sign variance, in particular, is substantial. The request is for more than three times as much signage as would otherwise be required. The ground sign variance request is less substantial. The property owner has shared with staff that there is a future tenant secured for the Scooter's building. It is not easily evident if or how the existing sign could be successfully altered to accommodate multiple businesses.

Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?

A unique feature of the UH Urgent Care is that the main entrance is at the rear of the building. This is a more unusual configuration in that the entrance is not visible from the public right-of-way. Signage helps to direct customers and delivery services to the proper entrances, typically not on the rear of buildings. While that unique configuration may weigh on the side of granting some additional amount of building signage, the proposed amount, even removing the area of the north wall sign, would still result in twice as much sign area as permitted. Granting such a significant variance would result in an amount of signage in excess to what other businesses are permitted elsewhere in the commercial corridor.

The existing ground sign is positioned in a location in front of the former Scooter's. Once the building is repurposed, the pending new business will have need for that signage. A second sign for UH, while not as desirable as a single sign serving both businesses, will allow UH identification while not requiring removal of an existing sign that is intended for reuse.

Will the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)?

No.

Did the property owner purchase the property with knowledge of the zoning restriction?

These zoning requirements have been in place prior to the application for the project.

Can the property owner's predicament be precluded through some method other than a variance?

There is no way to accommodate the amount of signage requested without a variance. Given the rear entrance to the building and the pre-existing ground sign, evidence has been provided that some level of relief would be appropriate.

Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

Variances may be appropriate where property conditions create unique circumstances. In this case, there are a few unique circumstances related to the building orientation, as previously detailed. However, the applicant's suggestion that a greater amount of signage be afforded to a certain type of business, an urgent care facility in this case, directly contradicts the US Supreme Court's guidance that review of signage should be content neutral. Signage is speech. Favoring one speaker (health care facilities) over other speakers (any other business types) would not pass constitutional review. The Board should not take into any account the fact that the business is an urgent care in their consideration of the variance requests.

PROJECT INFORMATION

Monument Sign/Wall Sign

Proposed project

34548 Center Ridge Rd

Location

07-00-016-101-054

Parcel number

February 27, 2025

Meeting date

February 17, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1. 1286.11 (a)(1)A. Wall signs on single tenant building allowed 2 square foot of signage per one linear foot of façade. Applicant allowed 120 square foot of wall signage (60 foot building façade x 2 square foot of allowable signage = 120 total allowable signage). Applicant requesting approximately 432 square foot of wall signs requiring a 312 square foot variance. BZA approval required.
2. 1286.11 (c)(1) One monument sign allowed per lot. Applicant requesting second monument sign on lot. BZA approval required. (Applicant needs to keep monument sign minimum 5 foot setback from R.O.W. and not in the sight visibility triangle).

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

RECEIPT NUMBER

00030300



City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039
(440) 490-2081

Paid By

SHOPS ON CENTER RIDGE LLC
5550 DETROIT RD
SHEFFIELD VILLAGE, OH 44035

01/24/2025

Type	Record	Category	Description	Amount
PZE Process	PPZ2025-0331	Standard Item	BZBA Commercial Application	\$ 125.00

34548 CENTER RIDGE RD
0700016101054

Total	\$ 125.00
Cash	
Check	\$ 125.00
Check #	22438
Credit	
Transferred	
Tendered	\$ 125.00
Change	\$ 0.00
To Overpayment	\$ 0.00

To Whom it may concern:

RECEIVED

JAN 24 2025

As an urgent care facility, it is important to achieve optimal visibility and accessibility for patients in need of immediate medical attention. It is imperative that the sign stand out clearly and effectively, and that is why we are seeking a variance. Given the nature of the services performed, the increased visibility will not only enhance the safety and efficiency of emergency responses but also aligns with the critical mission of providing timely medical support to the community. Given the prominence of University Hospital and the essential nature of their services, we believe that allowing a larger sign is justified and beneficial for public health and safety.

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LOCATION NUMBER:

5050

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JAN 24 2025

SITE ADDRESS:

34548 Center Ridge Rd North
Ridgeville, OH 44039

[View in Google Maps](#)

SIGN CODE:

Wall Signs: 2 square feet per 1 foot of lineal frontage on widest elevation of building.
66.3 x 2 = 132.6 square feet allowed.

Freestanding Signs: Maximum height = 10'. If 8' or less in height, 65 square feet permitted.
If 8' or more feet in height, 50 square feet permitted. 5' setback from right of way required



University Hospitals Urgent Care

Mentor, Ohio 44050

Ridgeville, OH 44039

1

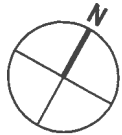
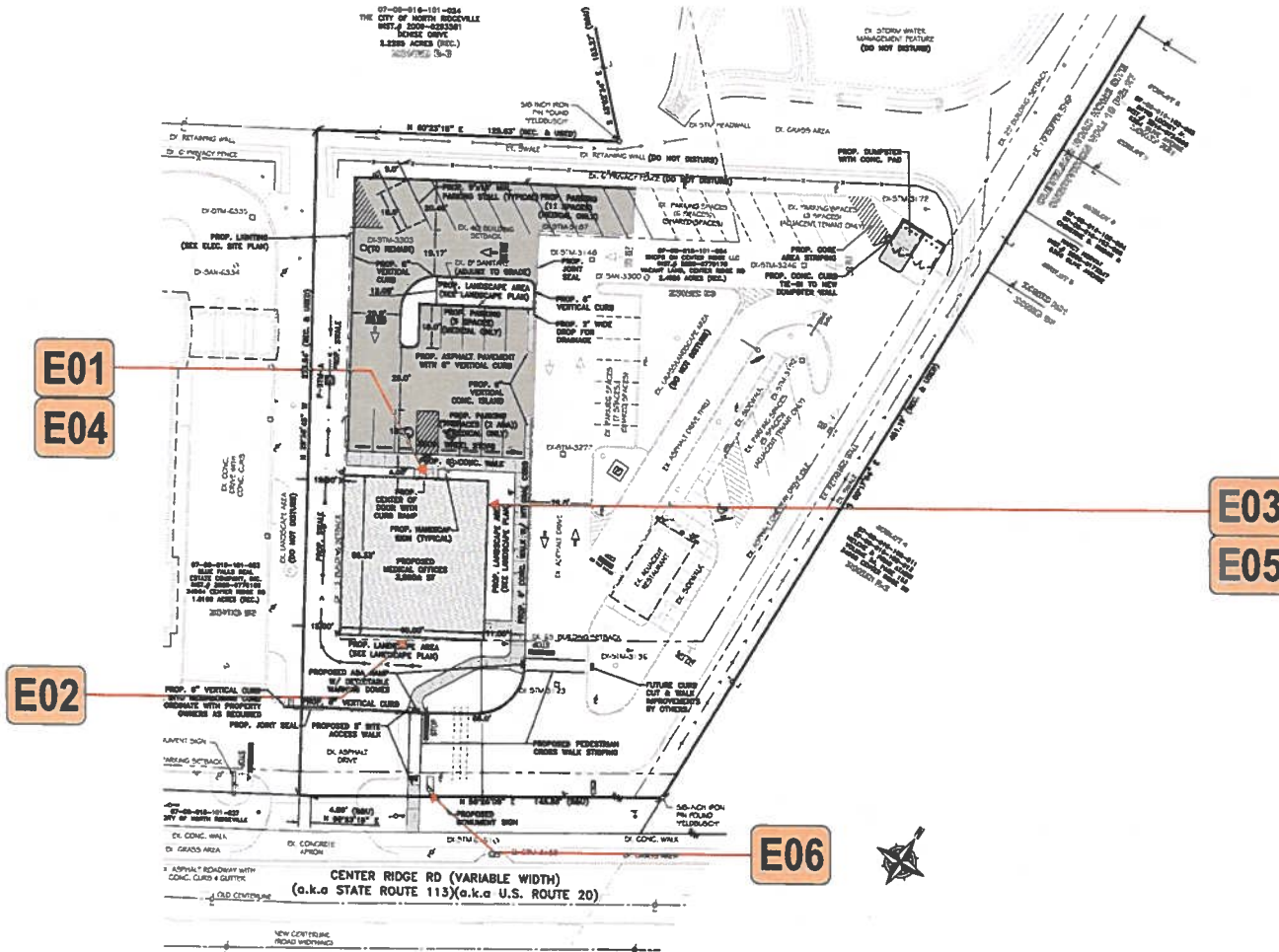
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Rev 6 505533 12/06/24 KF

Infinite possibilities, ideal solutions

SITE PLAN

NTS - Not to Scale



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CLIENT:

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Urgent Care**

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PAGE NO.

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ORDER NUMBER:

1222396

SITE NUMBER:

5050

ELECTRONIC FILE NAME:

G:\ACCOUNTS\PIEDMONT URGENT CARE\2024\OH\5050_North Ridgeville\5050_North Ridgeville_R6.cdr

PROJECT NUMBER:

86536

PROJECT MANAGER:

CODY CLOUD

Rev #	Req #	Date/Artist	Description
Original	498863	10/24/24 BB	
Rev 1	501036	11/04/24 AS	
Rev 2	501492	11/06/24 AS	
Rev 3	502682	11/14/24 BB	
Rev 4	504041	11/22/24 KF	Added E06
Rev 5	504497	11/27/24 KF	
Rev 6	505533	12/06/24 KF	

Rev #

Req #

Date/Artist

Description

Original

498863

10/24/24 BB

Rev 1

501036

11/04/24 AS

Rev 2

501492

11/06/24 AS

Rev 3

502682

11/14/24 BB

Rev 4

504041

11/22/24 KF

Added E06

Rev 5

504497

11/27/24 KF

Rev 6

505533

12/06/24 KF

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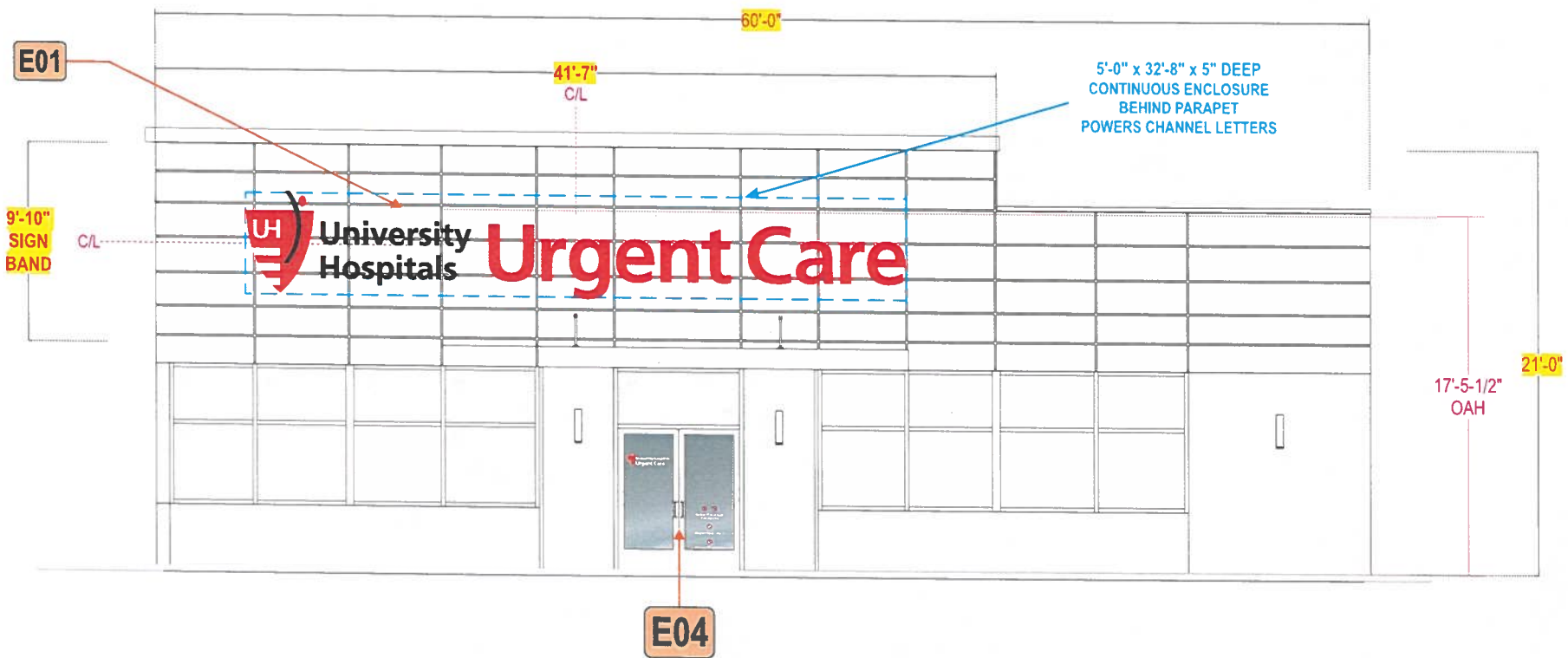
E01 NORTH ELEVATION
Scale: 3/16"=1'-0"

UHUC-L-FL-60

ALLOWED SIGN SF:	120
PROPOSED SIGN SF:	163.0



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ORDER NUMBER: 1222396
SITE NUMBER: 5050
ELECTRONIC FILE NAME: G:\ACCOUNTS\PIEDMONT URGENT CARE\2024\OH\5050_North Ridgeville\5050_North Ridgeville_R6.cdr
PROJECT NUMBER: 86536
PROJECT MANAGER: CODY CLOUD

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	498863	10/24/24 BB					
Rev 1	501036	11/04/24 AS					
Rev 2	501492	11/06/24 AS	Increased size				
Rev 3	502682	11/14/24 BB	Option B selected; removed Option A and tags				
Rev 4	504041	11/22/24 KF					
Rev 5	504497	11/27/24 KF					
Rev 6	505533	12/06/24 KF					

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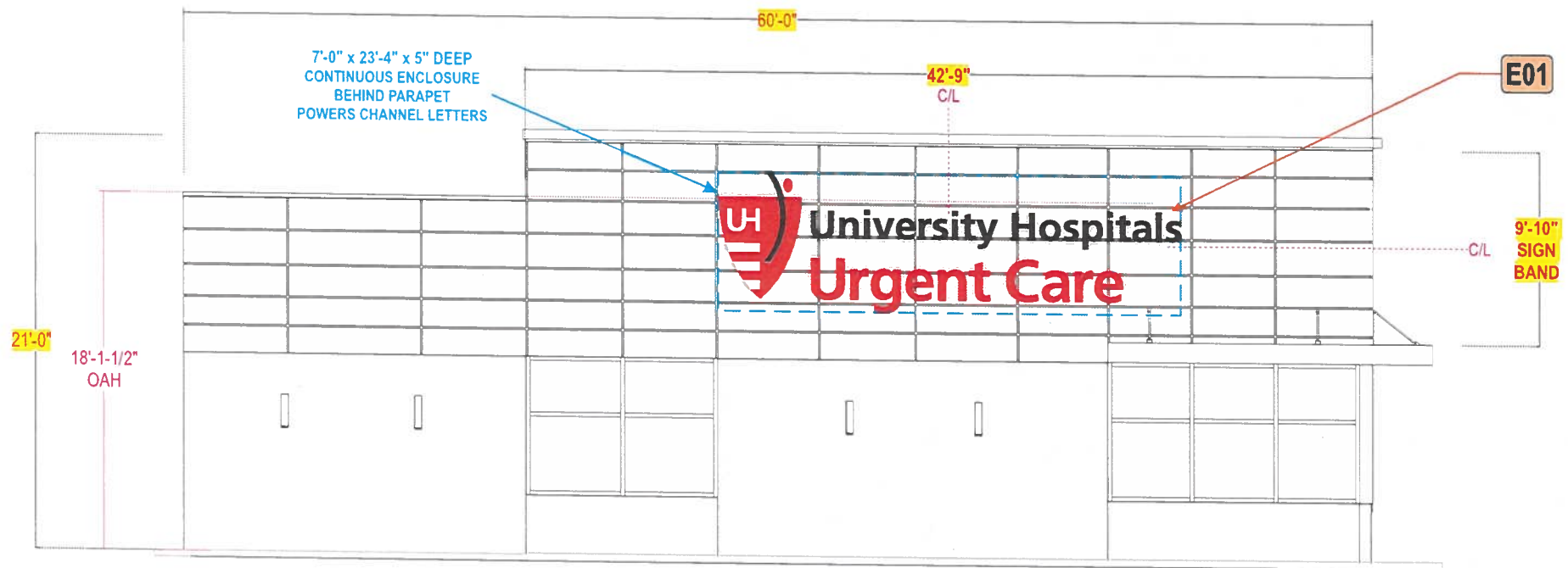
E02 SOUTH ELEVATION
Scale: 3/16"=1'-0"

UHUC-S-FL-84

ALLOWED SIGN SF:	120
PROPOSED SIGN SF:	143.2



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ORDER NUMBER:
1222396

SITE NUMBER:
5050

ELECTRONIC FILE NAME:
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PROJECT NUMBER:
86536

PROJECT MANAGER:
CODY CLOUD

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	498863	10/24/24 BB					
Rev 1	501036	11/04/24 AS	Revised to 84" variance option				
Rev 2	501492	11/06/24 AS					
Rev 3	502682	11/14/24 BB	Option B selected; removed Option A and tags				
Rev 4	504041	11/22/24 KF					
Rev 5	504497	11/27/24 KF					
Rev 6	505533	12/06/24 KF					

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E02 FACE LIT CHANNEL LETTERS

Scale: 3/8"=1'-0"

UHUC-S-FL-84

143.2 square feet



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FACES: LOGO: 3/16" white polycarbonate with surface applied vinyl to match colors shown;
LETTERS: 3/16" # 2447 white acrylic with surface applied vinyl to match colors shown;
 Black letters and arch to illuminate white at night

TRIMCAP: LOGO: 1" standard black jewelite trimcap
LETTERS: 3/4" standard black jewelite trimcap

RETURNS: 3" deep .063 alum. returns - pre-finished Black

BACKS: .090 alum. backs - insides painted White

ILLUM.: White LEDs as required by manufacturer;
All electrical wiring and power supplies to be housed within weather tight enclosure on backside of parapet

WIREWAY: Fab'd .080 Aluminum wireway; painted white

WALL MAT.: Not provided at this time

INSTALL: Thru bolted using all thread into blocking as required;
 12" standard length of threaded rod will be supplied unless otherwise noted;
 3/8" threaded rod into blocking or Stratus approved equivalent

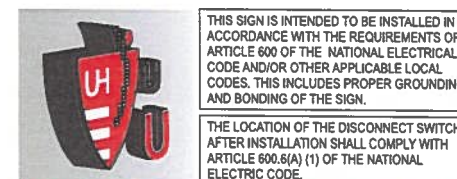
QUANTITY: (1) ONE REQUIRED FOR SOUTH ELEVATION

COLOR PALETTE

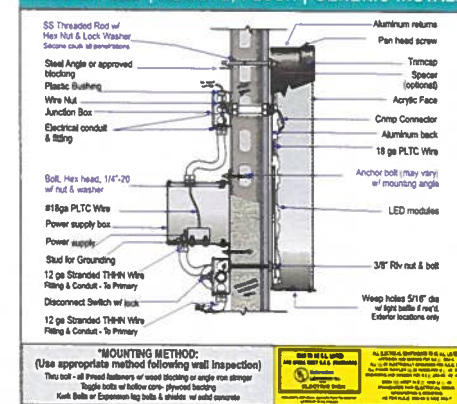


All paint finishes to be Satin unless otherwise noted

SIMULATED NIGHT VIEW



FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



*MOUNTING METHOD:
 (Use appropriate method following wall inspection)
 This sign will be mounted on wall blocking or angle iron using Toggle bolts or hollow core physical backing. Kwik Bolt or Expansion lag bolts & shields not solid concrete.

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PAGE NO.:
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ORDER NUMBER:
 1222396

SITE NUMBER:
 5050

ELECTRONIC FILE NAME:
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PROJECT NUMBER:
 86536

PROJECT MANAGER:
 CODY CLOUD

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	498863	10/24/24 BB					
Rev 1	501036	11/04/24 AS	Revised to 84" variance option				
Rev 2	501492	11/06/24 AS					
Rev 3	502682	11/14/24 BB	Option B selected; removed Option A and tags				
Rev 4	504041	11/22/24 KF					
Rev 5	504497	11/27/24 KF					
Rev 6	505533	12/06/24 KF					

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E03 EAST ELEVATION

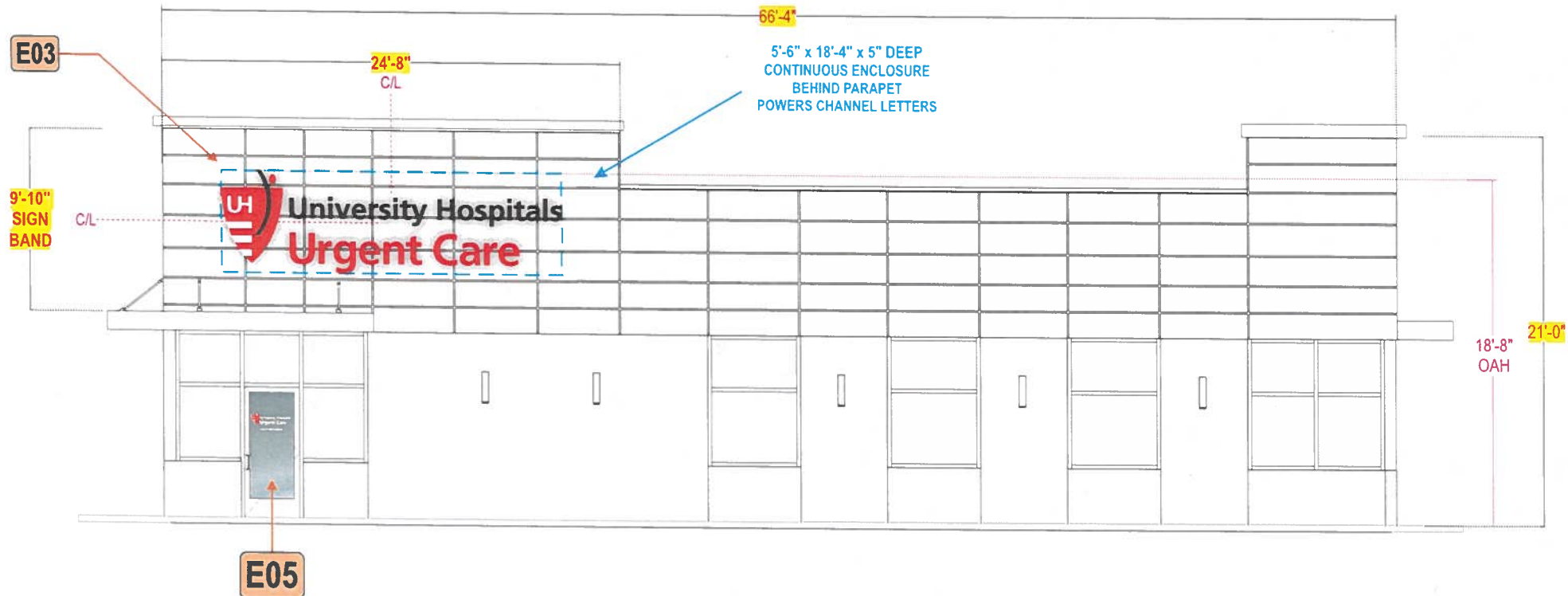
E05 Scale: 3/16"=1'-0"

UHUC-S-FL-66

ALLOWED SIGN SF:	132.6
PROPOSED SIGN SF:	100.8



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Original	498863	10/24/24 BB					
Rev 1	501036	11/04/24 AS					
Rev 2	501492	11/06/24 AS					
Rev 3	502682	11/14/24 BB					
Rev 4	504041	11/22/24 KF					
Rev 5	504497	11/27/24 KF					
Rev 6	505533	12/06/24 KF					

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E03 FACE LIT CHANNEL LETTERS

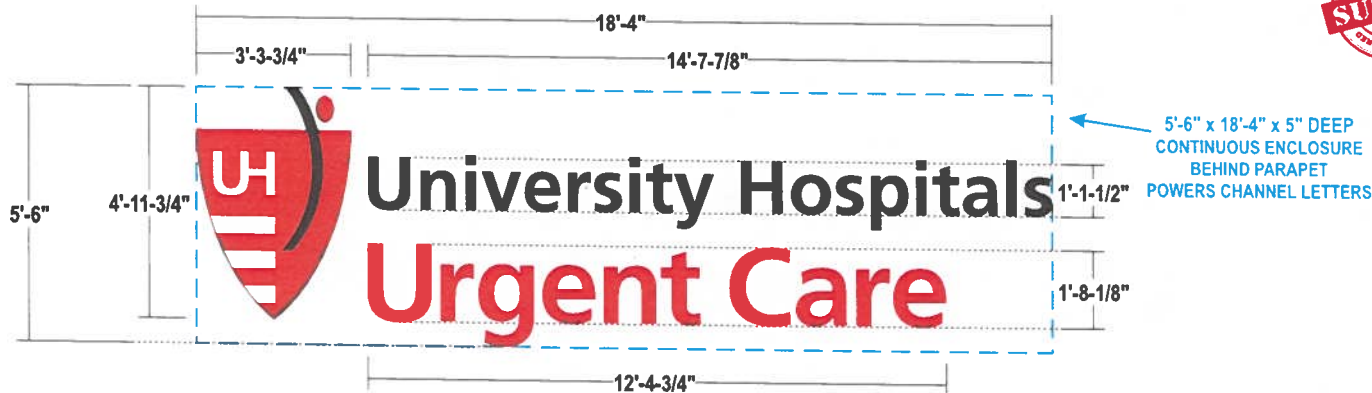
Scale: 3/8" = 1'-0"

UHUC-S-FL-66

100.8 square feet



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FACES: LOGO: 3/16" white polycarbonate with surface applied vinyl to match colors shown;
LETTERS: 3/16" # 2447 white acrylic with surface applied vinyl to match colors shown;
 Black letters and arch to illuminate white at night

TRIMCAP: LOGO: 2" standard black jewelite trimcap
LETTERS: 1" standard black jewelite trimcap

RETURNS: 5" deep .063 alum. returns - pre-finished Black

BACKS: .090 alum. backs - insides painted White

ILLUM.: White LEDs as required by manufacturer;
All electrical wiring and power supplies to be housed within weather tight enclosure on backside of parapet

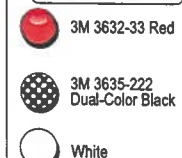
WIREWAY: Fab'd .080 Aluminum wireway; painted white

WALL MAT.: Not provided at this time

INSTALL: Thru bolted using all thread into blocking as required;
 12" standard length of threaded rod will be supplied unless otherwise noted;
 3/8" threaded rod into blocking or Stratus approved equivalent

QUANTITY: (1) ONE REQUIRED FOR RIGHT SIDE (WEST) ELEVATION

COLOR PALETTE

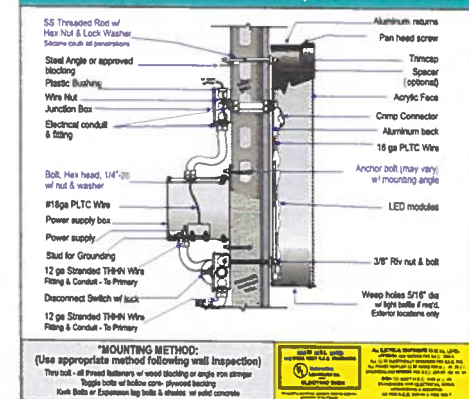


All paint finishes to be Satin unless otherwise noted

SIMULATED NIGHT VIEW



FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



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ORDER NUMBER: 1222396

SITE NUMBER: 5050

ELECTRONIC FILE NAME: G:\ACCOUNTS\PIEDMONT URGENT CARE\2024\OH\5050_North Ridgeville\5050_North Ridgeville_R6.cdr

PROJECT NUMBER: 86536

PROJECT MANAGER: CODY CLOUD

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Original	498863	10/24/24 BB					
Rev 1	501036	11/04/24 AS					
Rev 2	501492	11/06/24 AS					
Rev 3	502682	11/14/24 BB					
Rev 4	504041	11/22/24 KF					
Rev 5	504497	11/27/24 KF					
Rev 6	505533	12/06/24 KF					

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E04 DOOR VINYL

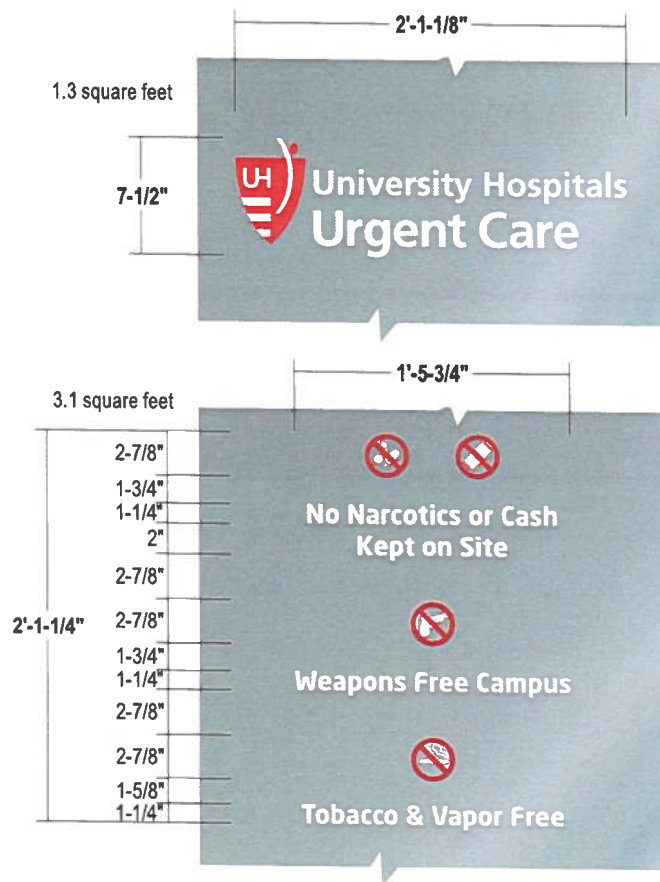
Scale: 1-1/2"=1'-0"

UHUC-DV-D

3.1 square feet



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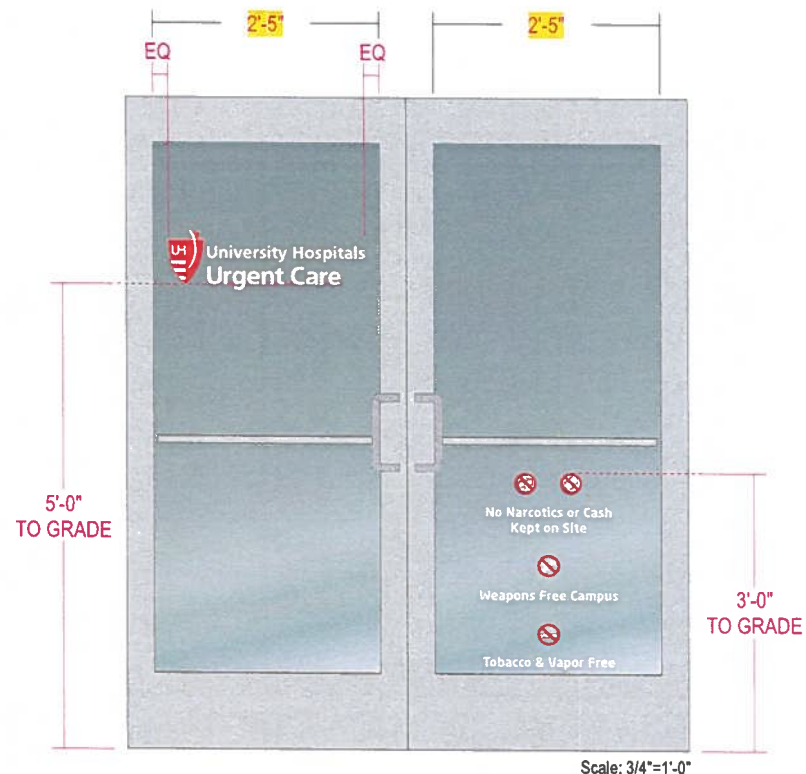


COLOR PALETTE

- 3M 7725-10 White
- Pantone 185 C Red
- Pantone 1805 C Red

GRAPHICS: Surface applied opaque vinyl to match colors shown

QUANTITY: (1) ONE SET REQUIRED FOR NORTH ELEVATION



Scale: 3/4"=1'-0"

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CLIENT:



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SITE NUMBER:

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PROJECT NUMBER:

86536

PROJECT MANAGER:

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Original	498863	10/24/24 BB					
Rev 1	501036	11/04/24 AS					
Rev 2	501492	11/06/24 AS					
Rev 3	502682	11/14/24 BB					
Rev 4	504041	11/22/24 KF					
Rev 5	504497	11/27/24 KF					
Rev 6	505533	12/06/24 KF					

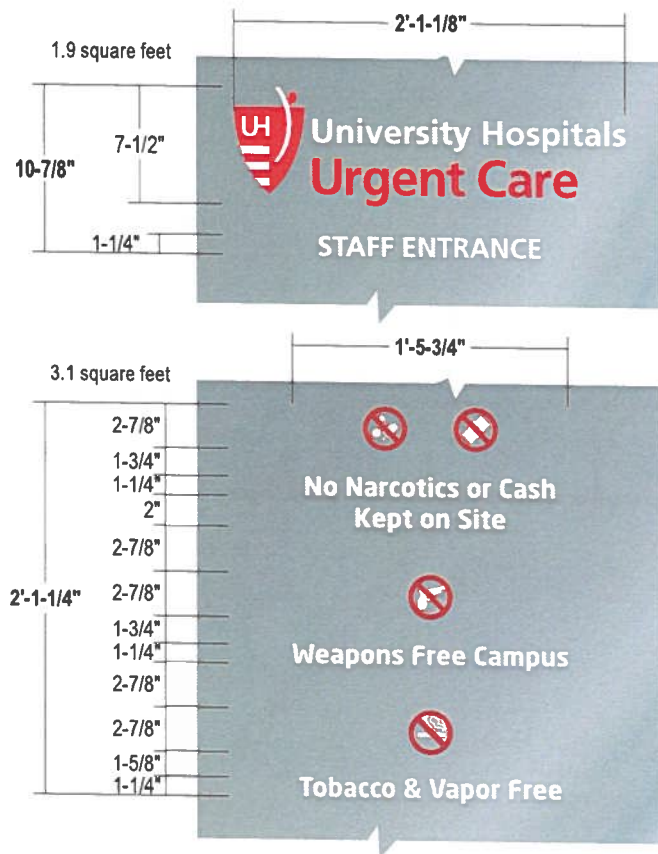
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E05 DOOR VINYL

Scale: 3"=1'-0"

UHUC-DV-R-STAFF

5.0 square feet



GRAPHICS: Surface applied opaque vinyl to match colors shown

FONT: Frutiger Bold 65

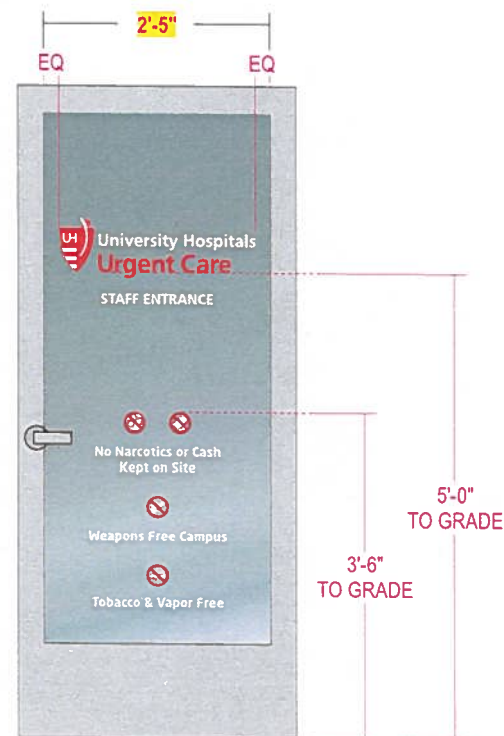
QUANTITY: (1) ONE SET REQUIRED FOR EAST ELEVATION

COLOR PALETTE

- 3M 7725-10 White
- Pantone 185 C Red
- Pantone 1805 C Red



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Scale: 3/4"=1'-0"

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PROJECT NUMBER:

86536

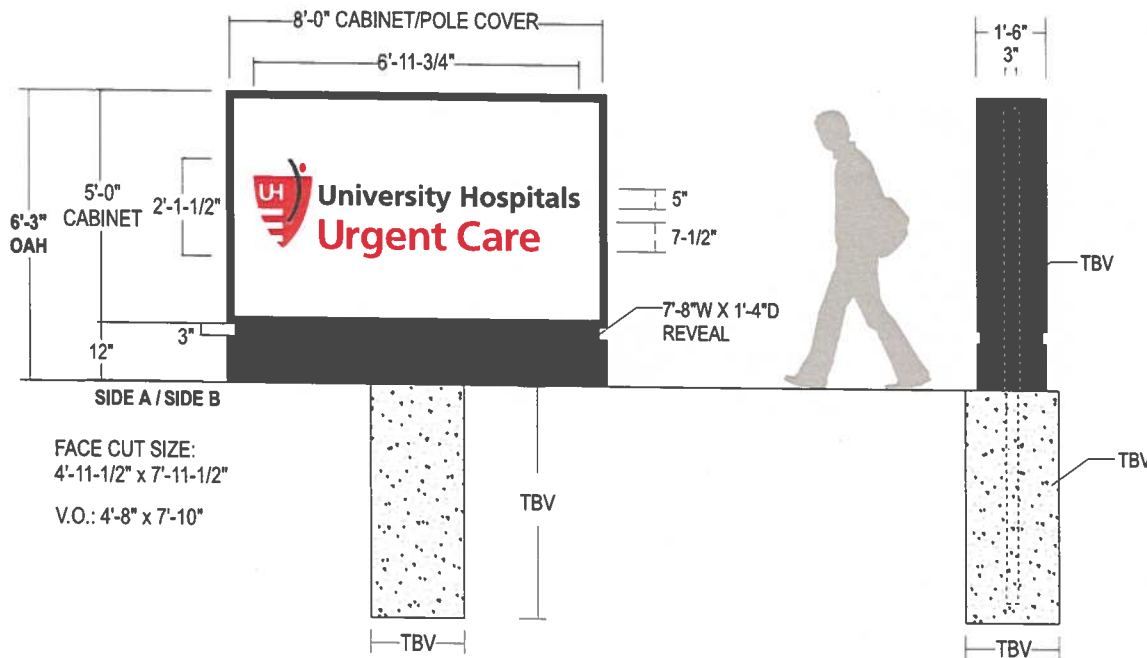
PROJECT MANAGER:

CODY CLOUD

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	498863	10/24/24 BB					
Rev 1	501036	11/04/24 AS	Revised graphics				
Rev 2	501492	11/06/24 AS					
Rev 3	502682	11/14/24 BB					
Rev 4	504041	11/22/24 KF					
Rev 5	504497	11/27/24 KF					
Rev 6	505533	12/06/24 KF					

PHOTO ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STRATUS.

E06 D/F ILLUMINATED MONUMENT **CUSTOM**
 Scale: 3/8"=1'-0" 50 square feet



- CABINET:** 1'-6" deep extruded aluminum cabinet w/ 2" retainers; All exposed surfaces painted black.
- FACES:** .187 flat white polycarbonate face
- GRAPHICS:** Surface applied die-cut vinyl graphics
- ILLUM.:** Internally illuminated with LED's as required per manufacturer, Power supplies to be housed within cabinet.
- REVEAL:** 3" x 1" x 1/8" aluminum channel; painted black
- POLE COVER:** .125 fab'd alum. construction; painted black
- INSTALL:** Internal steel support; Direct Buried Installation into grade w/ concrete foundation to match city & engineering requirements
Engineering details TBV
- QUANTITY:** (1) ONE D/F ILLUMINATED MONUMENT REQUIRED

SIMULATED NIGHTTIME VIEW



COLOR PALETTE



All paint finishes to be Satin unless otherwise noted

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

Stratus™

onestratus.com

8959 Tyler Boulevard
Mentor, Ohio 44050

888.503.1569

CLIENT:



ADDRESS:

34548 Center Ridge Rd North
Ridgeville, OH 44039

PAGE NO.:

11

ORDER NUMBER:

1222396

SITE NUMBER:

5050

ELECTRONIC FILE NAME:

G:\ACCOUNTS\PIEDMONT URGENT CARE\2024\OH5050_North Ridgeville\5050_North Ridgeville_R6.cdr

PROJECT NUMBER:

86536

PROJECT MANAGER:

CODY CLOUD

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	498863	10/24/24 BB					
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Rev 2	501492	11/06/24 AS					
Rev 3	502682	11/14/24 BB					
Rev 4	504041	11/22/24 KF	Added page				
Rev 5	504487	11/27/24 KF	Added page				
Rev 6	505533	12/06/24 KF	Removed option not selected				

PRINTING AND THE FOLLOWING PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE REPRODUCED, COPIED, OR IN ANY MANNER USED WITHOUT THE WRITTEN CONSENT OF STRATUS.

Board of Zoning & Building Appeals Application



SUBMITTAL INSTRUCTIONS

Board of Zoning and Building Appeals meetings are held on the fourth Thursday of each month at 7:00 p.m. in Council Chambers at City Hall. Applications must be filed with the Building Division at least 20 days prior to the date of the Board hearing at which the request will be considered. To be processed, applications must include:

1. Completed and signed application with application fee;
2. Ten (10) sets of dimensioned site plans, building details or other drawings and information depicting the request; and
3. Narrative of the request relative to standards of approval for variances or rationale for appeal.

PROJECT INFORMATION

9160 PLEASANT RIDGE CIR NORTH RIDGEVILLE OH 44039

Location address

0700001000410

Parcel number

res

Current zoning

To come out past the side elevation of home with a privacy fence, on a corner lot. (6')

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

GREENFIELD RICHARD & GREENFIELD KELLY

Name/Company

9160 PLEASANT RIDGE CIR NORTH RIDGEVILLE OH 44039

Applicant address

216-394-7852

Applicant phone

agreenfield44@aol.com

Applicant email

PROPERTY OWNER INFORMATION

GREENFIELD RICHARD & GREENFIELD KELLY

Name/Company

9160 PLEASANT RIDGE CIR NORTH RIDGEVILLE OH 44039

Property owner address

216-394-7852

Property owner phone

agreenfield44@aol.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Applicant Signature

Property owner signature

I hereby authorize the City of North Ridgeville, including Board of Zoning and Building Appeals members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application. The materials I have submitted depict the property lines accurately and in accordance with the plat map to the best of my knowledge. I understand that any approval granted is based upon the presumption of accuracy of these plans and that the City has no obligation to independently survey or otherwise determine the accuracy of plans, drawings or other documents. In the event a discrepancy is found to exist, I will take such action as may be needed to provide the correct information. I acknowledge and accept that the representations made in this application and at the public hearing constitute the basis for the decision by the Board. Any misrepresentations, whether knowingly made or not, may result in revocation of the Board's decision. Statements made by an applicant/agent are deemed to be statements of the owner for the purpose of the Board's decision.

OFFICE	PPZ No. PPZ2025-0332	Date Received RECEIVED FEB 06 2025	ACTION
	Fee Paid \$75.00 Visa		

Board of Zoning & Building Appeals Staff Report

Case	PPZ2025-0332
Property Owner	Richard & Kelly Greenfield
PPN	07-00-001-000-410
Property Address	9160 Pleasant Ridge Circle
Zoning	R-1 Residence District (Chapter 1282)
Applicant Name	Same
Applicant Address	Same
Project	Fence on corner lot
Meeting Date	February 27, 2025
Report Date	February 10, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
1. A 9-foot variance for a fence extending beyond the front building line on a corner lot. Applicant shows a 6-foot-high privacy fence extending 9 feet beyond the front building line, code does not permit, Section 1294.01(h)(2)(A).	1294.01 - Interpretations and exceptions in general (h) Fences. (2) Fences in Residential Districts. A. A fence not exceeding six feet in height may be placed along any side or rear property line, subject to the requirements in subsection B. below, providing it does not extend closer to the street than the front building line. From the building line to the street line, a fence may be installed so long as it has a maximum height of four feet and at least fifty percent of the face is open.

Summary of Request:

The applicant is requesting a variance for the setback of a fence extending closer to the street than the front building line of their residential lot. The lot is a corner lot, such that both Pleasant Ridge Circle and Littlebrook Way are front yards per the Zoning Code. The house is set back 22 feet from the right-of-way on Littlebrook Way. The applicant proposes a 6-foot tan vinyl fence to project 9 feet from the building line toward the ROW, which will run parallel to the street. Any portion of fence between the ROW and front building line must be no greater than 4 feet high and no less than 50% open.

Review of Duncan Factors:

Can the property yield a reasonable return or can there be any beneficial use of the property without the variance?

The property can continue to be used for its intended purpose under the current zoning regulations.

Is the variance substantial?

Homes in cluster developments have reduced setbacks compared to standard residential subdivisions. Rather than the standard 50 feet, the dwelling is setback 22 feet from the Littlebrook Way ROW; therefore, the fence would be set back about 13 feet from the edge of sidewalk.

Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?

The Zoning Code establishes that corner lots have two front yards. These codes exist to preserve views for traffic and safety by neighbors abutting on side streets. A fence encroaching beyond the building line along Littlebrook Way would not appear to pose a visual obstacle to any neighbor as the property abuts open space and the area impacted is limited to the rear of the house.

Will the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)?

No.

Did the property owner purchase the property with knowledge of the zoning restriction?

These zoning requirements have been in place prior to the construction of the house.

Can the property owner's predicament be precluded through some method other than a variance?

A fence 4 foot high and 50% open could be installed in that location.

Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

The Zoning Code specifically indicates that lots having frontage on two intersecting streets must contain the required front yards on both streets. There are many corner lots within the City of North Ridgeville, so this is not an unusual lot configuration. The desire to maximize the enclosed area of a backyard is not a practical difficulty unique to the lot.

Board of Building and Zoning Appeals



PROJECT INFORMATION

Fence on a corner lot

Proposed project

9160 Pleasant Ridge Cr

Location

07-00-001-000-410

Parcel number

February 27, 2025

Meeting date

February 17, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1. 1294.01 (h)(2)A. In residential districts from the building line to the street fences shall be maximum 4 feet high and 50% open. Applicant requesting 6 feet high fence 100% closed, requiring a 2 feet height variance and a 100% closed variance. BZA approval required. (Corner lots have two front yards)

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

FEB 06 2025

Board of Zoning & Building Appeals

APPLICANT GUIDE

BOARD AUTHORITY

The Board of Zoning and Building Appeals is a five member board with the authority to make decisions associated with variance requests and appeals from the Zoning Code and Building Code. The BZBA is an administrative board that is quasi-judicial in nature. It operates more like a court than a legislative body and uses many standards and procedures similar to those associated with the courts. The Board administers oaths and hears testimony associated with cases. The Board hears both applications for variances from local ordinances and appeals from decisions of administrative officers.

APPLICATIONS, NOTICE AND APPEARANCE

Board meetings are held in Council Chambers at City Hall on the fourth Thursday of each month starting at 7:00 p.m. Complete applications must be received at least 20 days prior to a regular meeting to appear on the agenda. All materials submitted become the property of the Board. The Board is required to give public notice ten days in advance of a meeting, as well as notice to all parties in interest, including owners of adjoining properties. Applicants and owners are required to attend the hearing where their application is considered.

FEES

See the Planning and Zoning Fee Schedule for a complete list of applicable fees.

APPLICANT PRESENTATION

Applicants are expected to submit any documents or information relevant to their request with their application. Board members conduct site visits prior to the meeting. At the meeting, the applicant, owner or authorized agent (design professional, contractor, attorney, etc.) should be prepared to present the rationale for the appeal or variance and answer questions of the Board. Adjoining property owners may also give testimony. All parties presenting evidence are sworn in by the Board chair at the start of the case.

VARIANCE STANDARDS OF APPROVAL

In assembling an application and preparing for a presentation, it is helpful to know what standards the Board members apply in making their determinations. The factors below are considered by the BZBA in determining whether the applicant has met their burden to be granted a variance. It is strongly recommended applicants submit supporting documentation with their application that addresses these standards.

Standards for Area Variances

Granting of an area variance (area, size, setback, etc.) requires the existence of a *practical difficulty*. The factors (*Duncan v. Middlefield* (1986), 23 Ohio St.3d 83) to be considered and weighed include:

- Can the property yield a reasonable return or can there be any beneficial use of the property without the variance?
- Is the variance substantial?
- Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?
- Will the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)?
- Did the property owner purchase the property with knowledge of the zoning restriction?
- Can the property owner's predicament be precluded through some method other than a variance?
- Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

Not every factor will apply to each application and no one factor is determinative of whether or not a variance will be granted.

Standards for Use Variances

A use variance allows a use of land that is not permitted in the district in which the property is located. Because this type of relief is so significant, granting of a use variance requires the existence of an *unnecessary hardship*. The applicant must demonstrate that based upon the current zoning, the property owner is deprived of all reasonable uses of the property.

RECEIVED

FEB 06 2025

Richard A. Greenfield
9160 Pleasant Ridge Circle
North Ridgeville, Ohio 44039
(216) 394-7852/greenfiedadam0@gmail.com

February 6, 2025

City of North Ridgeville
Board of Zoning & Building Appeals
7307 Avon Belden Road
North Ridgeville, Ohio 44039

RE: Variance Request for 9160 Pleasant Ridge Circle

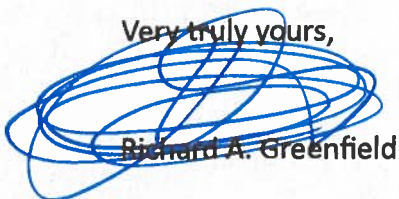
Dear Sir or Madam:

I am respectfully requesting that a variance be approved in order to build a fence on my property which is reference above.

As you will see from the enclosed pictures, the variance is needed due to the large scale of and costly removal of landscaping/pine trees that are already installed. In addition, we are hopeful to one day build a pool and would like as much "backyard" as possible.

Thank you for your time and consideration. Should you have any questions, or if I can be of any assistance, please do not hesitate to contact me.

Very truly yours,



Richard A. Greenfield

/tms
Enclosure



RECEIVED
FEB 06 2025



RECEIVED
FEB 06 2025



RECEIVED
FEB 06 2025



RECEIVED
FEB 06 2025

TOPOGRAPHIC SURVEY & IMPROVEMENT PLAN

CITY OF NORTH RIDGEVILLE

DATE OF FIELD WORK: DEC. 15, 2020
JANUARY 5, 2021



IRON PIN MONUMENTS WERE FOUND OR SET AS SHOWN.
DISTANCE AND ELEVATIONS ARE GIVEN IN FEET AND
DECIMALS. ALL OF WHICH I CERTIFY TO BE CORRECT.

Michael Mackay
MICHAEL MACKAY - REGISTERED OHIO SURVEYOR #7344

5/L 694 8/3/21

OWNER

PERMANENT PARCEL No. 07-00-001-000-244 412

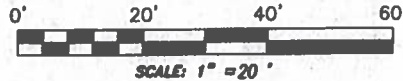
BOB SCHMITT HOMES, INC. 440-327-9495

BUILDER 9095 GATESTONE ROAD NORTH RIDGEVILLE, OH 44039

RIDGEFIELD

SUBDIVISION SUBDIVISION NO. 16

VOL 109 PG 18-20



MACKAY

Engineering & Surveying Company

7017 Pearl Road, Cleveland, Ohio 44130

(440) 886-4500 (440) 886-4590 Fax

RECEIVED

FEB 06 2025

LEGEND

⊙ - I.P. MONUMENT

○ - I.P. FND.

● - I.P. TO BE SET

T.B.C. - TOP OF BACK OF CURB

A.B. - AS-BUILT ELEVATIONS

EXISTING GRADE
PROPOSED GRADE

—S— INDICATES SWALE

—■— INDICATES RUNOFF

TBM-BENCHMARK
TOP OF HYDRANT
IN FRONT OF S/L 721
ELEV. = 793.35

CITY OF NORTH RIDGEVILLE NOTES:

1. SANITARY SEWER CONNECTIONS SHALL BE PVC ASTM 3034 WITH GASKET.
2. DOWNSPOUTS SHALL DRAIN ONTO SPLASHBLOCKS PER CITY ORDINANCE.
3. CONCRETE WALKS SHALL BE 4 FEET WIDE OVER 4 INCH THICK BY 5 FEET WIDE BASE PER CITY ORDINANCE.
4. DRIVEWAY APRONS SHALL BE 6 INCH THICK CONCRETE ON 4 INCH BASE, WITH EXPANSION JOINT AT CURB.
5. FINAL GRADE SHALL BE VERIFIED BY REGISTERED SURVEYOR PER CITY ORDINANCE.
6. PROPERTY PINS TO BE SET PRIOR TO FINAL GRADE APPROVAL.
7. SEED AND MULCH AFTER "FINAL GRADE" APPROVAL.
8. CONTRACTOR SHALL COORDINATE LOCATION OF SANITARY AND WATER SERVICE LINES WITH ARCHITECTURAL PLUMBING PLAN.
9. ALL LOTS ARE LOCATED IN ZONE X.

— EXISTING NEIGHBORS FENCE

○ TREES

UNDERGROUND UTILITIES

2 WORKING DAYS

BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

NON-MEMBERS MUST BE CALLED DIRECT

UNDERGROUND UTILITIES

2 WORKING DAYS

BEFORE YOU DIG
CALL TOLL FREE 800-925-0988

(OGPUPS)

BACK LINE -61' 1/6" tan privacy fence
SIDELINE RIGHT 44'
FRONT RIGHT -6' OR UP TO PROP LINE
FRONT LEFT 9' TO INCLUDE A 4' GATE
LEFT SIDELINE 4' TO MEET WITH EXISTING FENCE
NO easement placement
Proposed 13' from sidewalk

19E31-HOUSE TOPO SL 694



John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Director

RECEIVED

FEB 06 2025

Oct 09, 2018

RIDGEFIELD HOMES INC
JOSEPH MOLNAR
9095 GATESTONE RD
NORTH RIDGEVILLE, OH 44039

Re: Approval Under Ohio EPA National Pollutant Discharge Elimination System (NPDES) - Construction Site Stormwater General Permit - OHC000005

Dear Applicant,

Your NPDES Notice of Intent (NOI) application is approved for the following facility/site. Please use your Ohio EPA Facility Permit Number in all future correspondence.

Facility Name:	RIDGEFIELD HOMES SUBDIVISION
Facility Location:	BAGLEY RD
City:	NORTH RIDGEVILLE
County:	Lorain
Township:	
Ohio EPA Facility Permit Number:	3GC07180*BG
Permit Effective Date:	Oct 09, 2018

Please read and review the permit carefully. The permit contains requirements and prohibitions with which you must comply. Coverage under this permit will remain in effect until a renewal of the permit is issued by the Ohio EPA.

If more than one operator (defined in the permit) will be engaged at the site, each operator shall seek coverage under the general permit. Additional operator(s) shall submit a Co-Permittee NOI to be covered under this permit. There is no fee associated with the Co-Permittee NOI form.

Please be aware that this letter only authorizes discharges in accordance with the above referenced NPDES CGP. The placement to fill into regulated waters of the state may require a 401 Water Quality Certification and/or Isolated Wetlands Permit from Ohio EPA. Also, a Permit-To-Install (PTI) is required for the construction of sanitary or industrial wastewater collection, conveyance, storage, treatment, or disposal facility; unless a specific exemption by rule exists. Failure to obtain the required permits in advance is a violation of Ohio Revised Code 6111 and potentially subjects you to enforcement and civil penalties.

To view your electronic submissions and permits please Logon in to the Ohio EPA's eBusiness Center at <http://ebiz.epa.ohio.gov>.

If you need assistance or have questions please call (614) 644-2001 and ask for Construction Site Stormwater General Permit support or visit our website at <http://www.epa.ohio.gov>.

Sincerely,

A handwritten signature in cursive script that reads "Craig W. Butler".

Craig W. Butler
Director

RECEIVED

FEB 06 2025

Proposal Submitted To: RICHARD ADAM GREENFIELD		Phone #: 216-394-7852	Date: 1/14/2025
Street: 9160 PLEASANT RIDGE CIRLCE, 44039		agreenfield44@aol.com	
		Reference:	
Date of Plans: (Weather Permitting) Spring 2025	Phone:		

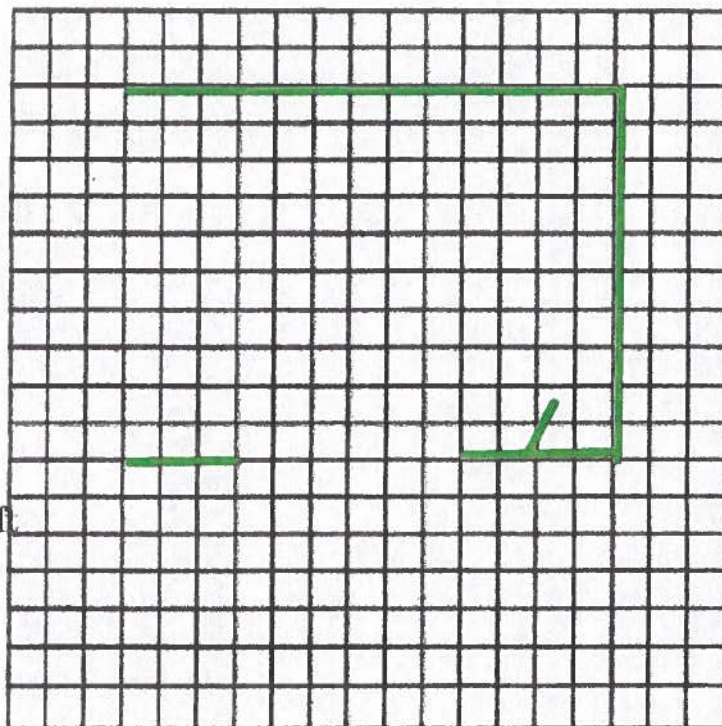
Tan vinyl privacy fence to include 1 gate

With utilization of neighbors fence in place, This is for the larger layout with bza submission to come out towards the sidewalk some.

Homeowner would have to attend the bza meeting to speak to the request.

Includes permit, 8 markings, pin finidng if avai ab e fu c ean up of work area. Post driven insta no dirt eff on site. Hoa assistance avai ab e free of charge.

Take Down Only _____ Take Down & Haul Away _____



Terms: 1st payment \$280.00

Booking/ permit/ insurance
NON refundable Due at signing

2nd \$5588.00

Materials TOTAL:
\$7402.00

3rd \$1534.00

Due the day of install
or by start of work.

[Handwritten signature]

1/14/2025

Board of Zoning & Building Appeals Application



SUBMITTAL INSTRUCTIONS

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1. Completed and signed application with application fee;
2. Ten (10) sets of dimensioned site plans, building details or other drawings and information depicting the request; and
3. Narrative of the request relative to standards of approval for variances or rationale for appeal.

PROJECT INFORMATION

7001 Ranger Way, North Ridgeville, OH 44039

Location address

07-00-016-104-233

Parcel number

R-1

Current zoning

The project is seeking a variance for the design of the parking lot lighting, north of the new building.

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Claire Bank / ThenDesign Architecture

Name/Company

4230 River Street, Willoughby, OH 44094

Applicant address

(440)269-2266

Applicant phone

cbank@thendesign.com

Applicant email

PROPERTY OWNER INFORMATION

North Ridgeville Board of Education

Name/Company

34620 Bainbridge Road, North Ridgeville, OH 44039

Property owner address

(440)327-4444

Property owner phone

roxanncaserio@nracs.net; davidpritt@nracs.net; kari

Property owner email

Karlischroeder@nracs.net

AUTHORIZATION AND ACKNOWLEDGEMENT

Claire M Bank

Applicant signature

[Signature]

Property owner signature

I hereby authorize the City of North Ridgeville, including Board of Zoning and Building Appeals members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application. The materials I have submitted depict the property lines accurately and in accordance with the plat map to the best of my knowledge. I understand that any approval granted is based upon the presumption of accuracy of these plans and that the City has no obligation to independently survey or otherwise determine the accuracy of plans, drawings or other documents. In the event a discrepancy is found to exist, I will take such action as may be needed to provide the correct information. I acknowledge and accept that the representations made in this application and at the public hearing constitute the basis for the decision by the Board. Any misrepresentations, whether knowingly made or not, may result in revocation of the Board's decision. Statements made by an applicant/agent are deemed to be statements of the owner for the purpose of the Board's decision.

OFFICE	PPZ No. <i>PP220215-0333</i>	Date Received RECEIVED FEB 06 2025	ACTION
	Fee Paid <i>N/C per Mayor's order</i>		

Board of Zoning & Building Appeals Staff Report

Case PPZ2025-0333
 Property Owner North Ridgeville City Schools Board of Education
 PPN 07-00-016-104-233
 Property Address 7001 Ranger Way
 Zoning R-1 Residence District
 Applicant Name Claire Bank, ThenDesign Architecture
 Applicant Address 4230 River Street, Willoughby OH 44094
 Project Site Lighting for Transportation and Maintenance Center
 Meeting Date February 27, 2025
 Report Date February 12, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
1. A variance for lighting fixtures that are not full cut-off. Applicant shows five pole lights installed at a 45-degree angle and wall packs that are semi cut-off, code requires full cut-off, Section 1285.08(c)(1).	1285.08 - Illumination of parking areas (c) <u>Fixtures</u> . Exterior lighting fixtures shall be installed in a manner to prevent light pollution in the forms of light trespass and glare and to preserve, protect and enhance the character of the City. (1) <u>Full Cut-off Required</u> . All exterior pole lighting fixtures used to illuminate off-street parking areas shall be full cut-off and shall be arranged to deflect the light away from adjoining properties and adjacent streets. Exterior building lighting fixtures used to illuminate sidewalks, entrances, and service areas shall also be full-cut off fixtures.
2. A 14-foot variance for luminaire height. Applicant shows fixture height of 30 feet, code allows 16 feet in residential districts, Section 1285(d).	(d) <u>Luminaire Height</u> . The height of any parking lot light fixture shall not exceed 30 feet above grade in industrial districts and 25 feet above grade in all other non-residential districts. When located within 50 feet of a residential zoning district, the height of a parking lot light fixture shall not exceed 16 feet above grade. The Planning Commission may require lower mounting heights if the adjoining grade is lower than developed grade.
3. A variance for excessive illumination levels in an open parking lot. Applicant shows average of 2.8 fc and maximum of 20.8 fc in the bus parking lot, code allows 2.0 fc average and 5.0 fc maximum, Table 1285.08-1.	(e) <u>Illumination Levels</u> . The average and maximum illumination levels shall not exceed that permitted for each lighting calculation area type. A lighting calculation area shall be defined as any area where the illumination level equals or exceeds 0.2 footcandle. (1) <u>Light Trespass</u> . Lighting intensity shall not exceed zero (0) foot candles at the property line when abutting residential zoning districts. All on-site lighting of buildings,

	lawns and parking areas shall be designed so that no light source will be visible at the ground level of any adjacent residential property or building. No on-site lighting may cause glare onto any public street or vehicle thereon. (2) <u>Required Illumination Levels</u>. Lighting shall be designed to provide even distribution of illumination and to avoid creating hot spots. Maximum average illumination levels are provided in Table 1285.08-1: • Open parking lots - 2.0 fc max avg, 5.0 fc max any point • Sidewalks, entrances, pedestrian areas - 5.0 fc max avg, 12.5 fc max any point
--	--

Summary of Request:

The North Ridgeville City School District is seeking variances for their lighting and photometric plan for the new Transportation and Maintenance Center on Ranger Way. Planning Commission approved the project in December with the condition that, “staff will review the final photometric lighting plan for the parking lot for compliance.” Because the applicant has been unable to achieve zoning compliance through their design process, staff cannot approve the lighting plan which has led to this variance request.

The lighting plan deviates from Zoning Code requirements in three ways. First, building lights are semi-cut-off and five of the new parking lot fixtures will be angled, therefore not full-cut off as required. Second, the lights will be mounted at 30 feet, where code allows 16 feet in residential districts. Third, lighting levels exceed code requirement for open parking areas.

Review of Duncan Factors:

Can the property yield a reasonable return or can there be any beneficial use of the property without the variance?

The property can yield a reasonable return and be used for its intended purpose without the lighting variances.

Is the variance substantial?

Taken together, the variances are a substantial departure from the Zoning Code given the R-1 Residence District zoning of the property. But in this case, the use is non-residential and the location of the transportation center on the school campus does not abut residential neighbors. If viewed as a non-residential property, variances would still be required, but the height variance would be greatly reduced. The variance for excessive average illumination is not substantial; however, the relatively moderate lighting level is achieved as a result of averaging hot spots and dark spots in the parking lot, which is illustrated by the high max reading of 20.8 fc.

Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?

As stated above, while the school campus is located within and adjacent to residential districts, the primary use is not residential and there is no residentially used property directly abutting the

Transportation and Maintenance Center site. The city's Fire Station #1 and Police Station are located across the street on Ranger Way. The property to the north of the proposed facility is zoned commercial. The immediate neighborhood could be characterized as more of a civic or transitional district. Note that existing lighting at NRAC is mounted at 30 feet high with code compliant fixtures.

Will the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)?

No.

Did the property owner purchase the property with knowledge of the zoning restriction?

These zoning requirements have been in place prior to the application for the project.

Can the property owner's predicament be precluded through some method other than a variance?

Desired illumination levels could be achieved and parking lot lighting could be designed in a code compliant manner by adding light poles within the parking lot at a lower height with full cut off fixtures.

Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

In reviewing any variance request, the Board considers whether unique features of property exist which support a deviation from strict code compliance. Members are trained to look at the property itself – its size, shape, orientation, topography, etc. – rather than the needs of the property owner. There is no unique characteristic of the land, itself, that creates a hardship or inability to meet the code. The ownership of the property, in this case, comes into play because the use is the school district's transportation facility, despite the underlying residential zoning. This permitted use has needs that are not typical of residential neighborhoods. As such, some relief may be warranted.

PROJECT INFORMATION

Parking lot lighting

Proposed project

7100 Ranger Way

Location

February 27, 2025

Meeting date

07-00-016-104-233

Parcel number

February 17, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1. 1285.08 (c)(1) To illuminate off-street parking areas, exterior pole lighting fixtures shall be full cut-off and arranged to deflect the light away from adjoining properties and adjacent streets. Applicant requesting exterior pole lighting fixtures that are not full cut-off. BZA approval required.
2. 1285.08 (d) In areas located within 50 feet of residential districts parking lot light fixtures shall not exceed 16 feet in height. Applicant requesting 30 feet in height parking lot light fixtures requiring 14 feet height variance. BZA approval required.
3. Application package provided information on wall lights, but nothing was mentioned about requesting a variance for them. Are the wall lights submitted considered down lighting.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

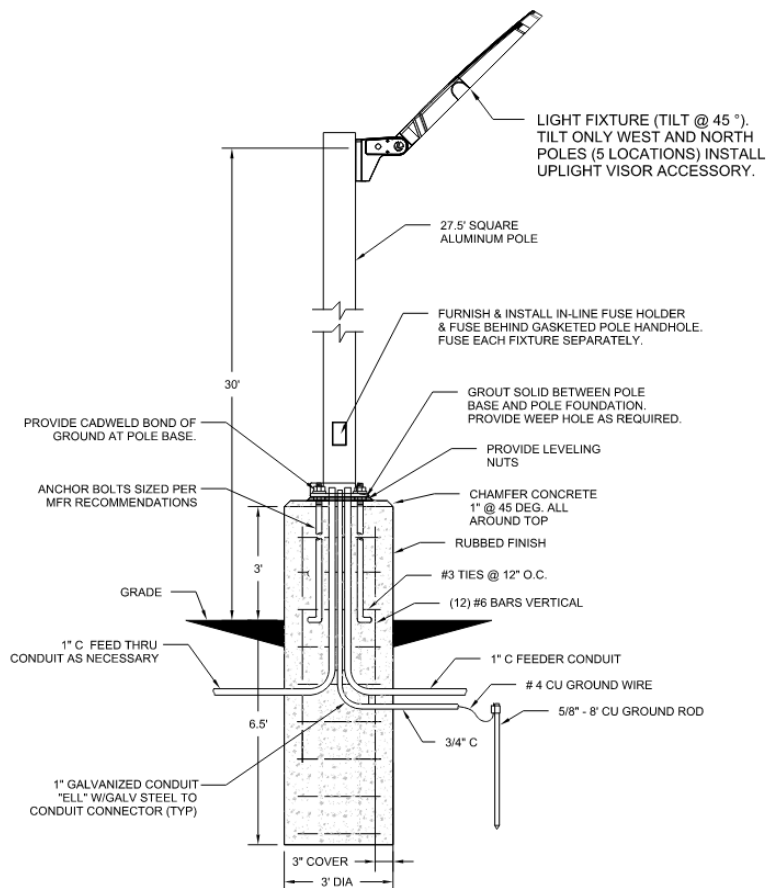
Memorandum

Date:	2/05/25		
To:	Board of Zoning & Building Appeals		
From:	Claire Markwardt Bank – ThenDesign Architecture		
Project:	NRCSD – Transportation and Maintenance Center 7001 Ranger Way	Job#:	23099
Subject:	Zoning Appeals Application for Site Lighting		

Board of Zoning & Building Appeals Narrative:

As the site lighting plan has developed it was recognized that the lighting design will need a zoning variance for height of the poles, as well as the full cut off requirement.

The lighting poles are proposed to be 30' tall to match the existing fixtures on the Academic Center site. Please see detail of proposed light poles below. The fixtures themselves are a very similar style as those on campus already, with some that will be installed on existing poles exactly matching the style.



② LIGHT POLE DETAIL

Memorandum, continued

Per Chapter 1285, we understand that fixtures are required to be full cut off. The school district desired to avoid placing poles in the middle of the bus parking lot due to the risk of them being damaged by bus traffic. To maintain the required lighting levels in the middle of the lot we were unable to provide full cut off fixtures, because we need to tilt them to cast the light into the center of the lot. As described on the attached photometric site plan, we propose keeping any fixtures that would face Ranger Way horizontal to the ground, so they are full cut off. Those that are tilted 45 degrees will not face Ranger Way, and visors will be placed on them to keep the light contained to the areas the light is needed.

Please reference the attached documents for more information.

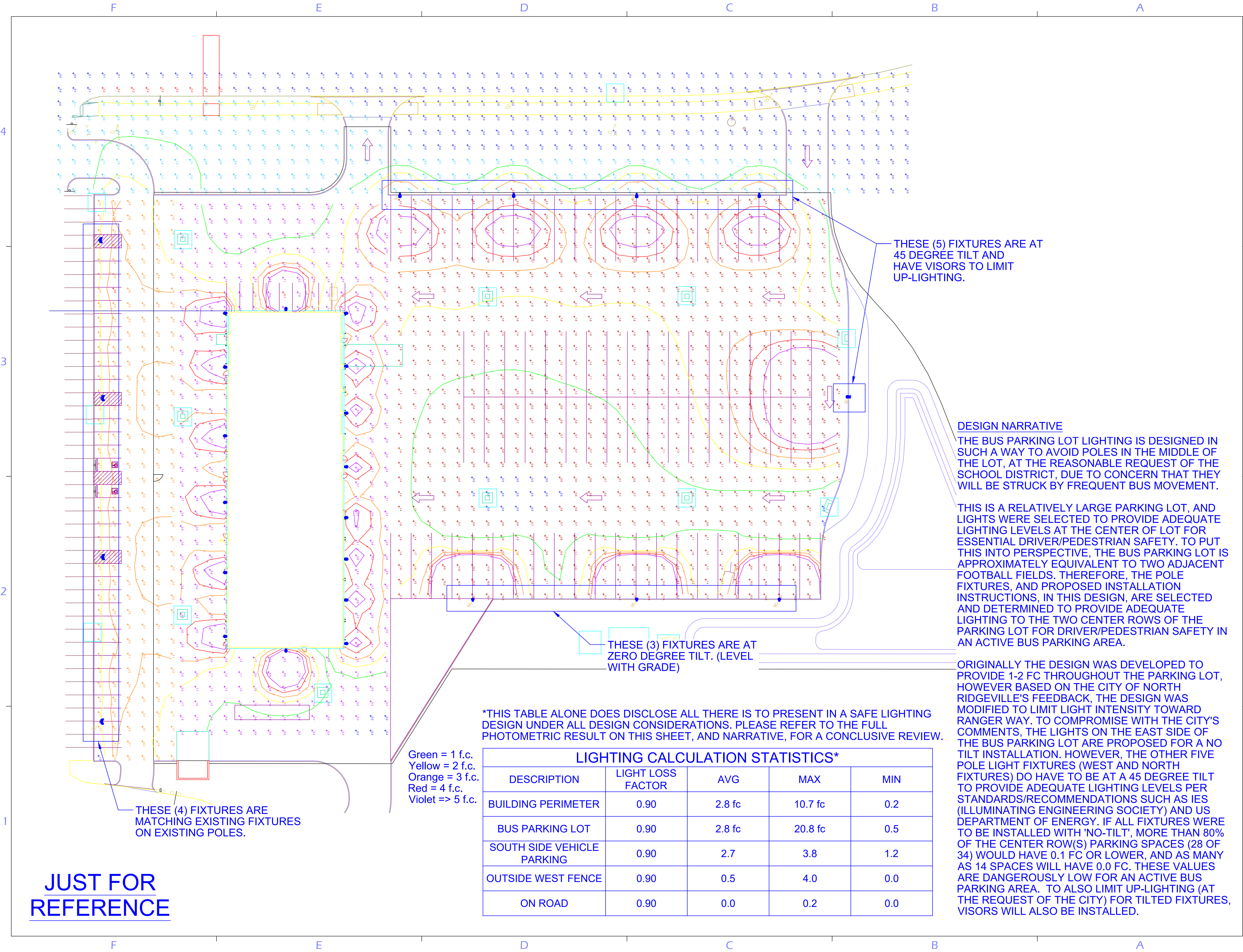
Attachments:

- Transportation Center Lighting Cut Sheets
- Photometric Site Plan 1.22.25

Respectfully Submitted,

Claire Markwardt Bank, AIA, NCARB
ThenDesign Architecture

cc: File
Roxann Ramsey-Caserio
David Pritt
Karli Schroeder



JUST FOR
REFERENCE

Green = 1 f.c.
Yellow = 2 f.c.
Orange = 3 f.c.
Red = 4 f.c.
Violet => 5 f.c.

*THIS TABLE ALONE DOES DISCLOSE ALL THERE IS TO PRESENT IN A SAFE LIGHTING DESIGN UNDER ALL DESIGN CONSIDERATIONS. PLEASE REFER TO THE FULL PHOTOMETRIC RESULT ON THIS SHEET, AND NARRATIVE, FOR A CONCLUSIVE REVIEW.

LIGHTING CALCULATION STATISTICS*				
DESCRIPTION	LIGHT LOSS FACTOR	AVG	MAX	MIN
BUILDING PERIMETER	0.90	2.8 fc	10.7 fc	0.2
BUS PARKING LOT	0.90	2.8 fc	20.8 fc	0.5
SOUTH SIDE VEHICLE PARKING	0.90	2.7	3.8	1.2
OUTSIDE WEST FENCE	0.90	0.5	4.0	0.0
ON ROAD	0.90	0.0	0.2	0.0

DESIGN NARRATIVE
THE BUS PARKING LOT LIGHTING IS DESIGNED IN SUCH A WAY TO AVOID POLES IN THE MIDDLE OF THE LOT, AT THE REASONABLE REQUEST OF THE SCHOOL DISTRICT, DUE TO CONCERN THAT THEY WILL BE STRUCK BY FREQUENT BUS MOVEMENT.

THIS IS A RELATIVELY LARGE PARKING LOT, AND LIGHTS WERE SELECTED TO PROVIDE ADEQUATE LIGHTING LEVELS AT THE CENTER OF LOT FOR ESSENTIAL DRIVER/PEDESTRIAN SAFETY. TO PUT THIS INTO PERSPECTIVE, THE BUS PARKING LOT IS APPROXIMATELY EQUIVALENT TO TWO ADJACENT FOOTBALL FIELDS. THEREFORE, THE POLE FIXTURES, AND PROPOSED INSTALLATION INSTRUCTIONS, IN THIS DESIGN, ARE SELECTED AND DETERMINED TO PROVIDE ADEQUATE LIGHTING TO THE TWO CENTER ROWS OF THE PARKING LOT FOR DRIVER/PEDESTRIAN SAFETY IN AN ACTIVE BUS PARKING AREA.

ORIGINALLY THE DESIGN WAS DEVELOPED TO PROVIDE 1-2 FC THROUGHOUT THE PARKING LOT, HOWEVER BASED ON THE CITY OF NORTH RIDGEVILLE'S FEEDBACK, THE DESIGN WAS MODIFIED TO LIMIT LIGHT INTENSITY TOWARD RANGER WAY. TO COMPROMISE WITH THE CITY'S COMMENTS, THE LIGHTS ON THE EAST SIDE OF THE BUS PARKING LOT ARE PROPOSED FOR A NO TILT INSTALLATION. HOWEVER, THE OTHER FIVE POLE LIGHT FIXTURES (WEST AND NORTH FIXTURES) DO HAVE TO BE AT A 45 DEGREE TILT TO PROVIDE ADEQUATE LIGHTING LEVELS PER STANDARDS/RECOMMENDATIONS SUCH AS IES (ILLUMINATING ENGINEERING SOCIETY) AND US DEPARTMENT OF ENERGY. IF ALL FIXTURES WERE TO BE INSTALLED WITH 'NO-TILT', MORE THAN 80% OF THE CENTER ROW(S) PARKING SPACES (28 OF 34) WOULD HAVE 0.1 FC OR LOWER, AND AS MANY AS 14 SPACES WILL HAVE 0.0 FC. THESE VALUES ARE DANGEROUSLY LOW FOR AN ACTIVE BUS PARKING AREA. TO ALSO LIMIT UP-LIGHTING (AT THE REQUEST OF THE CITY) FOR TILTED FIXTURES, VISORS WILL ALSO BE INSTALLED.

RED WOLF ENGINEERING SOLUTIONS, LLC

PH: 419.340.9325
RAULC@REDWOLFES.COM

SEAL ON DOCUMENT AUTHORIZED BY:

RAUL CARDENAS OHIO LICENSE: PE.80224
EXPIRATION DATE: 12.31.2025

NORTH RIDGEVILLE TRANSPORTATION CENTER
NORTH RIDGEVILLE

7001 RANGER WAY
NORTH RIDGEVILLE, OHIO 44039

R. CARDENAS
DRAWN BY:
1.22.2025
ISSUE DATE:

R. CARDENAS
CHECKED BY:
-
PROJECT NUMBER:

2	1/22/2025	SUBMIT FOR CITY CORRESPONDENCE
1	11.14.24	FOR REFERENCE

SUMMARY OF ISSUE:
DRAWING TITLE:
PHOTOMETRIC
SITE PLAN

DRAWING NUMBER:
-

PROJECT/CLIENT INFORMATION:
THE SCOPE OF WORK HAS BEEN PREPARED FOR THE PROJECT NAME HEREIN AND IS NOT TO BE MODIFIED, COPIED OR USED IN ANY WAY BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF RED WOLF ENGINEERING SOLUTIONS, LLC.

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RSXF3 LED Floodlight

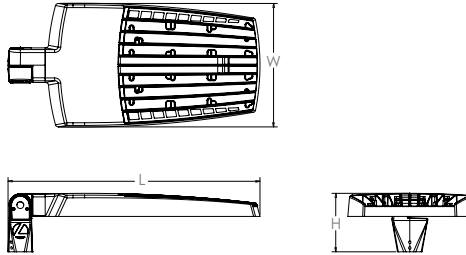


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft ² @45°):	3.7 ft ² (0.3 m ²)
Length:	32.8" (83.3 cm)
Width:	16.1" (40.9 cm)
Height:	3.0" (7.6 cm) Main Body 7.6" (19.3 cm) Arm
Weight (max):	48 lbs (21.8 kg)



Introduction

The new RSXF LED Flood family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSXF3 delivers 25,000 to 41,000 lumens allowing it to replace 400W to 1000W HID floodlights.

The RSXF features an adjustable integral slipfitter that allows the luminaire to be mounted on a 2-3/8" OD tenon. Integral cover/wire box serves as an approved splice compartment allowing for fast, easy mounting and wiring without opening the electrical compartment. A yoke and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details



Ordering Information

EXAMPLE: RSXF3 LED P4 40K WFL MVOLT IS DDBXD

RSXF3 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSXF3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	AWFD Area Wide Forward WFL Wide Flood MFL Medium Flood NFL Narrow Flood SP Spot NSP Narrow Spot	MVOLT (120V-277V) ¹ HVOLT (347V-480V) ² XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ³ 208 ³ 347 ³ 240 ³ 480 ³	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁵ YKC64 Yoke with 16-3 SO cord, 4ft ⁵ AASP Adjustable tilt arm square pole mounting ⁵ AARP Adjustable tilt arm round pole mounting ⁵ AAWB Adjustable tilt arm with wall bracket ⁵ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁵

Options		Finish	
Shipped Installed		Shipped Installed	
PE	Photocontrol, button style ^{6,7}	*Standalone and Networked Sensors/Controls (factory default settings, see table page 5)	
PER7	Seven-wire twist-lock receptacle only (no controls) ^{7,8,9}	NLTAIR2 PIRHN	nLight AIR generation 2, with Networked Bi-Level motion/ambient sensor ^{7,10,11,12}
SF	Single fuse (120, 277, 347) ³	BAA	Buy America(n) Act and/or Build America Buy America Qualified
DF	Double fuse (208, 240, 480) ³	CCE	Coastal Construction ¹³
SPD20KV	20KV Surge pack (10KV standard)	Shipped Separately (requires some field assembly)	
FAO	Field adjustable output ⁷	FV	Full Visor (360° around light aperture) ¹⁴
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ⁷	UBV	Upper/bottom visor ¹⁴
		BS	Bird spikes ¹⁵
		*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.	
		DDBXD	Dark Bronze
		DBLXD	Black
		DNAXD	Natural Aluminum
		DWHXD	White
		DDBTXD	Textured Dark Bronze
		DBLBXD	Textured Black
		DNATXD	Textured Natural Aluminum
		DWHGXD	Textured White



COMMERCIAL OUTDOOR

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Lithonia RSXF3 Flood LED
Rev. 10/09/24
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Ordering Information

Accessories

Ordered and shipped separately.

RSXF3FV U	Full visor (specify finish)
RSXF3UBV U	Upper/bottom visor (specify finish)
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁶
DSHORT SBK U	Shorting cap ¹⁶

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 3 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 4 XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- 5 Maximum tilt is 90° above horizontal.
- 6 Requires MOVLT or 347V.
- 7 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- 8 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 9 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- 10 Must be ordered with PIRHN.
- 11 Requires MVOLT or HVOLT.
- 12 Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- 13 CCE option not available with AASP, AARP, AAWB, AAWBSC, UVB, FV and BS.
- 14 May be ordered as an accessory.
- 15 Option BS must be ordered with fixture for factory pre-drilling.
- 16 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



UBV Visor - Top Mounted



UBV Visor - Bottom Mounted

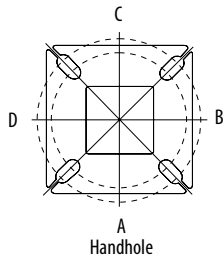


Full Visor - 360°

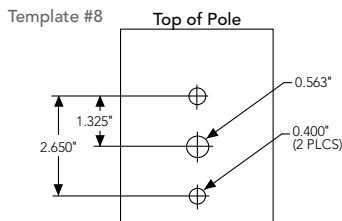
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available on pages X-XX. For the complete line of accessories available, visit the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

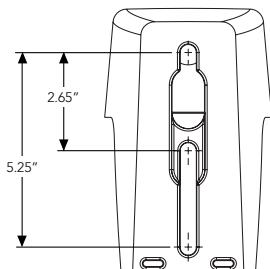
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSXF ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2 - 3/8"	AARP	AS3-5190	AS3-5280	AS3-5290	AS3-5320	AS3-5390	AS3-5490
2 - 7/8"	AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
#8	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSXF3 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		EPA (ft²)								
		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
IS - Integral Slipfitter YK - Yoke AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09	2.8
	10°	0.96	1.85	1.84	2.76	2.4	3.64	1.92	1.92	3.84
	20°	1.34	2.58	2.64	3.83	3.35	5.11	2.68	2.68	5.36
	30°	2.04	3.52	3.79	5.2	4.7	7.03	4.09	4.09	8.16
	40°	3.12	4.54	5.23	6.6	6.33	9.02	6.23	6.23	12.48
	45°	3.72	5.05	6.12	7.35	7.15	10.01	7.45	7.45	14.88
	50°	4.01	5.49	6.6	7.87	7.81	10.88	8.02	8.02	16.04
	60°	4.72	6.36	7.69	9.09	9.11	12.61	9.44	9.44	18.88
	70°	4.9	7.01	8.05	10.02	9.78	13.94	9.80	9.80	19.6
	80°	4.95	7.4	8.23	10.61	10.26	14.75	9.90	9.90	19.8
90°	4.91	7.55	8.34	10.88	10.54	15.05	9.82	9.82	19.64	



COMMERCIAL OUTDOOR

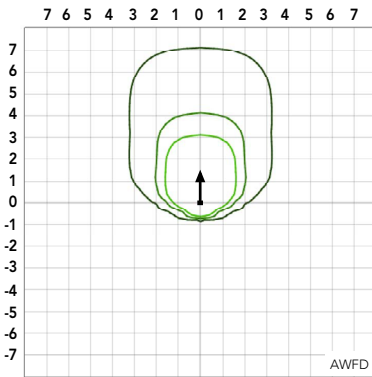
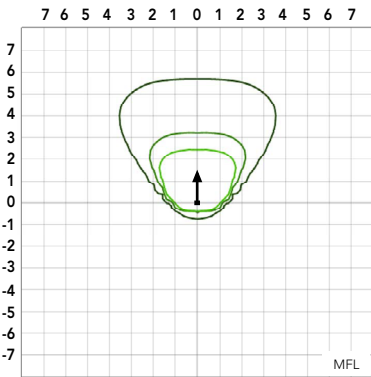
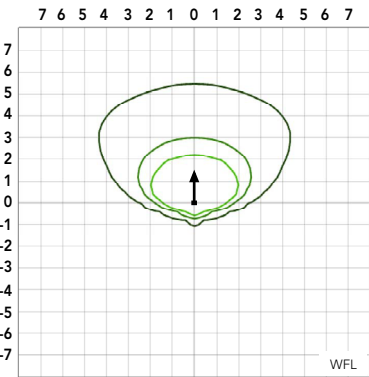
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Lithonia RSXF3 Flood LED
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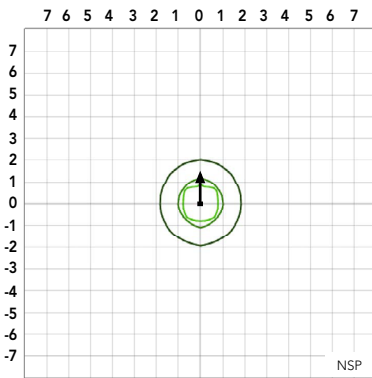
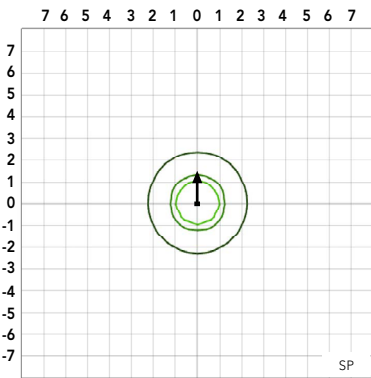
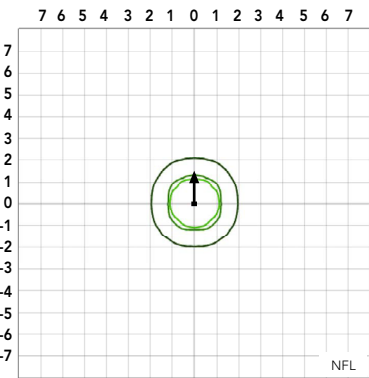
Isofootcandle plots for the RSXF3 LED P4 40K. Distances are in units of mounting height (30').

- LEGEND
- 0.1 fc
 - 0.5 fc
 - 1.0 fc

Luminaires tilted at 45°



Luminaires tilted at 0°



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	194W	1.61	0.92	0.80	0.69	0.56	0.40
P2	222W	1.85	1.06	0.92	0.80	0.63	0.45
P3	266W	2.22	1.27	1.10	0.95	0.76	0.55
P4	312W	2.60	1.49	1.29	1.11	0.89	0.64

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

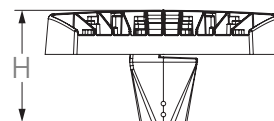
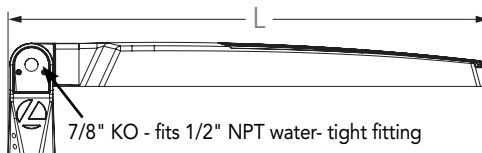
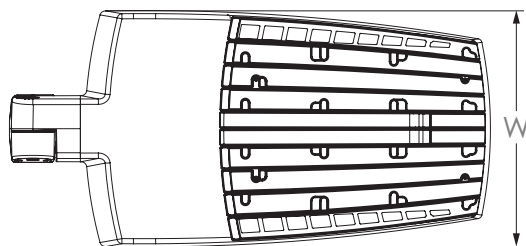
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)		
			°H	°V	°H	°V	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD
P1	194W	AWFD	119	120	69	41	24,880	128	20,380	27,336	141	22,392	27,336	141	22,392
		WFL	133	129	116	80	24,376	126	10,378	26,782	138	11,402	26,782	138	11,402
		MFL	105	110	91	96	25,421	131	11,541	27,930	144	12,680	27,930	144	12,680
		NFL	78	79	44	45	24,536	126	36,280	26,957	139	39,860	26,957	139	39,860
		SP	48	48	27	27	23,747	122	75,642	26,091	134	83,109	26,091	134	83,109
		NSP	42	44	19	21	24,165	125	127,593	26,550	137	140,186	26,550	137	140,186
P2	222W	AWFD	119	120	69	41	27,942	126	22,888	30,700	138	25,147	30,700	138	25,147
		WFL	133	129	116	80	27,376	123	11,655	30,078	135	12,806	30,078	135	12,806
		MFL	105	110	91	96	28,549	129	12,961	31,367	141	14,240	31,367	141	14,240
		NFL	78	79	44	45	27,555	124	40,744	30,275	136	44,766	30,275	136	44,766
		SP	48	48	27	27	26,670	120	84,953	29,302	132	93,337	29,302	132	93,337
		NSP	42	44	19	21	27,139	122	143,296	29,817	134	157,436	29,817	134	157,436
P3	266W	AWFD	119	120	69	41	32,398	122	26,538	35,596	134	29,158	35,596	134	29,158
		WFL	133	129	116	80	31,742	119	13,514	34,875	131	14,848	34,875	131	14,848
		MFL	105	110	91	96	33,103	124	15,028	36,369	137	16,511	36,369	137	16,511
		NFL	78	79	44	45	31,950	120	47,243	35,103	132	51,905	35,103	132	51,905
		SP	48	48	27	27	30,923	116	98,500	33,975	128	108,222	33,975	128	108,222
		NSP	42	44	19	21	31,467	118	166,148	34,572	130	182,543	34,572	130	182,543
P4	312W	AWFD	119	120	69	41	36,634	117	30,008	40,249	129	32,969	40,249	129	32,969
		WFL	133	129	116	80	35,892	115	15,281	39,434	126	16,789	39,434	126	16,789
		MFL	105	110	91	96	37,430	120	16,993	41,124	132	18,670	41,124	132	18,670
		NFL	78	79	44	45	36,127	116	53,419	39,692	127	58,691	39,692	127	58,691
		SP	48	48	27	27	34,966	112	111,379	38,416	123	122,368	38,416	123	122,368
		NSP	42	44	19	21	35,581	114	187,870	39,092	125	206,409	39,092	125	206,409

Note: XVOLT configurations only for all RSXF3 LED P4 — Inputs watts is reduced by 9% to 285W. Delivered lumens reduced by 8% for all published values under P4. IES files for RSXF3 LED P4 with XVOLT are available on Acuitybrands.com.

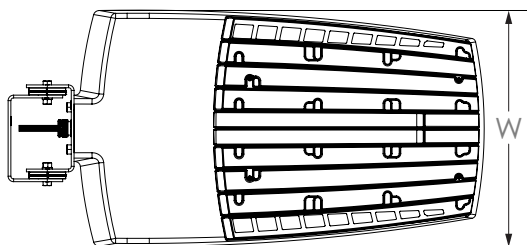
Dimensions

RSXF3 with Adjustable Slipfitter (IS)



Length: 32.8" (83.3 cm)
 Width: 16.1" (40.9 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm

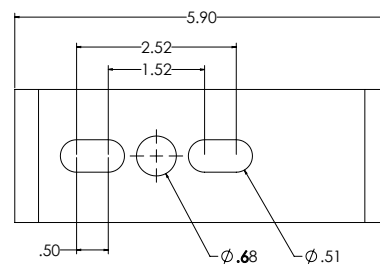
RSXF3 with Yoke (YKC64)



Length: 32.5" (82.6 cm)
 Width: 16.1" (40.9 cm)
 Height: 3.0" (7.6 cm) Main Body

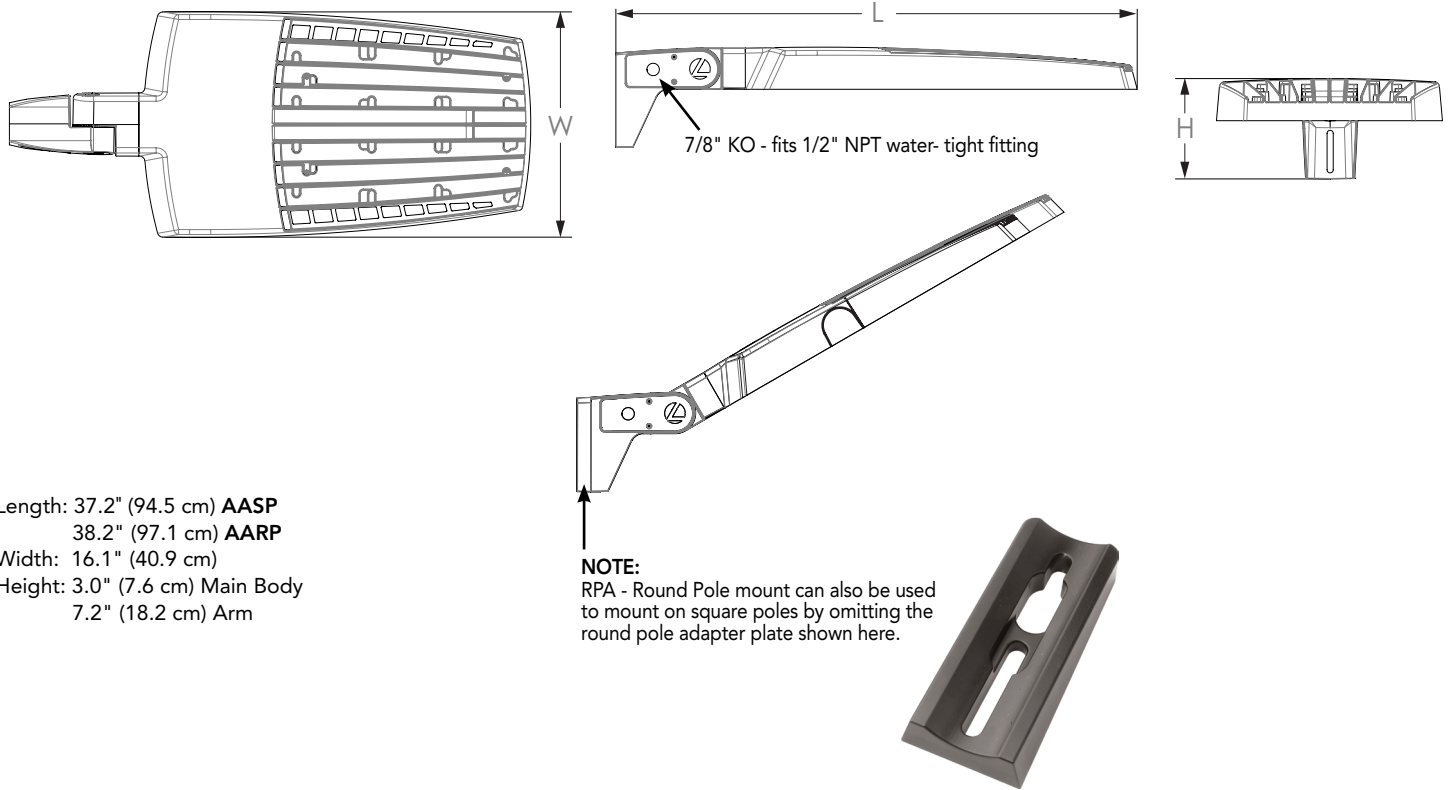
Yoke (YK) Mounting Detail

Note: Mounting hole pattern is in-line with center of luminaire



Dimensions

RSXF3 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 37.2" (94.5 cm) **AASP**
 38.2" (97.1 cm) **AARP**
 Width: 16.1" (40.9 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm

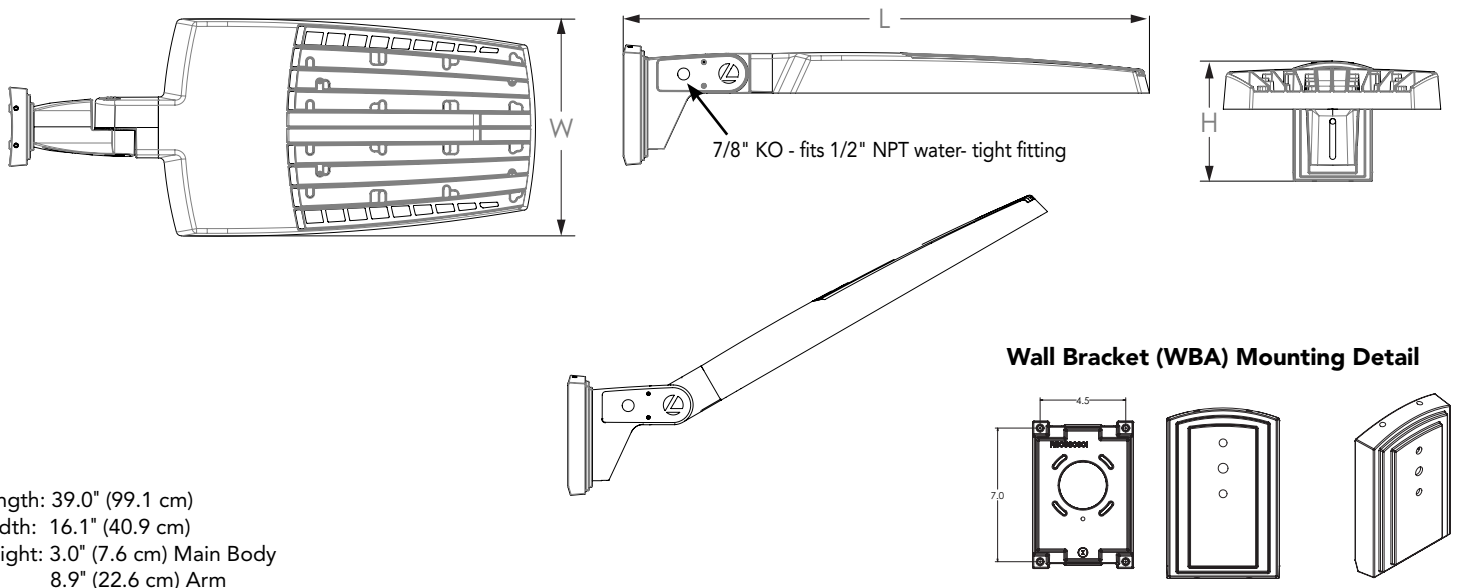
NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes

AASP: Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°. Requires 3.0" min. square pole for 1 at 90°.

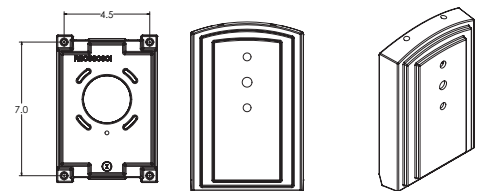
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSXF3 with Adjustable Tilt Arm with Wall Bracket (AAWB)



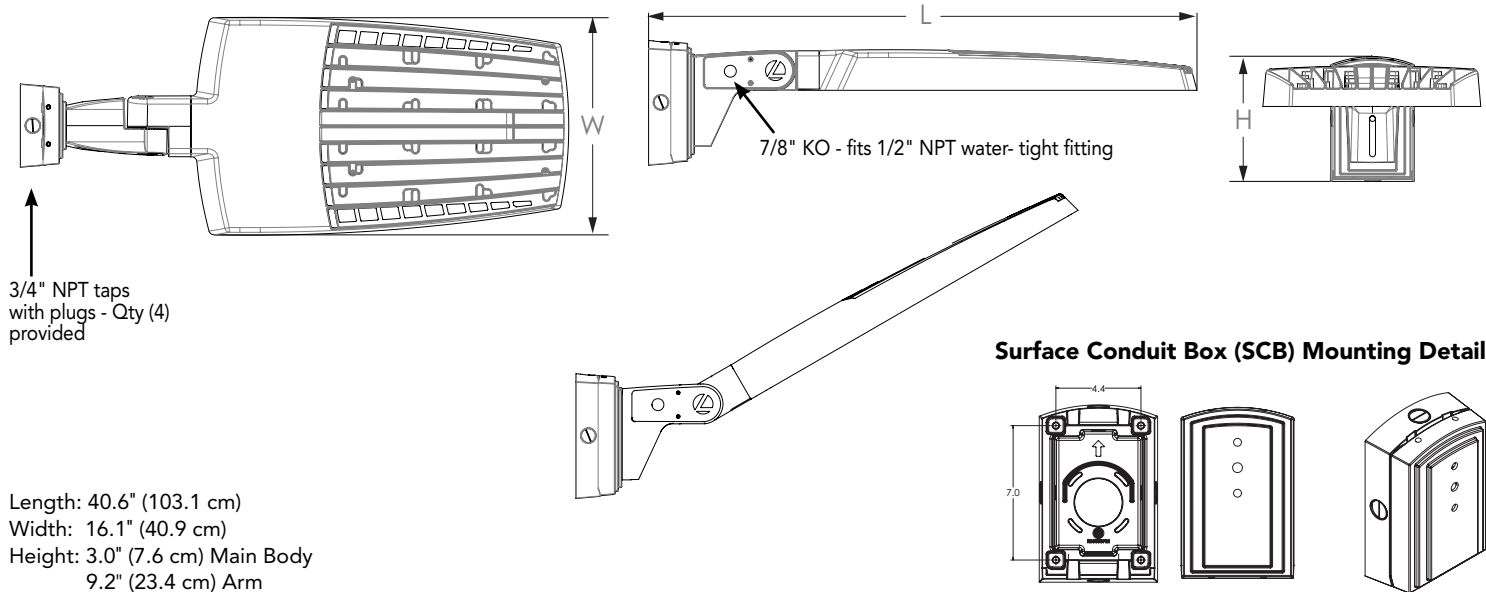
Length: 39.0" (99.1 cm)
 Width: 16.1" (40.9 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



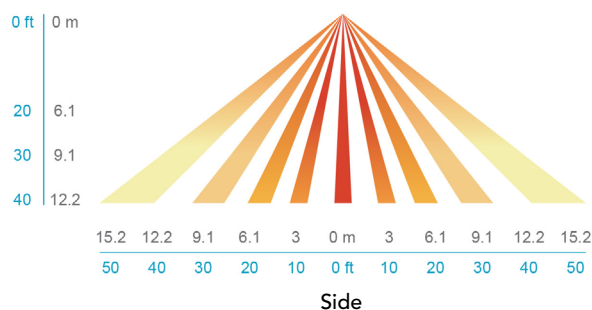
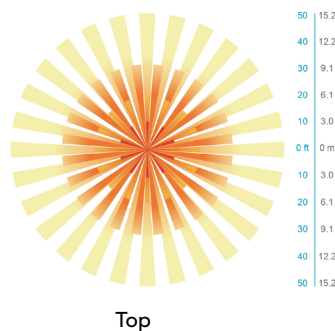
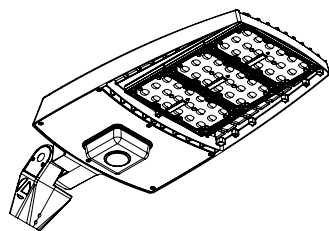
Dimensions

RSXF3 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



PIRHN nLight Sensor Coverage Pattern

nLight PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED flood family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSXF3 delivers 25,000 to 41,000 lumens and is ideal for replacing 400W to 100W HID floodlights in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED flood luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral adjustable slipfitter mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box for easy installation. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI 136.31: RSXF and mountings rated for 3G vibration include IS, YK, AASP and AARP. RSXF and mountings rated for 1.5G vibration include AAWB and AAWSC.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Wide Flood, Medium Flood, Narrow Flood, Spot, Narrow Spot and an Area Wide/Forward distribution pattern featuring a strong forward throw reach that is ideal for lighting large areas from the perimeter.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED flood luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSXF LED flood luminaire is also available with nLight® AIR which can be used for simple motion occupancy dimming or for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

The integral "IS" mount offers an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation, wiring and precision distribution pattern aiming. A steel yoke mount is also available and includes a water tight cord grip and cord. Additional mountings are available including an adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications. All mountings are adjustable in 5° increments. RSXF flood is not rated for tilting above 90° or mounting within 4 feet of ground. Can be tilted up to 90° above horizontal.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882,156S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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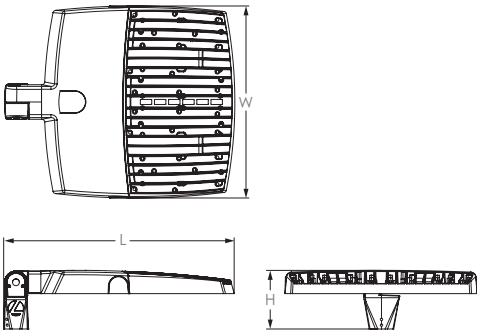


RSXF4 LED Floodlight



Specifications

EPA (ft²@45°):	5.5 ft² (0.51 m²)
Length:	30.0" (76.2 cm) (IS mount)
Width:	25.0" (63.5 cm)
Height:	3.0" (7.6 cm) Main Body 7.6" (19.3 cm) Arm
Weight (max):	68 lbs (30.8 kg)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSXF LED Flood family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSXF4 delivers 40,000 to 85,000 lumens allowing it to replace 1000W and 1500W HID floodlights.

The RSXF features an adjustable integral slipfitter that allows the luminaire to be mounted on a 2-3/8" OD tenon. Integral cover/wire box serves as an approved splice compartment allowing for fast, easy mounting and wiring without opening the electrical compartment. A yoke and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSXF4 LED P8 40K WFL MVOLT IS DDBXD

RSXF4 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSXF4 LED	P1 P2 P3 P4 P5 P6 P7 ¹ P8 ¹	30K 3000K 40K 4000K 50K 5000K	AWFD Area Wide Forward WFL Wide Flood MFL Medium Flood ¹ NFL Narrow Flood SP Spot NSP Narrow Spot	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ⁵ 277 ⁵ 208 ⁵ 347 ⁵ 240 ⁵ 480 ⁵	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ YKC64 Yoke with 16-3 SO cord, 4ft ⁶ AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options		Finish	
Shipped Installed			
PE	Photocontrol, button style ^{7,8}	DDBXD	Dark Bronze
PER7	Seven-wire twist-lock receptacle only (no controls) ^{8,9,10}	DBLXD	Black
SF	Single fuse (120, 277, 347) ⁵	DNAXD	Natural Aluminum
DF	Double fuse (208, 240, 480) ⁵	DWHXD	White
SPD20KV	20KV Surge pack (10KV standard)	DDBTXD	Textured Dark Bronze
FAO	Field adjustable output ⁸	DBLBXD	Textured Black
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ⁸	DNATXD	Textured Natural Aluminum
DS	Dual switching ^{8,11}	DWHGXD	Textured White
Shipped Installed			
*Standalone and Networked Sensors/Controls (factory default settings, see table page 5)			
NLTAIR2 PIRHN	nLight AIR generation 2 ,with Networked Bi-Level motion/ambient sensor ^{8,12,13,14}		
BAA	Buy America(n) Act and/or Build America Buy America Qualified		
CCE	Coastal Construction ¹⁵		
Shipped Separately (requires some field assembly)			
UBV	Upper/bottom visor ¹⁶		
FV	Full visor ¹⁶		
BS	Bird spikes ¹⁷		
 *Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.			



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Ordering Information

Accessories

Ordered and shipped separately.

RSXF4FV (FINISH) U	RSXF4 Full visor (specify finish)
RSXF4UBV (FINISH) U	RSXF4 Upper/bottom visor (specify finish)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸

NOTES

- MFL not available with performance packages P7 and P8.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire 6/Wire 7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P4, P5, P6, P7 and P8.
- Must be ordered with PIRHN.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- Requires MVOLT or HVOLT.
- CCE option not available with AASP, AARP, AAWB, AAWBSC, UVB, FV and BS.
- May be ordered as an accessory.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



UBV Visor - Top Mounted



UBV Visor - Bottom Mounted

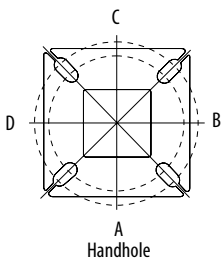


Full Visor - 360°

Pole/Mounting Information

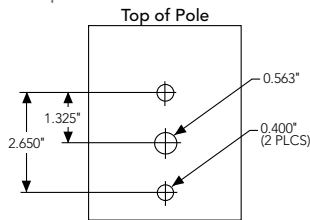
Accessories including bullhorns, cross arms and other adapters are available on pages 5-7. For the complete line of accessories available, visit the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

HANDHOLE ORIENTATION

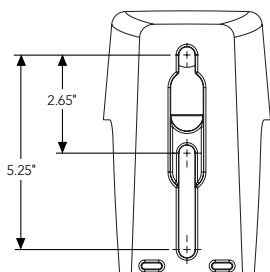


RSX POLE DRILLING

Template #8



RSXF ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2 - 3/8"	AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
#8	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSXF4 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.34	1.36	1.80	2.00	2.66	1.39	2.08	2.78
	10°	1.13	2.05	2.22	3.10	2.91	4.01	2.26	3.39	4.52
	20°	1.91	3.14	3.57	4.84	4.26	6.23	3.82	5.73	7.64
	30°	3.23	4.70	5.70	7.25	6.52	9.31	6.46	9.69	12.92
	40°	4.71	6.04	7.96	9.37	9.04	12.04	9.42	14.13	18.84
	45°	5.46	6.72	9.10	10.47	10.31	13.40	10.92	16.38	21.84
	50°	5.58	7.29	9.51	11.46	10.93	14.56	11.16	16.74	22.32
	60°	5.81	8.50	10.35	13.44	12.41	16.89	11.62	17.43	23.24
	70°	6.13	9.29	10.98	14.92	13.50	18.57	12.26	18.39	24.52
	80°	6.28	9.88	11.47	15.86	14.22	19.72	12.56	18.84	25.12
	90°	6.43	10.17	11.78	16.26	14.56	20.33	12.86	19.29	25.72
YK - Yoke Mounting	0°	0.88	1.62	1.72	2.19	2.41	3.21	1.66	2.49	3.32
	10°	1.31	2.32	2.58	3.42	3.36	4.55	2.53	3.80	5.06
	20°	2.09	3.41	3.93	5.16	4.71	6.77	4.09	6.14	8.18
	30°	3.41	4.97	6.06	7.57	6.97	9.85	6.73	10.10	13.46
	40°	4.89	6.31	8.32	9.69	9.49	12.58	9.69	14.54	19.38
	45°	5.64	6.99	9.46	10.79	10.76	13.94	11.19	16.79	22.38
	50°	5.76	7.56	9.87	11.78	11.38	15.10	11.43	17.15	22.86
	60°	5.99	8.77	10.71	13.76	12.86	17.43	11.89	17.84	23.78
	70°	6.31	9.56	11.34	15.24	13.95	19.11	12.53	18.80	25.06
	80°	6.46	10.15	11.83	16.18	14.67	20.26	12.83	19.25	25.66
	90°	6.61	10.44	12.14	16.58	15.01	20.87	13.13	19.70	26.26



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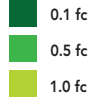
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Photometric Diagrams

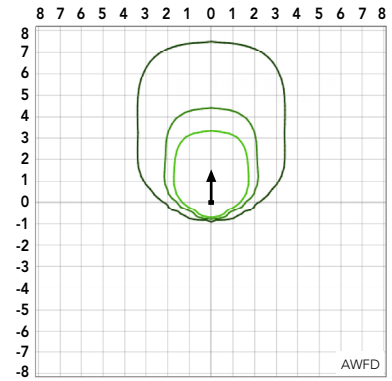
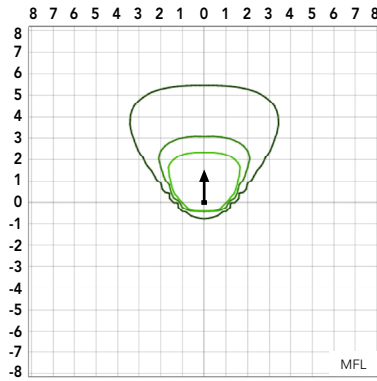
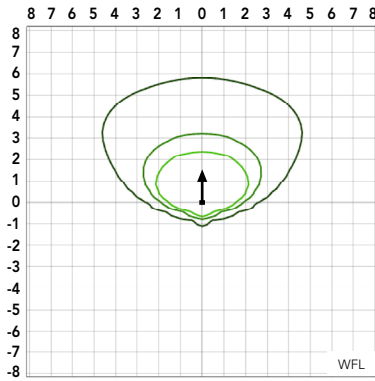
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Flood homepage](#).

Isofootcandle plots for the RSXF4 LED P8 40K. Distances are in units of mounting height (40').

LEGEND

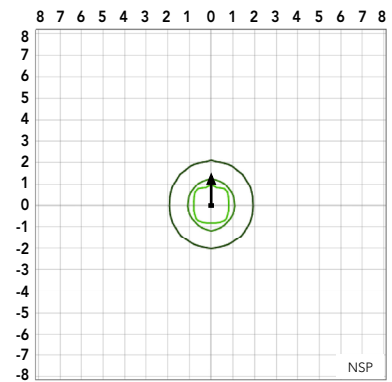
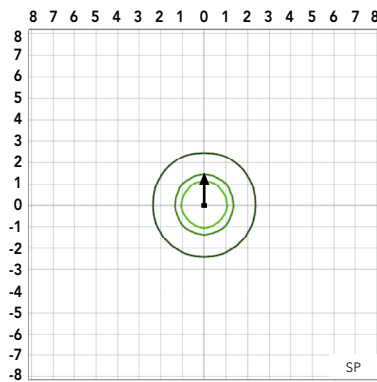
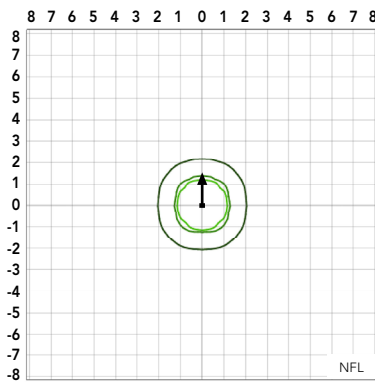


Luminaires tilted at 45°



Note: Distribution type MFL shown at maximum performance package P6.

Luminaires tilted at 0°



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	275W	2.34	1.38	1.22	1.08	0.83	0.62
P2	320W	2.60	1.56	1.37	1.22	0.97	0.71
P3	369W	3.08	1.79	1.57	1.39	1.09	0.80
P4	431W	3.61	2.11	1.88	1.76	1.24	0.90
P5	483W	3.97	2.28	1.99	1.74	1.36	0.98
P6	546W	4.48	2.55	2.21	1.93	1.54	1.12
P7	520W	4.28	2.47	2.15	1.88	1.54	1.11
P8	646W	5.54	3.13	2.71	2.34	1.90	1.37

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.



COMMERCIAL OUTDOOR

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Lithonia RSXF4 Flood LED
Rev. 10/09/24
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Performance Data

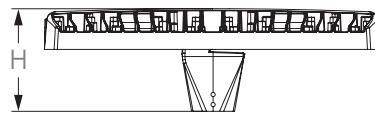
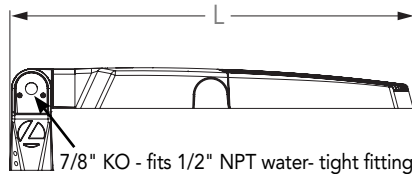
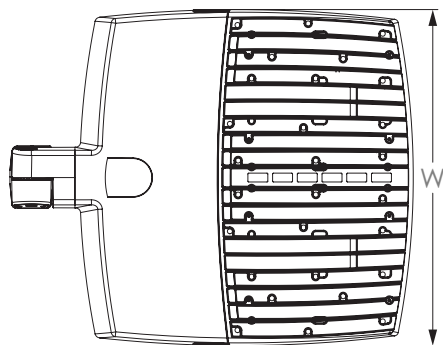
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		30K			40K			50K		
							(3000K, 70 CRI)			(4000K, 70 CRI)			(5000K, 70 CRI)		
			°H	°V	°H	°V	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd
P1	275W	AWFD	119	120	69	41	37,453	136	30,678	41,149	150	33,706	41,149	150	33,706
		WFL	133	129	116	80	36,666	133	15,610	40,285	146	17,151	40,285	146	17,151
		MFL	105	110	91	96	37,721	137	17,126	41,444	151	18,816	41,444	151	18,816
		NFL	78	79	44	45	37,008	135	54,721	40,660	148	60,122	40,660	148	60,122
		SP	48	48	27	27	35,880	130	114,288	39,420	143	125,568	39,420	143	125,568
		NSP	42	43	19	21	36,350	132	191,937	39,938	145	210,881	39,938	145	210,881
P2	320W	AWFD	119	120	69	41	42,605	133	34,899	46,810	146	38,344	46,810	146	38,344
		WFL	133	129	116	80	41,710	130	17,758	45,827	143	19,511	45,827	143	19,511
		MFL	105	110	91	96	42,910	134	19,483	47,145	147	21,406	47,145	147	21,406
		NFL	78	79	44	45	42,099	131	62,251	46,254	144	68,395	46,254	144	68,395
		SP	48	48	27	27	40,815	127	130,014	44,843	140	142,847	44,843	140	142,847
		NSP	42	43	19	21	41,351	129	218,348	45,432	142	239,899	45,432	142	239,899
P3	369W	AWFD	119	120	69	41	47,519	129	38,923	52,208	141	42,765	52,208	141	42,765
		WFL	133	129	116	80	46,520	126	19,806	51,111	138	21,761	51,111	138	21,761
		MFL	105	110	91	96	47,859	130	21,730	52,581	142	23,874	52,581	142	23,874
		NFL	78	79	44	45	46,954	127	69,430	51,588	140	76,283	51,588	140	76,283
		SP	48	48	27	27	45,522	123	145,009	50,015	135	159,321	50,015	135	159,321
		NSP	42	43	19	21	46,120	125	243,530	50,671	137	267,566	50,671	137	267,566
P4	431W	AWFD	119	120	69	41	52,342	122	42,810	57,422	133	47,035	57,422	133	47,035
		WFL	133	129	116	80	51,201	119	21,784	56,215	131	23,934	56,215	131	23,934
		MFL	105	110	91	96	52,640	122	23,899	57,832	134	26,258	57,832	134	26,258
		NFL	78	79	44	45	51,643	120	76,364	56,739	132	83,901	56,739	132	83,901
		SP	48	48	27	27	50,387	117	159,490	55,009	128	175,232	55,009	128	175,232
		NSP	42	43	19	21	50,754	118	267,850	55,731	129	294,287	55,731	129	294,287
P5	483W	AWFD	119	120	69	41	58,213	120	47,683	63,958	132	52,389	63,958	132	52,389
		WFL	133	129	116	80	56,990	118	24,264	62,614	130	26,658	62,614	130	26,658
		MFL	105	110	91	96	58,629	121	26,620	64,415	133	29,247	64,415	133	29,247
		NFL	78	79	44	45	57,521	119	85,056	63,198	131	93,451	63,198	131	93,451
		SP	48	48	27	27	55,767	115	177,645	61,270	127	195,178	61,270	127	195,178
		NSP	42	43	19	21	56,499	117	298,339	62,075	128	327,785	62,075	128	327,785
P6	546W	AWFD	119	120	69	41	64,747	119	53,035	71,136	130	58,270	71,136	130	58,270
		WFL	133	129	116	80	63,387	116	26,987	69,642	128	29,651	69,642	128	29,651
		MFL	105	110	91	96	65,210	120	29,608	71,645	131	32,530	71,645	131	32,530
		NFL	78	79	44	45	63,977	117	94,603	70,291	129	103,940	70,291	129	103,940
		SP	48	48	27	27	62,027	114	197,584	68,148	125	217,085	68,148	125	217,085
		NSP	42	43	19	21	62,841	115	331,825	69,042	127	364,576	69,042	127	364,576
P7	520W	AWFD	119	120	69	41	66,229	127	56,581	72,765	140	62,166	72,765	140	62,166
		WFL	133	129	116	80	64,785	125	28,791	71,178	137	31,633	71,178	137	31,633
		NFL	78	79	44	45	65,346	126	100,928	71,795	138	110,890	71,795	138	110,890
		SP	48	48	27	27	63,757	123	210,794	70,049	135	231,600	70,049	135	231,600
		NSP	42	43	19	21	64,222	124	354,011	70,559	136	388,952	70,559	136	388,952
P8	646W	AWFD	119	120	69	41	77,128	119	65,892	84,740	131	72,396	84,740	131	72,396
		WFL	133	129	116	80	75,446	117	33,529	82,892	128	36,839	82,892	128	36,839
		NFL	78	79	44	45	76,100	118	117,537	83,610	130	129,138	83,610	130	129,138
		SP	48	48	27	27	74,250	115	245,483	81,577	126	269,712	81,577	126	269,712
		NSP	42	43	19	21	74,791	116	412,267	82,171	127	452,958	82,171	127	452,958

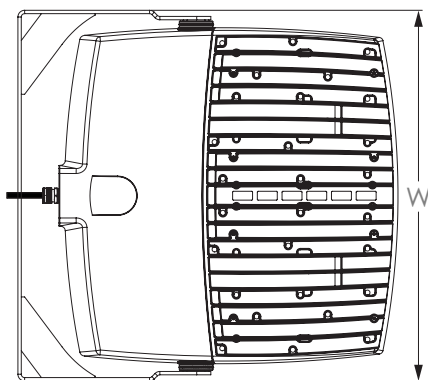
Dimensions

RSXF4 with Adjustable Slipfitter (IS)



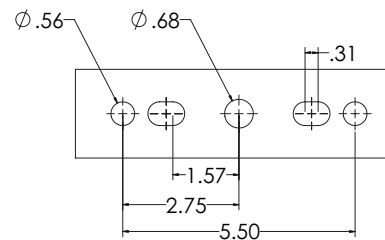
Length: 30.0" (76.2 cm)
 Width: 25.0" (63.5 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm

RSXF4 with Yoke (YKC64)



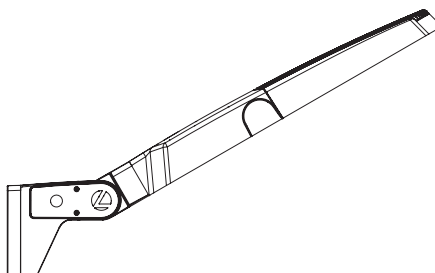
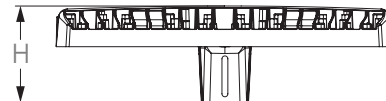
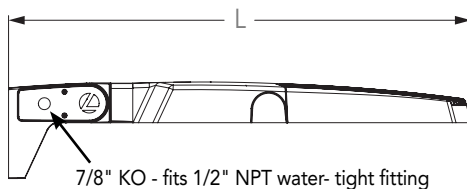
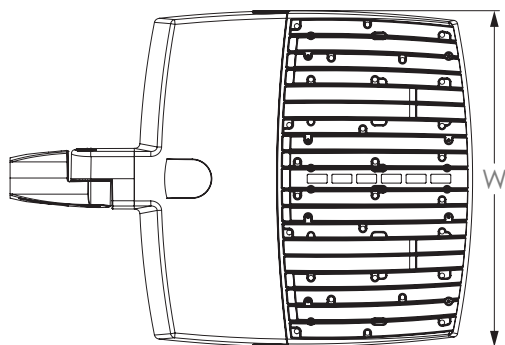
Length: 28.3" (96.3 cm)
 Width: 27.6" (63.5 cm)
 Height: 3.2" (7.6 cm) Main Body

Yoke (YK) Mounting Detail



Dimensions

RSXF4 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



Length: 34.4" (87.4 cm) **AASP**
35.4" (89.9 cm) **AARP**
Width: 25.0" (63.5 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

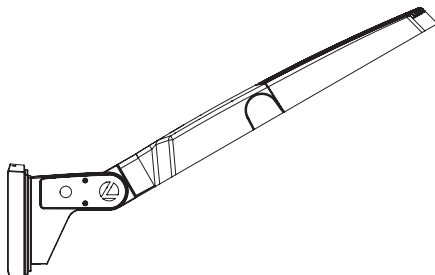
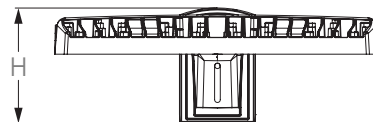
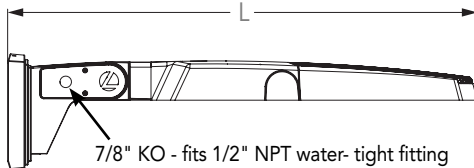
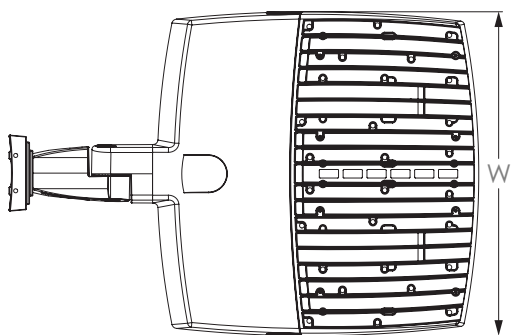
Notes

AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

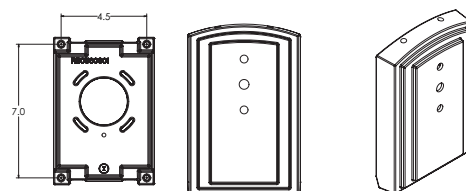
Dimensions

RSXF4 with Adjustable Tilt Arm with Wall Bracket (AAWB)

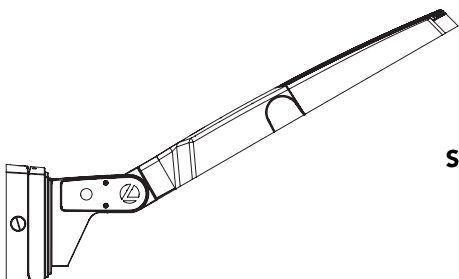
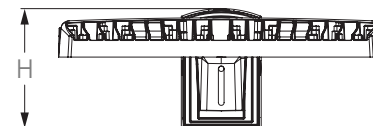
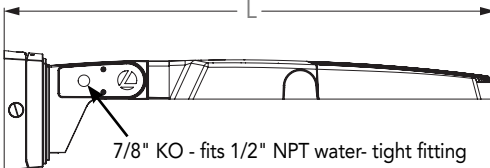
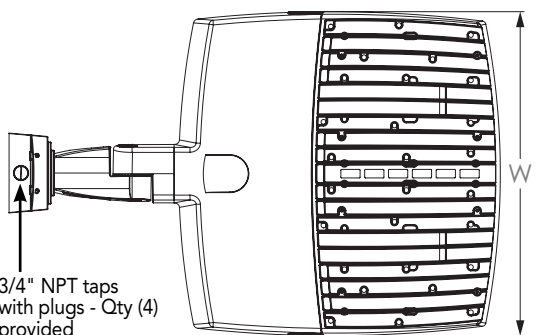


Length: 36.2" (91.9 cm)
 Width: 25.0" (63.5 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

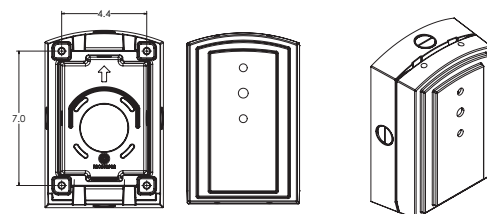


RSXF4 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



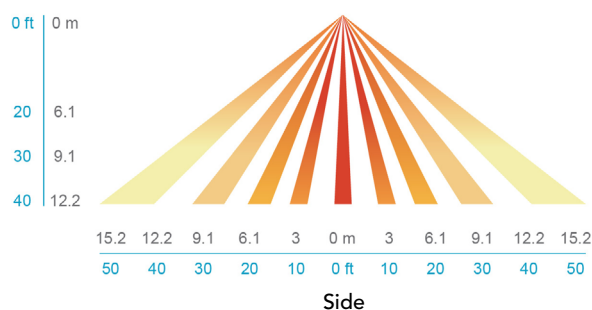
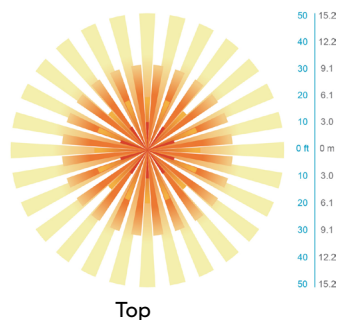
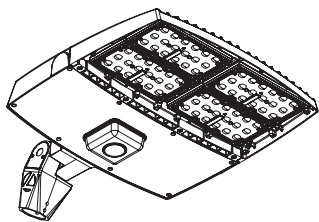
Length: 37.9" (96.3 cm)
 Width: 25.0" (63.5 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail



PIRHN nLight Sensor Coverage Pattern

nLight PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSXF LED flood family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSXF4 delivers 40,000 to 85,000 lumens and is ideal for replacing 1000W and 1500W HID floodlights in parking lots and other large area lighting applications.

CONSTRUCTION

The RSXF LED flood luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral adjustable slipfitter mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box for easy installation. The light engines and housing are sealed against moisture and environmental contaminants to IP66. RSXF is Vibration rated per ANSI C136.31: RSXF and mountings rated for 3G vibration include IS, YK, AASP and AARP. RSXF and mountings rated for 1.5G vibration include AAWB and AAWSC.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in narrow and wide pattern distributions including Wide Flood, Medium Flood, Narrow Flood, Spot, Narrow Spot and an Area Wide/Forward distribution pattern featuring a strong forward throw reach that is ideal for lighting large areas from the perimeter.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSXF LED flood luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSXF LED flood luminaire is also available with nLight® AIR which can be used for simple motion occupancy dimming or for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

The integral "IS" mount offers an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation, wiring and precision distribution pattern aiming. A steel yoke mount is also available and includes a water tight cord grip and cord. Additional mountings are available including an adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications. All mountings are adjustable in 5° increments. RSXF flood is not rated for tilting above 90° or mounting within 4 feet of ground. Can be tilted up to 90° above horizontal.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882,146S and U.S. Patent No. 11,085,619 B2

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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Lithonia RSXF4 Flood LED
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TWX2 LED

LED Wall Luminaire



Catalog
Number

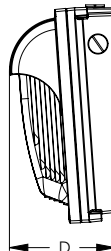
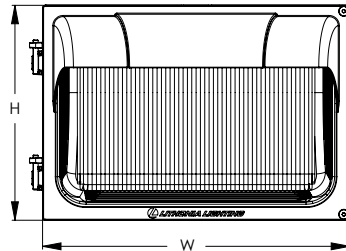
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth: 4.5"
Height: 9.0"
Width: 13.0"
Weight: 11 lbs
(without options)



Introduction

TWX LED wall pack family, a ground-up design that has the low initial cost customers demand while providing superior performance and a traditional form. The TWX2 LED is energy efficient, saving up to 82% in energy costs when replacing a metal halide luminaire. Offering an expected service life of more than 20 years, the TWX2 LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWX2 LED ALO luminaires can replace anything from a 70W to 250W metal halide luminaire.

TWX LED Family Overview

Luminaire	Voltage	Photocell	Lumens (4000K)			
			P1	P2	P3	P4
TWX1 LED	MVOLT (120-277V)	YES	1,600	2,950	--	--
TWX2 LED	MVOLT (120-277V), 347V, 480V	YES	3,250	4,400	5,250	6,850
TWX3 LED	MVOLT (120-277V), 347V	YES	8,800	10,650	12,900	13,850

Ordering Information

EXAMPLE: TWX2 LED ALO 40K MVOLT DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish	
TWX2 LED	P1 3,250 lumens	30K 3000K	MVOLT (120-277V)	PE Photocell, Button Type	DDBXD Dark bronze	DDBTXD Textured dark bronze
	P2 4,400 lumens	40K 4000K	347		DBLXD Black	DBLBXD Textured black
	P3 5,250 lumens	50K 5000K	480		DWHXD White	DWHGXD Textured White
	P4 6,850 lumens				DNAXD Natural aluminum	DNATXD Textured natural aluminum
	ALO 1,450 - 6,850 lumens					

Accessories

*543982 RK1 PEB SHLD U Button style photocell shield

FEATURES & SPECIFICATIONS

INTENDED USE

The TWX2 LED is an energy-efficient, low maintenance LED wall pack for replacing up to a 250W MH fixture, providing the same footprint on the wall. TWX2 is ideal for applications such as carports, loading areas, driveways and parking areas.

CONSTRUCTION

Two-piece die-cast aluminum housing to optimize thermal management through conductive and convective cooling. The door is hinged on the side and can be removed for easy installation. The housing is completely sealed against moisture and environmental contaminants (IP65) and is suitable for the hose-down applications.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

The advanced optical design uses both reflector and refractor technologies that work together to create superior illumination and further throw, getting the light where it is needed. The US-made borosilicate glass refractor is specifically designed to maximize light extraction and create a fully luminous luminaire for a better nighttime look.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to housing to maximize heat dissipation and promote long-life (up to L81/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%.

INSTALLATION

Designed for wall mounting above four feet from the ground. Housing is configured for mounting directly over a standard junction box (by others) or for surface wiring via any of three 1/2" threaded entry hubs.

LISTINGS

CSA certified to U.S. and Canadian standards. IP65 rated for outdoor applications. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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TWX2 LED
Rev. 11/30/22

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
		Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	23W	3,100	135	3,250	141	3,250	141
P2	32W	4,200	131	4,400	138	4,400	138
P3	39W	5,050	129	5,250	135	5,250	135
P4/ALO	54W	6,550	121	6,850	127	6,850	127

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	23W	0.195	0.112	0.097	0.084	0.067	0.049
P2	32W	0.268	0.154	0.134	0.116	0.093	0.067
P3	39W	0.326	0.188	0.163	0.141	0.113	0.082
P4/ALO	54W	0.447	0.258	0.224	0.194	0.155	0.112

Adjustable Lumen Output (ALO) Table

Setting	System Watts	Lumen Output	Replaces Metal Halide
8*	54W	6,850	250W
7	51W	6,550	
6	42W	5,650	150/175W
5	36W	4,900	
4	29W	4,050	
3	22W	3,200	100W
2	15W	2,200	70W
1	9W	1,450	

* Factory default setting is #8

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

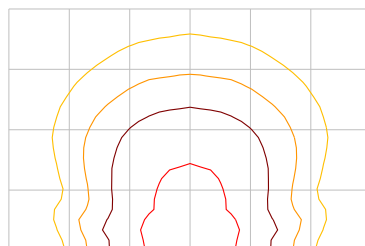
Operating Hours	0	25,000	50,000	60,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.90	>0.88	>0.81

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting TWX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

0.25 fc
0.5 fc
1.0 fc
3.0 fc



TWX2 LED ALO

MH = 15ft
Grid = 15ft x 15ft
ISO lines = 0.25fc, 0.5fc, 1.0fc, 3.0fc



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TWX2 LED
Rev. 11/30/22



TWX3 LED

LED Wall Luminaire



Catalog
Number

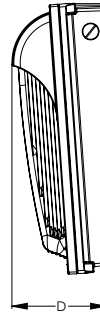
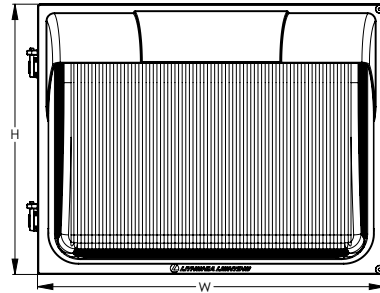
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth: 5.0"
Height: 14.0"
Width: 18.0"
Weight: 21 lbs
(without options)



Introduction

TWX LED wall pack family, a ground-up design that has the low initial cost customers demand while providing superior performance and a traditional form. The TWX3 LED is energy efficient, saving up to 84% in energy costs when replacing a metal halide luminaire. Offering an expected service life of more than 20 years, the TWX3 LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWX3 LED ALO luminaires can replace anything from a 100W to 400W metal halide luminaire.

TWX LED Family Overview

Luminaire	Voltage	Photocell	Lumens (4000K)			
			P1	P2	P3	P4
TWX1 LED	MVOLT (120-277V)	YES	1,600	2,950	--	--
TWX2 LED	MVOLT (120-277V), 347V, 480V	YES	3,250	4,400	5,250	6,850
TWX3 LED	MVOLT (120-277V), 347V	YES	8,800	10,650	12,900	13,850

Ordering Information

EXAMPLE: TWX3 LED ALO 40K MVOLT DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish	
TWX3 LED	P1 8,800 lumens	30K 3000K	MVOLT (120-277V) 347	PE Photocell, Button Type	DDBXD Dark bronze	DDBTXD Textured dark bronze
	P2 10,650 lumens	40K 4000K			DBLXD Black	DBLTXD Textured black
	P3 12,900 lumens	50K 5000K			DWHXD White	DWHGXD Textured White
	P4 13,850 lumens				DNAXD Natural aluminum	DNATXD Textured natural aluminum
	ALO 2,900 - 13,850 lumens					

Accessories

*543982 RK1 PEB SHLD U Button style photocell shield

FEATURES & SPECIFICATIONS

INTENDED USE

The TWX3 LED is an energy-efficient, low maintenance LED wall pack for replacing up to a 400W MH fixture, providing the same footprint on the wall. TWX3 is ideal for higher mounting height applications such as industrial buildings, warehouses and schools.

CONSTRUCTION

Two-piece die-cast aluminum housing to optimize thermal management through conductive and convective cooling. The door is hinged on the side and can be removed for easy installation. The housing is completely sealed against moisture and environmental contaminants (IP65) and is suitable for the hose-down applications.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

The advanced optical design uses both reflector and refractor technologies that work together to create superior illumination and further throw, getting the light where it is needed. The US-made borosilicate glass refractor is specifically designed to maximize light extraction and create a fully luminous luminaire for a better nighttime look.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to housing to maximize heat dissipation and promote long-life (up to L81/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%.

INSTALLATION

Designed for wall mounting above four feet from the ground. Housing is configured for mounting directly over a standard junction box (by others) or for surface wiring via any of three 1/2" threaded entry hubs.

LISTINGS

CSA certified to U.S. and Canadian standards. IP65 rated for outdoor applications. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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TWX3 LED
Rev. 11/30/22

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
		Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	65W	8,450	130	8,800	135	8,800	135
P2	79W	10,200	129	10,650	135	10,650	135
P3	97W	12,300	127	12,900	133	12,900	133
P4/ALO	108W	13,250	123	13,850	128	13,850	128

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	65W	0.538	0.310	0.269	0.233	0.186
P2	79W	0.656	0.379	0.328	0.284	0.227
P3	97W	0.806	0.465	0.403	0.349	0.279
P4/ALO	108W	0.900	0.519	0.450	0.390	0.311

Adjustable Lumen Output (ALO) Table

Setting	System Watts	Lumen Output	Replaces Metal Halide
8*	108W	13,850	400W
7	102W	13,250	
6	85W	11,400	
5	71W	9,900	
4	57W	8,200	250W
3	44W	6,450	
2	29W	4,500	150/175W
1	18W	2,900	100W

* Factory default setting is #8

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

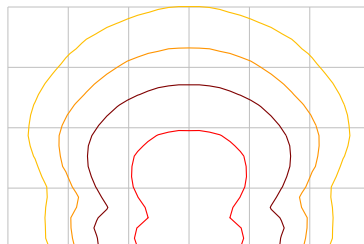
Operating Hours	0	25,000	50,000	60,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.90	>0.88	>0.81

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting TWX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

0.25 fc
0.5 fc
1.0 fc
3.0 fc



TWX3 LED ALO

MH = 18ft
Grid = 18ft x 18ft
ISO lines = 0.25fc, 0.5fc, 1.0fc, 3.0fc

Board of Zoning & Building Appeals Application



SUBMITTAL INSTRUCTIONS

Board of Zoning and Building Appeals meetings are held on the fourth Thursday of each month at 7:00 p.m. in Council Chambers at City Hall. Applications must be filed with the Building Division at least 20 days prior to the date of the Board hearing at which the request will be considered. To be processed, applications must include:

1. Completed and signed application with application fee;
2. Ten (10) sets of dimensioned site plans, building details or other drawings and information depicting the request; and
3. Narrative of the request relative to standards of approval for variances or rationale for appeal.

PROJECT INFORMATION

5884 Rosebelle Ave

Location address

Parcel number

Current zoning

Requesting Variance for detached garage

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Javier Feliciano

Name/Company

5884 Rosebelle Ave OH 44039

Applicant address

440 453-5904

Applicant phone

FELICIANOtowing@gmail.com

Applicant email

PROPERTY OWNER INFORMATION

Name/Company

Same as above

Property owner address

Property owner phone

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Javier Feliciano

Applicant signature

Javier Feliciano

Property owner signature

I hereby authorize the City of North Ridgeville, including Board of Zoning and Building Appeals members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application. The materials I have submitted depict the property lines accurately and in accordance with the plat map to the best of my knowledge. I understand that any approval granted is based upon the presumption of accuracy of these plans and that the City has no obligation to independently survey or otherwise determine the accuracy of plans, drawings or other documents. In the event a discrepancy is found to exist, I will take such action as may be needed to provide the correct information. I acknowledge and accept that the representations made in this application and at the public hearing constitute the basis for the decision by the Board. Any misrepresentations, whether knowingly made or not, may result in revocation of the Board's decision. Statements made by an applicant/agent are deemed to be statements of the owner for the purpose of the Board's decision.

OFFICE	PPZ No. PPZ 2025-0334	Date Received RECEIVED	ACTION
	Fee Paid \$75.00 cash	FEB 07 2025	

Board of Zoning & Building Appeals Staff Report

Case	PPZ2025-0334
Property Owner	Javier Feliciano
PPN	07-00-020-108-019
Property Address	5884 Rosebelle Avenue
Zoning	RS-2 General Residence District
Applicant Name	Same
Applicant Address	Same
Project	Detached garage
Meeting Date	February 27, 2025
Report Date	February 11, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
1. A 284 square foot variance for area of detached private garage. Applicant shows 960 square feet, code allows 676 square feet, Section 1294.03(d)(1). Note: Garage also exceeds 26 feet in width.	1294.03 DETACHED PRIVATE GARAGES (a) As used in this section, "detached private garages" means garages which are not attached to single-family or two-family dwellings and are of frame construction or of construction similar to single-family or two-family dwellings. Detached private garages shall be located not less than five feet from the side and rear yard lot lines and not less than ten feet from other buildings located upon the same lot with a detached private garage. (d)(1) In all residential districts, no detached private garage shall exceed one story or fifteen feet in height for a single-family or two-family residential structure. No detached private garage shall exceed twenty-six feet in length or width or be over 676 square feet in area in any residential district zone with one-half acre or less.

Summary of Request:

The lot is 50 feet wide by 116 feet deep (0.13 acre) and is located in the RS-2 District. The lot is nonconforming in that it does not meet the required minimum lot area of 6,000 square feet. Note that while the Charter allows existing lots in the RS-2 District to be considered buildable with 50 feet of frontage rather than the 60 feet required in the district, there is no Charter provision allowing for lots less than 6,000 square feet. Therefore, the lot is legal non-conforming.

In April 2024, Building Division staff determined that the owner of 5884 Rosebelle Avenue had constructed a garage addition on his property without the issuance of a permit. A citation was issued by

the city in April and in May, the applicant submitted a permit application to obtain approval for the garage. During plan review, it was found that the garage addition did not comply with the requirements of the Zoning Code. In June 2024, the city issued its plan review findings that the proposed garage is located too close to the side property line, and it significantly exceeds the maximum area for a private detached garage on a lot less than one-half acre in size. The applicant was advised to bring the structure into compliance or seek variances from the BZBA.

The applicant appeared before the BZBA on July 25, 2024 with two variance requests, one for side setback and one for size of the garage. For the size variance, the proposed building was 1,032 square feet making the variance request 356 square feet. Both setback and size variances were denied. The applicant reduced their request and appeared before the BZBA on December 19, 2024 with one variance request for a 984 square foot building, equating to an additional 308 square feet of area, which was denied.

The applicant has made another change to the previous proposal. The area of the garage continues to exceed code requirements by 284 square feet, as 960 square feet is proposed and 676 square feet is permitted. While, technically, the applicant has reduced their request, the amount of reduction from the December application to the February application is only 24 square feet -- less than 8% reduction the variance request -- which is not significant.

Review of Duncan Factors:

Can the property yield a reasonable return or can there be any beneficial use of the property without the variance?

The property can continue to be used for its intended purpose under the current zoning regulations.

Is the variance substantial?

Yes. The size of the garage significantly exceeds that which is allowed under the Zoning Code (42% greater in size). The building would be a larger detached garage than those located at any other property in the vicinity. The fact the lot is undersized adds to the finding that the variance is significant.

Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance?

The lots in the neighborhood are generally fairly small, under a quarter acre. The resulting lot coverage from the proposed garage is significantly greater than other lots in the vicinity.

Will the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)?

No.

Did the property owner purchase the property with knowledge of the zoning restriction?

The zoning requirements pre-date the ownership of this residence; so yes, the property owner did purchase the property with knowledge of the restriction.

Can the property owner's predicament be precluded through some method other than a variance?

The original garage is 20 feet by 24 feet, which is 480 square feet. The garage can be enlarged up to 676 square feet without the need for a variance.

Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting the variance?

The applicant provided a statement that the topography and layout of the land presents unique challenges necessitating the variance, but has not detailed what those topographical or layout challenges are. The lot is of similar size and orientation to other lots in the vicinity. The garage was constructed without permit, so the desire to keep the structure with minimal modification is not a practical difficulty but a self-created hardship.

Board of Building and Zoning Appeals



PROJECT INFORMATION

Detached garage

Proposed project

5884 Rosebelle Ave

Location

February 27, 2025

Meeting date

07-00-020-108-019

Parcel number

February 17, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1294.03 (d)(1) In residential districts detached garages shall not exceed 676 square feet. Applicant requesting detached garage 960 square feet requiring 284 square feet variance. BZA approval required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

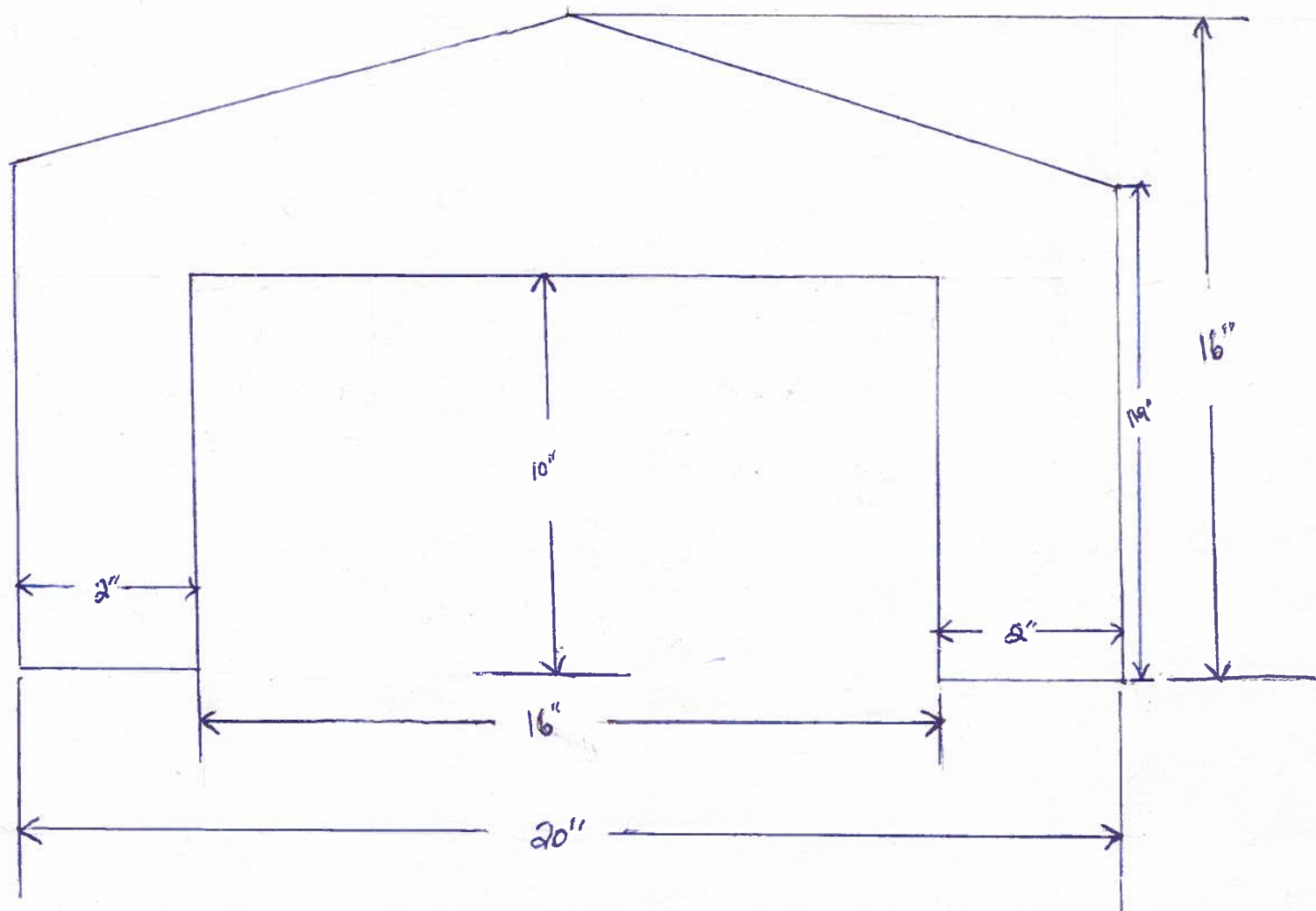
Chief Building Official

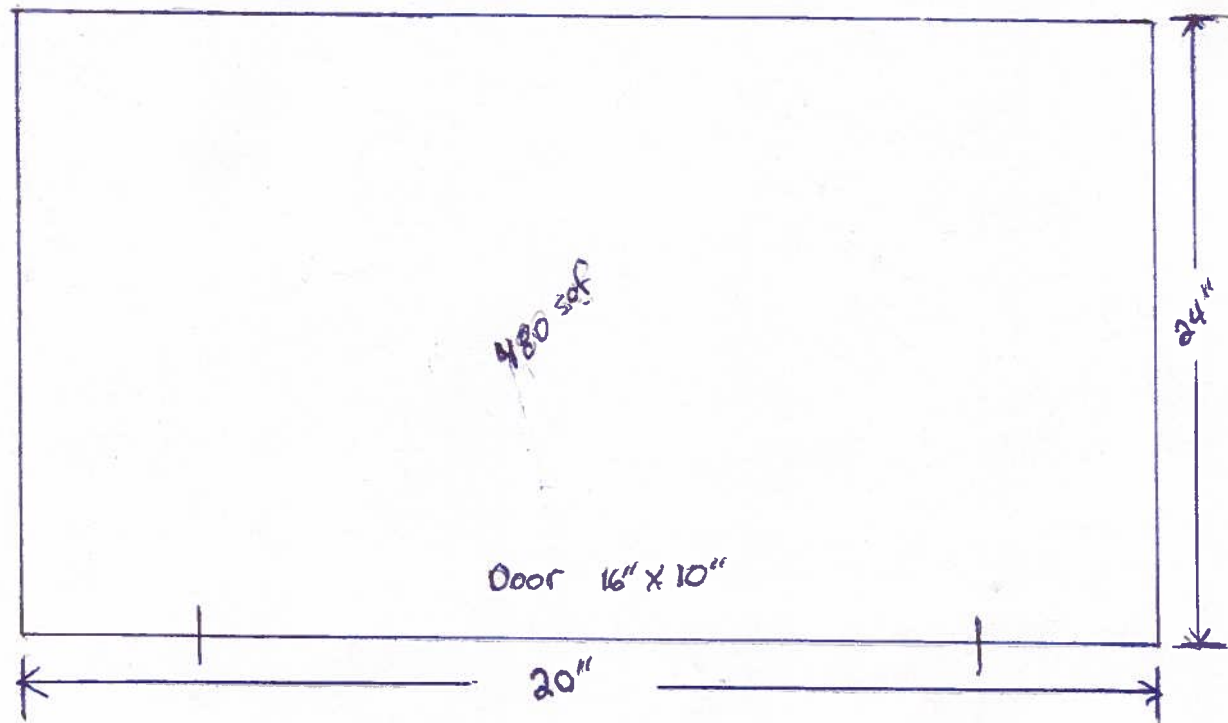
Title

I Javier Feliciano proposed garage
at 960 sqt. City allowed for detached
garage 676 sqft. I am requesting
a variance for detached garage ^{for} 284 sqft

Thank you so much for
your understanding

Javier Feliciano





Letter of Support

Javier Feliciano Vega Variance Request at 5884 Rosebelle Ave N. Richem
To the North Ridgeville Zoning boards of Appeals.

I am writting to express my Full support for Javier Feliciano Vega
Request For a Variance regarding their property Located at
5884 Rosebelle Ave N. Ridgeville as their neighbor Residing at 5884
Rosebelle Ave. I have first hand knowledge of the unique challenges
presented by the topography & layout of their land which
necessitate the Variance they are See king. The bueliding is 1,
Foot of the property line on the Right side of property line &
would and make it look Great View.

Despite the need for a Variance, I am confident that Javier
Feliciano Vega proposed plans will not negatively impact the
character of our neighborhood. The proposed development
will improve the neighborhood. I believe granting this Variance
is not only Reasonable but also in the best interest of the
Community. Javier Feliciano Vega is a Responsible & Considerate
Neighbor and I am Fully confident that they will utilize this
Variance to enhance their property while maintaining the overall
quality of our neighborhood.

