

Board of Zoning and Building Appeals
CITY HALL COUNCIL CHAMBERS
AGENDA OF SEPTEMBER 25, 2025
7:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular meeting minutes of August 28, 2025

PLANNING COMMISSION REPORT

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS

PPZ2025-0380: Wendy's 34273 Center Ridge Rd, PPN: 07-00-017-130-031

Applicant: Custom Sign Center, Inc., Nathan Ervin, 3200 Valleyview Dr, Columbus, OH 43204. Owner: Rini Realty Company, 924 Westpoint Parkway, Suite 150, Westlake, OH 44145. Proposal consists of signage. Property is zoned B-3 Highway Commercial District.

1. A 26.98 square foot variance for area of building signs. Applicant shows 103.65 square feet, code allows 76.67 square feet, Section 1286.11(a)(1)(A).

ADJOURNMENT

**NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, AUGUST 28, 2025**

CALL TO ORDER:

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

ROLL CALL:

Present were members Brad Weaver, Planning Commission Liaison Frank Toth, Vice-Chairman Paul Graupmann and Chairwoman Linda Masterson.

Also present were Chief Building Official Guy Fursdon, Planning and Development Director Kimberly Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

Excused was member James Cain.

MINUTES:

Chairwoman Masterson asked if there were any corrections to the minutes of the regular meeting on Thursday, July 24, 2025.

None were given.

Minutes were approved as submitted.

PLANNING COMMISSION REPORT:

Chairwoman Masterson asked if there was a Planning Commission Report.

Planning Commission Liaison Toth noted that the Planning Commission regular meeting that was scheduled for Tuesday, August 12th, 2025 was canceled by order to James Smolik, Chairman of the Planning Commission and that the next regular scheduled meeting was for September 9th, 2025 at 7:00 PM in council chambers.

OTHER REPORTS OR CORRESPONDENCE:

PUBLIC HEARINGS:

PPZ2025-0374: Center Ridge Dental, 33650 Center Ridge Rd, PPN: 07-00-008-117-094

Applicant: Nathan Harris, 551 Oakmoor Rd, Bay Village, OH 44140. Owner: SMAMM Limited, 30179 Jefferson Way, Westlake, OH 44145. Proposal consists of signage. Property is zoned B-3 Highway Commercial District. Request:

1. An appeal from a determination of the zoning administrator that the proposed sign is a roof sign.

Application was read.

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

Dan Calvin, 4996 Foote Rd, Medina, OH 44256, was sworn in.

Nathan Harris, 551 Oakmoor Rd, Bay Village, OH 44140, was sworn in.

Chairwoman Masterson asked Director Lieber for her administrative review.

Director Lieber stated that Dr. Harris was taking over an existing building at the northeast corner of Center Ridge Road and Lear Nagle Road for his dental practice with concerns about customer visibility due to the topography of that corner and also because the property lost frontage with the Center Ridge Road widening. She discussed that the applicant was proposing to mount a sign on the roof of the building and as the Board may recall in 2023 the sign code was updated and at that time prohibited roof signs, therefore, the applicant was unable to request a variance as the BZBA cannot grant a variance from an express prohibition of the zoning code. She stated that the avenue open to the applicant was to appeal a decision from staff, the administrative official, which in this case was Director Lieber, that the proposed sign was a sign mounted on or above the roof line of the building. She discussed that the applicant provided information in their packet that was responsive to the Duncan Factors in which they addressed in detail the need for relief from the sign code. She added that they rarely saw such responsiveness to the Duncan Factors, however, she did not believe in that case that the Duncan Factors really bear on the question of appeal. She added that they also provided rationale for their appeal proposing that the sign was a canopy sign, which did not extend above the top of the roof line of the building in accordance with Chapter 1286 and she cited the section there, so unfortunately the sign code did not contain a definition for roof sign or roof line. She mentioned that in everyday English, roof line would mean the outline or silhouette formed by the top edges of the roof mounted on or above the roof line, would read as anything sitting on top of the roof surface or projecting above past that silhouette. She explained that the intent was to prohibit all roof signs, however, there was clearly no definition and if the Board were to find that the existing code language was not sufficient in that regard, then she would recommend that a future amendment be made to the sign code, in order to close that loop. She stated that it was really up to the Board to determine if sign fell into the category of roof sign or if it was sufficiently or insufficiently detailed in the code that it could be considered as a canopy sign. She added that it was a more unusual kind of determination than they were used to making, but if they had any questions to let her know.

Assistant Law Director Morgan stated that at some point that request ended up in the law department on her desk with essentially the issue being was roof line the same as roof and as far as statutory construction went and the Board being a quasi-judicial body, they needed to be aware that when people looked at an ordinance, they needed to be able to interpret what it meant. She mentioned that when looking at the meaning of roof line, it usually meant, as the Planning Director had indicated, the top profile, it could also mean where the roof also attaches to the upright structure, the sides of a building but that was a less common usage of it. She stated that it did not, however, mean the word roof, and she was correct in saying that roofline was not defined and neither was roof in the ordinances. She stated that there was an ordinance which talked about a canopy sign that hinted at the meaning of roof line being that top profile of a building and because it talked about a sign that was mounted on a canopy, that it should not extend above the roof line, so it, by suggestion, was saying that when we used the word roof line, we were meaning that top profile. She explained that if they read the prohibition in that light, then the prohibition said that a sign cannot extend above the profile or to be on the very top of the building. She discussed that a roof sign was a fairly common type of sign, so it was not unusual to see them, and it appeared that the regulation was more accurately understood as being a prohibition against it being basically taller than the building itself, which that sign wasn't. She explained that if the Board voted and did not agree with the Planning Director's interpretation, then there was no need for a variance because they were not in violation of the ordinance as it was written. She stated that on the other hand, if they

agreed that there was a prohibition against roof signs, then it was still not something they could give a variance on because it was not something that they had and there was some variation of it, it was flatly prohibited, so that was sort of the decision that was in front of them that evening and it really was one of interpretation. Did roof line mean roof, and she would indicate that she didn't think it did.

Chairwoman Masterson asked the applicant to discuss his request.

Mr. Harris thanked the Board for being there and serving the community. He discussed that he got lucky and wasn't shopping for a practice but met Scott through a friend and just getting to take over a 50-year business with the community is amazing, so his hope was to make it 100 years. He explained that his practical difficulty was that he was not sure what else he should do with signage. He mentioned that he had family members and patients who had been with the practice for 30 years, 10 years, one year and he would ask how they found the practice, and they would say that they had been driving by their whole life and didn't know it was there or that they had lived in North Ridgeville their whole life and didn't know there was a dentist there but then they would finally have a neighbor tell them that that's the best dentist in the area, Dr. Arndt and that's how they ended up getting to the practice and they had been driving by there for 20 years. He stated that he wanted to continue to serve the community and bring patients in so that they know what parking lot to pull into and be able to see the place. He commented that his grandma drove by probably three or four times.

Mr. Calvin stated that he didn't want to go into too much more detail because Ms. Morgan kind of made the case for them that was outlined in his writings that the statute or the ordinance was ambiguous and that it talked about the roof line and not roof. He stated that she mentioned statutory construction, and when looking at a statute and it's ambiguous, the statutory construction says you have to interpret that against the municipality that drafted it, it can't be used against us. He said that if there was ambiguity, they had to lean in favor of the business and not in favor of the city and there was really nothing more to say about that. He stated that he agreed with the plain reading of what a roof sign is, that it was something that extends above the profile of that roof. He discussed that as they could see whether they called it a canopy sign or whatever else, it was much more similar to a canopy sign that they would see on another building. He stated that it was a unique architectural building with that large sloping roof and that normally a more modern building might have the roof stop substantially higher than that and then that really would function the same as a canopy sign. He discussed that going back to the variance request, if they said that that was a roof sign, asking for a variance against that interpretation was absolutely what the Board should do, and it was completely within their power. He stated that it was not that much different than, say, a setback variance and gave an example that they couldn't have a building 100 feet from the road as that was an absolute prohibition. He stated that people came in every day and said, they really wanted this to be 80 feet from the road and that was literally what their job was as a Board of Zoning and Appeals member to deal with variances from rulings and from the code. He discussed that if they thought it was a roof sign, then the variance analysis would be appropriate and then they would go through the Duncan Factors, which he had detailed in the packet, but the two big things were that this wasn't a problem that the applicant created either Dr. Harris or Dr. Arndt. He added that it was because the road was expanded and the old sign was taken away. He mentioned that in their packet there was a picture of the old sign and that was taken out when the road was expanded. He stated that the other big factor was that the sign was exactly the type of sign that they would see in the neighborhood, and they submitted a couple photos. He indicated that the property directly to the east, which was the gas station, and the two properties to the west, which was Premier, had almost identical signs. He explained that they could make an argument that maybe the gas station's was not, but Premier, couldn't be more exact and that was what they were asking for and that was a big piece of these area

variances and read, “Is it consistent with the neighborhood?” He mentioned that if they drove up and down Center Ridge Road, there were signs that looked like that on many buildings. He stated that he would be happy to go through all the Duncan factors, but they were there in the application. He added that he thought that those were the two biggest factors weighing in favor of granting the variance.

Chairwoman Masterson mentioned as stated by Director Lieber he did an amazing job on his argument for the Duncan Factors, and they had given them a lot to think about. She stated that she did agree that the ordinance was ambiguous, but she would also argue that they had practical difficulties that the city created as well. She asked if any of the Board members had any comments, questions or concerns.

None were given.

Chairwoman Masterson asked if anyone from the Administrations had any comments, questions or concerns.

Assistant Law Director Morgan stated that since it was in the language of an appeal, they would need to either vote to affirm it or reverse it and if they affirmed it, then there was no variance from something that was specifically prohibited, and that was the language of the ordinance. She added that if they reversed it, then he wouldn't need a variance. He was fine. She explained that if they affirmed the decision, that meant that they agreed that roof line meant roof and that no sign could go there and then a variance is not available. She stated that if they reversed that and indicated that roof line and roof were two different things and that didn't mean that they couldn't have a roof sign at all, then he didn't need a variance at that point because there's no prohibition against a roof sign, there's only a prohibition against one that extends above the roof line profile.

Chairwoman Masterson asked Chief Building Official Fursdon if he had anything he wanted to say.

Chief Building Official Fursdon stated that it was the Board's decision how they wanted to interpret the ordinance, whether they wanted to agree with the Director's interpretation of it or the Law Director's interpretation of the law pertaining to that. He added that if it wasn't a roof sign, and they determined that a variance wasn't needed or they could go ahead and put the sign up, then he would have to figure out what type of a sign it was, so that he knew that the size of it was allowable under the ordinance and if it was now going to be considered a wall sign that they had a percentage of area that they were allowed to put up or was it cart blanche and they would allow them to put up a 1,000 square foot sign. He stated that he knew that was ridiculous, but they had to determine what size sign was going to be appropriate if the Board said that it was okay to put it up there.

Assistant Law Director stated that the fact that they still have questions to answer after the Board's decision should not influence their decision.

Chairwoman Masterson stated that she asked for his input appreciated that he shared it.

Mr. Calvin stated that they would submit that it was a canopy sign and subject to the 50% limitation on the area coverage and their proposed sign was substantially less than 50% of the area.

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

Scott Arndt, 30179 Jefferson Way, Westlake, Oh 44145, was sworn in.

Mr. Arndt stated that for him the sign had been an issue since January 2015 when Mayor Gillock had a big meeting here about the roads coming through and so he came to that meeting to share how the road project was going to go, but he left that meeting with basically them saying “If you don't take your sign down in another month, we're just going to bulldoze it if it's there.” He stated that he had a V-shaped sign out there on the road itself and had Don Mould come and disassemble it and he put it in storage, and he hadn't seen it since because there was no place to put it. He discussed that he was told by the city that he would be able to get that sign back there and it was indicated that if he put his sign in storage and that he would be able to use it. He stated that he hadn't been able to do that and that he may still actually have it on his insurance as being covered that it was there. He discussed that the challenge for him after almost five years of that road being done was did anyone ever go past his office and see the blow up sign of him on it with one of those blow up guys, if anybody saw that in order to see his office, he had no sign, he had bulldozers, he had piles of 57 rock out front of his office where no one could see it for almost three years. He said that once everything was done, he couldn't put a sign up that the city or the state, he thought the city, but the state actually asked for a variance for a couple extra months after the road was completed and traffic was coming through, he had a variance he thought that was on the property and was told that, if he put a sign up now, if they had to come back and correct something and if he had a sign there, he would have to take it down at his expense, so he had to wait until the very end for them to complete everything on the road, not have any other possibility of things that they would come back for. He said that it then got to the point that it was obvious that he was not going to be able to put that sign back there but then it was like where could he put a sign similar to that to catch the eye of people coming in different directions and with the property he had left, and there was no place to put it and even if he did, he thought the variance and what signs could go up, they would have had to be road signs with the property that he had left, which was very little and if he had a sign down like that, if snow plows were coming through in the winter time, the sign would be toast. He stated that there was just no place to put a road sign out there, so it became an issue to have a sign, either put it up on a pole and he didn't know where that pole would go and whether it would again pass council's building ordinances, so he couldn't do that. He stated that he was retiring and that he sold the practice to Dr. Harris. He mentioned that they had been working together and that Dr. Harris owned the practice and that he owned the building and he was retiring in a couple of years. He stated that he put a crappy little sign down there because he couldn't find what to put there, so he pawned it off on him to put a sign up so that he would get recognized. He explained that it was really an important thing and that it was a thoroughfare of traffic and as a businessman, it was not good not to have a sign out front. He mentioned that the picture of that road was another thing because when you came up, it was a very unique parcel of property. He motioned all the way that one could look but when you go to pull out and you couldn't see people coming up over the hill and so if you ever drive up, you're coming up, you're just seeing the top of the building, you're not seeing this little sign down here. He stated that it had really created an issue and he asked the Board members that were there to really think about that as being a 52 year business there in the community and hopefully he would take it another 30 years and they would be good neighbors to everybody and try to do the right thing, but they would ask that they would take all those things into consideration. He mentioned that there was just no grandfathering of anything that he found that could put a sign up there that was visible.

Chairwoman Masterson asked if anyone from the Board had any questions for Dr. Arndt.

Planning Commission Liaison Toth asked Dr. Arndt, since he was involved with the reconstruction of Center Ridge, that parking that was shown in the picture, if that was there prior to the reconstruction.

Mr. Arndt stated that he lost parking there.

Planning Commission Liaison Toth asked if that parking was there when Center Ridge was widened.

Mr. Arndt stated that it was not. He said he was sorry and apologized. He was trying to think if there was parking up there, but it was not all the way across.

Planning Commission Liaison Toth stated that the older picture there didn't really give them a clear view.

Mr. Arndt asked if they could go to the older picture on the slide. He showed on the slide where he had handicap parking and two spots and then blacktop where people could pull in and there weren't that many spots and he had to put parking around the back. He discussed that before Walgreen's was there, that there was a land grab, so to speak, of putting Lear Nagle Road through because Lear Nagle used to dead end right there in his our parking lot and went around the convenience store there, so it used to be that he had all of his parking on the West side of the building and nothing up front. He stated that the new parking lot became a necessity because of the road widening and losing parking spots.

Planning Commission Liaison Toth stated that the widening of Center Ridge was not necessarily the factor for losing that front parking because actually with the two photos there, it looks like he had more parking to the south side of the building in the frontage.

Mr. Arndt stated yes, he had to move it over. He stated that he had to pay \$80,000 to put that portion in.

Planning Commission Liaison Toth asked that parking lot there.

Chairwoman Masterson asked because didn't they take part of your property to extend Lear Nagle as well.

Mr. Arndt stated that yes, they took it where it went out, they widened the intersection dramatically and then they rounded it to make the turn there. And as a matter of fact, every day when he drove in from Bradley Road, he looked, there was probably a segment from (pointing to chairs in the room) that chair to that chair that had white stripes in it, which he thought, you're not supposed to drive through there to go around the corner and he wondered why they took that. He stated that that would have been perfect for having maybe a sign out there, but that was part of the widening, and for flow of traffic making that corner.

Council Liaison Winkel stated that he might be able to lend some perspective. He mentioned that he lived right down the road from there for 25 years and that there had been two major street projects that had happened, the realignment of Lear Nagle, which cut that property in half in a way between where Walgreens was currently on the west side of the property, and then the Center Ridge Road widening. He mentioned that at his own expense, had to put parking in to actually have enough spaces to park because of both of those projects combined. He added that he knew that the sign ordinance was a bit for a proper setback with the land he had, and he didn't see how he would ever be able to do it. He mentioned that he knew that the city tried to do what it could to help new businesses come in and now this was a chance for them to help someone who had been there for a long time. He discussed that the nuts and bolts of the ordinance, roof line versus roof, he understood all the points about that but at the end of the day, with

the spirit in which they were there for and that ordinance, it was his personal opinion and would think several of his fellow council members would also be, what can they do to make this happen to support this business, but still fall within the lines of what they needed to do with the nuts and bolts. He stated that they could redo a definition later to clean it up. He remarked that he wasn't going to speak for Dr. Arndt but would think that there was a considerable amount of distress that had been caused by those projects, and he couldn't think of a lot of people that had had that many issues along Center Ridge Road worse than that property.

Assistant Law Director Morgan stated that she respectfully agreed and disagreed. She stated that they were not there about how they felt about something, but about the nuts and bolts. She discussed that she indicated, however, that with the nuts and bolts analysis, she did believe that the sign was not in violation of the current wording of the ordinance that they had, but having said that, she would say that the Board did have a history of looking favorably on requests where the problem or the issue was not entirely the fault of the property owner, but there had been some city involvement in causing the issue.

Chairwoman Masterson asked Director Lieber if she wanted to add anything.

Director Lieber stated that she thought it was a textbook example of where a variance would be very appropriate given the reduction and setback, the challenges of visibility, the topography, and she certainly believed it was a roof sign, but if that avenue was not open to the applicant and still thought it was an appropriate sign and thought there should have been a definition in the code, so that with that ambiguity she would accept the reversal of a decision, but she did think that at least it was all clear when it was framed, because one of the questions was, well, what were the framers thinking and she stated that she could tell them what the framers were thinking because she was one of the framers and worked with the committee and they went through Planning Commission, so she could tell them that the thought was to prohibit signs mounted on roofs. She stated that with the absence of a definition and with the ambiguity, she thought it was fair for the applicant to not be shackled with that burden of no definition or some question about the language, but with that being said, if the Board reverses, it would be her intent to go back to the code and to fine tune the language just to clear that issue up for any future applicant.

Chairwoman Masterson stated that she truly believed that the business had been in town for years and that they have had to suffer through two road projects which have greatly limited their options. She stated that she was in favor of granting them what they wanted.

Moved by Masterson and seconded by Graupmann to reverse the determination that the sign was a prohibited roof sign.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:35 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, September 25, 2025
Date Approved

DRAFT

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

34273 Center Ridge Road N. Ridgeville, OH 44039

Location address

0700017130031

Parcel number

B3 - Highway Commercial District

Current zoning

Variance for Overall Signage Square Footage

Appeal or variance (attach supporting documentation)

APPLICANT/AGENT INFORMATION

Custom Sign Center, INC | Nathan Ervin

Name/Company

3200 Valleyview Drive Columbus, OH 43204

Applicant address

614-300-4240

Applicant phone

permits@customsigncenter.com

Applicant email

PROPERTY OWNER INFORMATION

RINI REALTY COMPANY

Name/Company

924 Westpoint Parkway, Suite 150, Westlake, Ohio 44145

Property owner address

(440) 614-0431

Property owner phone

LeaseAdmin@rinirealty.com

Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

Nathaniel J. Ervin
Applicant signature

Ashley Camlin
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
	Fee Paid		

Board of Zoning & Building Appeals Staff Report

Case PPZ2025-0380
 Property Owner Rini Realty Company
 PPN 07-00-017-130-031
 Property Address 34273 Center Ridge Road
 Zoning B-3 Highway Commercial District
 Applicant Name Custom Sign Center, Inc., Nathan Ervin
 Applicant Address 3200 Valleyview Drive, Columbus OH 43204
 Project Signage
 Meeting Date September 25, 2025
 Report Date September 8, 2025

REQUESTED VARIANCES	CODIFIED REFERENCES
<p>1. A 26.98 square foot variance for area of building signs. Applicant shows 103.65 square feet, code allows 76.67 square feet, Section 1286.11(a)(1)(A).</p>	<p>1286.11 - Permanent sign allowances</p> <p>(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:</p> <p>(1) <u>Building Sign Allowance</u>. The building sign area allowed in this section shall include the total amount of all wall, canopy, and projecting signs on each façade.</p> <p>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.</p>
	<p>Notes on Measurements & Calculations (1286.10)</p> <p><i>Re: Dave sign:</i> For sign copy mounted or painted on a background panel, cabinet, or surface distinctively painted, textured, lighted, or constructed to serve as the background for the sign copy, the sign area shall be computed by means of the smallest permitted shape that encompasses the extreme limits of the background panel, cabinet or surface.</p> <p><i>Re: Wendy’s with Cameo signs:</i> In cases where there are multiple sign elements of sign copy on the same surface, any areas of sign copy that are within</p>

	two (2) feet of one another shall be calculated as a single sign area that shall be computed by means of the smallest permitted shape that encloses all sign copy within two (2) feet of one another, otherwise, the sign area shall be computed for each separate piece of sign copy
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Summary of Request:

The applicant has proposed a sign package for the recently renovated Wendy’s on Center Ridge Road. The proposed signage exceeds code allowances. Two square feet of signage are permitted for each linear foot of building width. The building is 38 ft 4 in wide; therefore, the building is allocated 76.67 square feet of signage. The applicant obtained a permit earlier this year to partially install signage up to the allowable limit. Existing and proposed signage are summarized below:

Existing Signage (permitted/as installed):

	Face	Sign	H	W	Area	
2a	South	Wendy’s with Cameo	3 ft	10.85 ft	32.55	
2b	East	Wendy’s only	3 ft	7.25 ft	21.75	
2c	West	Wendy’s only	3 ft	7.25 ft	21.75	
					76.05	Total

Proposed Signage:

	Face	Sign	H	W	Area	
2a	South	Wendy’s with Cameo	3 ft	10.85 ft	32.55	
2b	East	Wendy’s with Cameo	3 ft	10.85 ft	32.55	
2c	West	Wendy’s with Cameo	3 ft	10.85 ft	32.55	
2d	West	Dave	1.97 ft	3.05 ft	6.00	
					103.65	Total
					26.98	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, a restaurant, without the variance. Therefore, the variance is not essential for the property to achieve a reasonable return.

Is the variance substantial?

The variance is approximately 33% over the permitted signage (25.65 sq ft over 78 sq ft). While it exceeds the code allowance, this increase is moderate and the result is typical for (outparcel) businesses in similar commercial areas.

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

No. It is common for businesses along Center Ridge Road to have signage on multiple facades, particularly in outparcels of retail plazas. The variance is unlikely to alter the essential character or adversely affect neighboring properties.

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

No. The variance relates only to signage and does not impact municipal services.

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

This was a renovation project, that did not involve property purchase. However, these zoning requirements were in place prior to the application for the project and the city has long utilized the 2:1 signage square foot per building frontage linear foot ratio.

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

The current amount of signage is code compliant and shows that the sign package can meet city requirements.

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

The intent of the code is to prevent excessive signage that might negatively impact aesthetics or the character of the district. The proposed variance is fairly modest, in line with similar commercial properties in the area, and does not conflict with the intent of the zoning regulations.



PROJECT INFORMATION

Wendy's Signage

Proposed project

34273 Center Ridge Rd

Location

07-00-017-130-031

Parcel number

September 25, 2025

Meeting date

September 15, 2025

Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

1286.11 (a)(1)A. Maximum permitted building sign for a single tenant building shall be 2 square feet per linear foot of the façade width of the principal building. Applicant allowed 75 square feet of building signs (37.5 linear feet of building façade width x 2 = 75 square feet total). Applicant requesting 103.65 square feet of building signs requiring a 28.65 square feet variance (103.65 total square feet building signs - 75 square feet of allowable building signs = 28.65). BZA approval required.

SUBMITTED BY

Guy M. Fursdon

Administrative officer signature

Chief Building Official

Title

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 is 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.



Date: _____

Contact Info

Permits Department
3200 Valleyview Drive
Columbus, OH 43204
614-300-4240

permits@customsigncenter.com

Jurisdiction: _____

Address: _____

Permit Variance Narrative Form

Contractor Information

Company Name _____

Address _____

Phone Number _____

Owner Information

Owner's Name _____

Address _____ Lot/Unit # _____

Phone Number _____

Permit Number _____

Job Site Address _____ Lot/Unit # _____

Reason For Revision / Narrative

SIGN PACKAGE

REV 3

3200 Valleyview Drive
PH: 614-279-6700

Columbus, OH 43204
FX: 614-279-7525

Wendy's Site #03644
34273 Center Ridge Rd.
N. Ridgeville, OH 44039



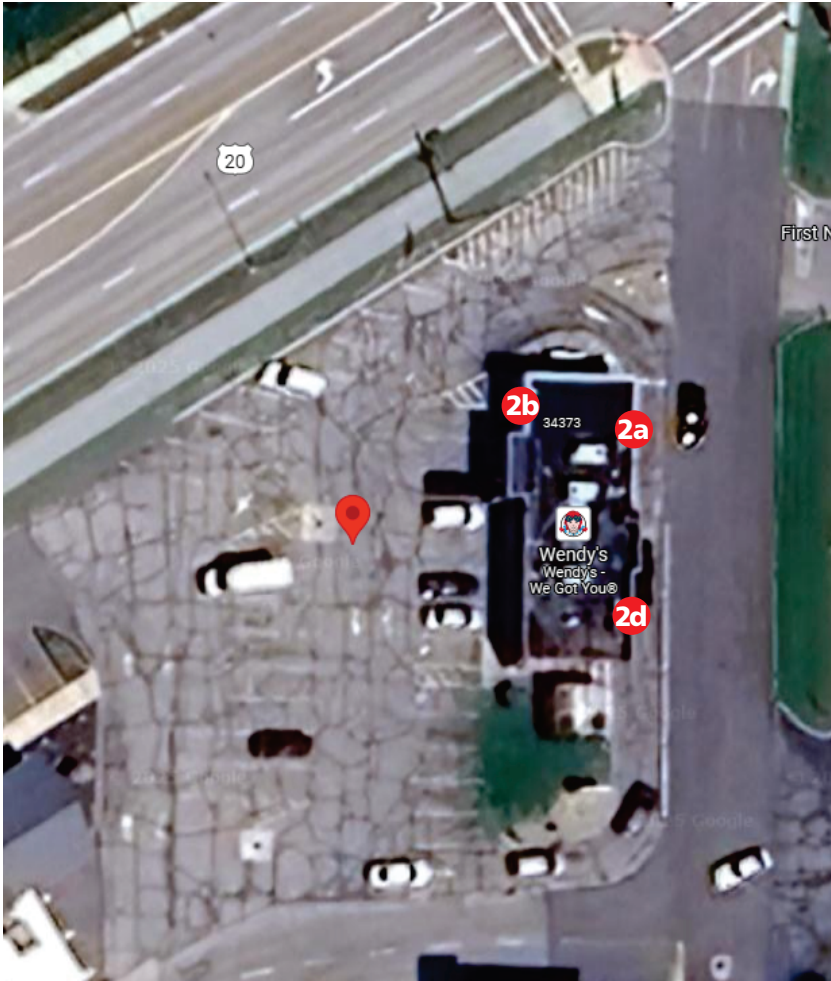
Wendy's

APPROVAL: _____
DATE: _____

REV	REV. DESCRIPTION HISTORY	SALES REP.	DESIGNER	DATE
0	WEN 03644 34273 Center Ridge Rd. N. Ridgeville REV 0	Michael A.	Patrick B.	5/22/25
1	Removed cameo logos on side elevations to comply with max sf	Michael A.	MA	8/4/25
2	Blank panel for FMF face	Michael A.	MA	8/4/25
3	Added (2) 36" Cameos and (1) New FMF Face	Michael A.	Patrick B.	8/25/25

Wendy's Site #03644

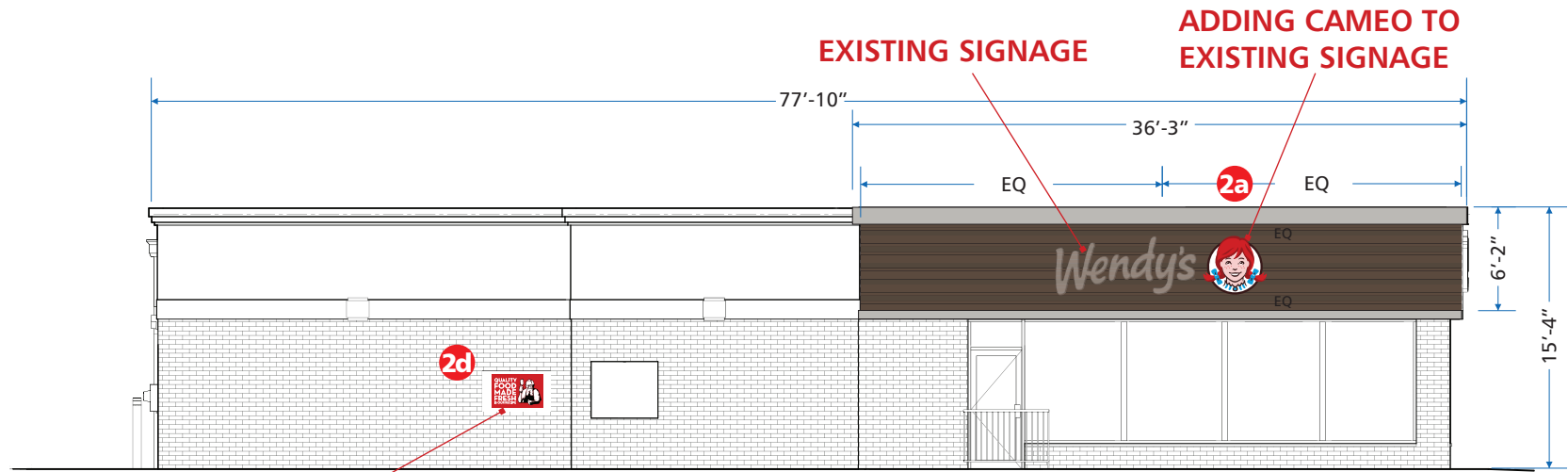
34273 Center Ridge Rd.
N. Ridgeville, OH 44039



SCALE: 1" = 50'

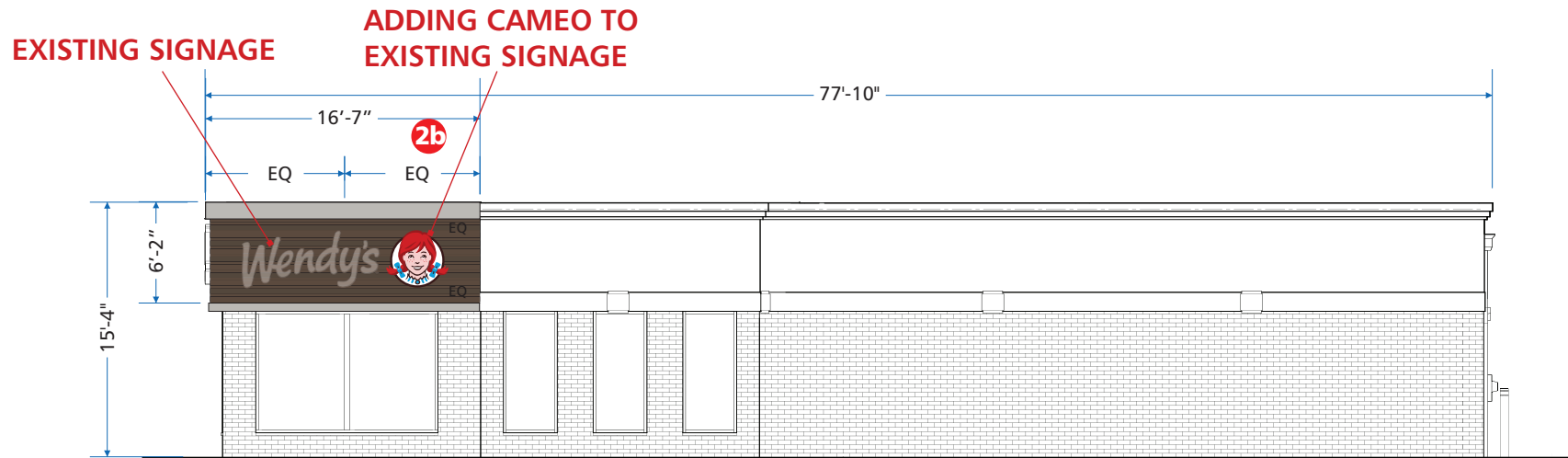
SIGN KEY

- 2a** Cameo
- 2b** Cameo
- 2d** FMF Face



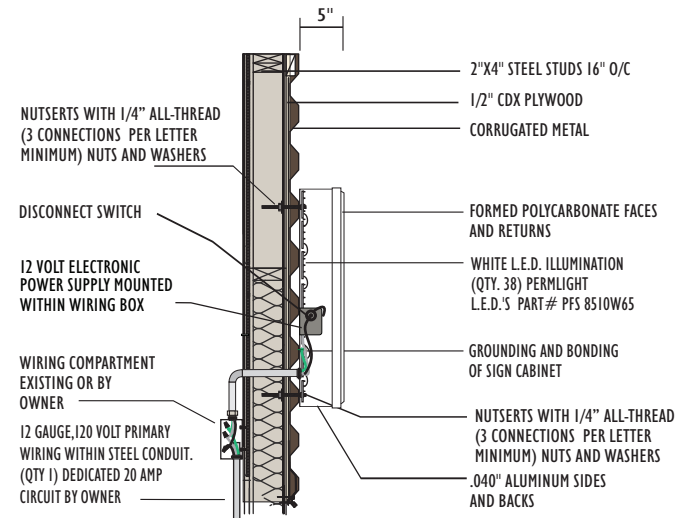
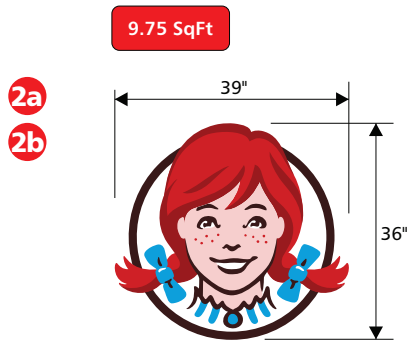
**NEW FMF
REPLACEMENT FACE**

EAST ELEVATION
SCALE 3/32"=1'-0"



WEST ELEVATION
SCALE 3/32"=1'-0"

Self Contained Mounting Details



SECTION/MOUNTING DETAILS



E122574

ALL WIRING MEETS NEC 2023 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. SIGN IS A U.L. LABELED PRODUCT

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.

SIGN TYPE

- SINGLE FACE
- ILLUMINATED
- WALL

SPECIFICATIONS

- .040" ALUMINUM SIDES AND BACKS PAINTED CLASSIC BRONZE
- CAMEO - FORMED POLYCARBONATE FACE WITH PRINTED GRAPHICS SECOND SURFACE WITH WHITE LED ILLUMINATION.

COLORS

- CLASSIC BRONZE
- WHITE
- PMS 186 RED HAIR
- PMS 201 BURGUNDY HAIR
- PMS 299 BLUE
- PMS 698 PINK
- PMS 439 BROWN

SIGN SURVEY

- FACE TRIMS
- FASCIA COLOR
- RADIUS DIM.
- BUILDING DIM.
- FACADE ANGLE
- OTHER

ARTWORK

- PROVIDED
 - REQUIRED
- If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

custom SIGN Full Service Sign Company

Center, Inc.

3200 Valleyview Drive
PH: 614-279-6700

Columbus, OH 43204
FX: 614-279-7525

FILENAME: U1201-IA-36NR-CAMEO

REV#

SCALE: 3/8" = 1'

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER:

LANDLORD:

DATE: 3.22.22

REV.DATE:

DGNR: JLB

SALES: T. SHEEHY


DATE:

DATE:

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**U1201-IA-FMF-FACE
REPLACEMENT FACE**



SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input type="checkbox"/> ILLUMINATED <input type="checkbox"/> WALL	REPLACEMENT FACE - FLAT .150 POLYCARBONATE WITH FLAT DECORATED GRAPHICS.	<input type="checkbox"/> WHITE <input checked="" type="checkbox"/> PMS 186 C <input checked="" type="checkbox"/> BLACK	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
FILENAME: FMF FACE DATE: 4/7/15	REV# DGNR: CR	SCALE: AS NOTED SALES: T. SHEEHY	Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.	CUSTOMER: _____ DATE: _____
			LANDLORD: _____ DATE: _____	 <p>3200 Valleyview Drive PH: 614-279-6700</p> <p>Columbus, OH 43204 FX: 614-279-7525</p>
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5 2025-16307
Sign Permit Application
 BUILDING DIVISION

RECEIVED
 JUL 22 2025



PERMIT REQUIRED

Permits are required to install or structurally alter any sign. Each application shall be accompanied by:

- Scaled drawings depicting the position of the sign in relation to any buildings and structures on the site and adjacent sites and adjacent streets or drives;
- Scaled drawings, plans and specifications, including method of construction and attachment of the sign to the building or ground; and
- The method of illumination, if applicable. **Note:** Illuminated signs require a separate electrical permit.

See fees listed on the Commercial Building Permit Fee Sheet. All contractors must be registered with the Building Division for the current year.

GENERAL INFORMATION

34273 Center Ridge Road N. Ridgeville, OH 44039	0700017130031
Sign location address	Permanent parcel number
Custom Sign Center, INC	3200 Valleyview Drive Columbus, OH 43204
Contractor name	Contractor address
614-300-4240	permits@customsigncenter.com
Contractor phone	Contractor email
RINI REALTY COMPANY	924 Westpoint Parkway, Suite 150, Westlake, Ohio 44145
Property owner name	Property owner address
440-614-0431	LeaseAdmin@riniirealty.com
Property owner phone	Property owner email

PROJECT INFORMATION

Total Building Frontage (ft) 116 Unit/Tenant Frontage (ft) 39 Construction Cost (\$) 4,730.37
 Primary Street Lot Frontage (ft) 39 Secondary Street/Corner Lot Frontage (ft) 78

Designate proposed signs individually (e.g. Sign A, Sign B, etc.) in plans. Provide sizes of existing signs to remain.

	New	Existing	Ground	Building	Other	Temp	Height (ft.)	Width (ft.)	Area (sq. ft.)
Sign A	Y			Y			3	10.85	31.5325
Sign B	Y			Y			3	10.85	21.75325
Sign C	Y			Y			3	10.85	21.75325
Sign D	Y	Replacement Face		Y			1.97	3.05	6.01
Sign E									ELECTRICAL
Sign F									
Sign G									
Sign H									
Sign I									

69
 44
 44
 152
 50
 2.02

Applicant is: Contractor Property Owner Business Owner

Nathaniel J. Erwin 07/22/2025
 Applicant Signature & Date

Ashley Camlin 7-22-2025
 Property Owner Signature & Date

CITY AUTHORIZATION

Shelly [Signature] 8-20-25
 Building Division Approval & Date

PERMIT FEES	
PERMIT:	\$ 202.00
STATE 3%:	6.06
ADMIN:	—
TOTAL:	\$ 208.06

Minimum Required Inspections (Commercial)
BUILDING DIVISION



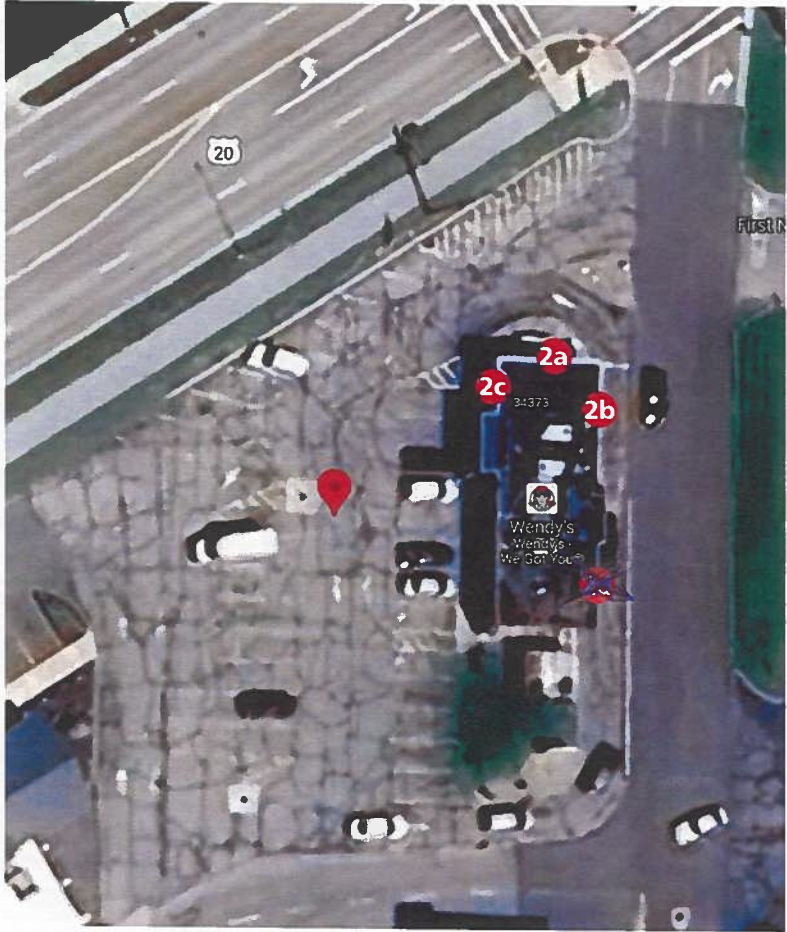
GENERAL NOTES: Must call (440) 490-2081 at least 24 hours in advance.
 City approved plans must be on site at the time of all inspections or they will fail.
 Morning inspections must be ready by 9:00 a.m.
 Afternoon inspections must be ready by 1:00 p.m.

ADDRESS: 34273 CENTER RIDGE RD

New Construction Addition Alteration	<input type="checkbox"/> Pre-Pour Floor Slab	<input type="checkbox"/> Wall Bracing / Exterior Sheathing	<input type="checkbox"/> Pre-Pour Sidewalk
	<input type="checkbox"/> Pre-Pour Foundation	<input type="checkbox"/> Temporary Electric (work order number required)	<input type="checkbox"/> Pre-Pour Driveway
	<input type="checkbox"/> Ceiling Grid	<input type="checkbox"/> Electric Service (work order number required)	<input type="checkbox"/> Pre-Pour Parking Lot
	<input type="checkbox"/> Firewall	<input type="checkbox"/> Rough Electrical	<input type="checkbox"/> Fire Rated Soffit
	<input type="checkbox"/> Fire Suppression Flow Test	<input type="checkbox"/> Rough Mechanical	<input type="checkbox"/> Final Occupancy
	<input type="checkbox"/> Interior Sewer Connection	<input type="checkbox"/> Rough Structure	<input type="checkbox"/> Final Electric
	<input type="checkbox"/> Underground Plumbing	<input type="checkbox"/> Rough Plumbing	<input type="checkbox"/> Final Plumbing
	<input type="checkbox"/> Underground HVAC	<input type="checkbox"/> Water Meter	<input type="checkbox"/> Backflow Preventer
	<input type="checkbox"/> Underground Electric	<input type="checkbox"/> Insulation	<input type="checkbox"/> Final Driveway & Sidewalk
	<input type="checkbox"/> Fire Suppression Pressure Test	<input type="checkbox"/> Drywall (shear / fire assembly)	<input type="checkbox"/> Other:
	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Backflow Test Report - Domestic	<input type="checkbox"/> Backflow Test Report - Double Check
	<input type="checkbox"/> Security System	<input type="checkbox"/> Backflow Test Report - Irrigation	<input type="checkbox"/> Backflow Test Report - Double Check (Vault)
	Deck Fence Gazebo	<input type="checkbox"/> Post Holes / Foundation (Lot line verification)	
<input type="checkbox"/> Rough Framing (If deck is less than 30" above ground)			
<input type="checkbox"/> Final (Including handrails, guardrail, etc.)			
<input type="checkbox"/> Electric (For receptacles and lights, as applicable)			
Shed Outbuilding	<input type="checkbox"/> Footer / Post Holes	<input type="checkbox"/> Rough Electric	<input type="checkbox"/> Electric Service
	<input type="checkbox"/> Foundation	<input type="checkbox"/> Rough Plumbing	<input type="checkbox"/> Final Electric
	<input type="checkbox"/> Pre-Pour Floor Slab	<input type="checkbox"/> Rough Mechanical	<input type="checkbox"/> Final Plumbing
	<input type="checkbox"/> Rough Structure	<input type="checkbox"/> Underground Electric	<input type="checkbox"/> Final Building
Pool	<input type="checkbox"/> Underground Electric	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Final (Including electric)
	<input type="checkbox"/> Pre-Pour (In-ground)	<input type="checkbox"/> Electrical Bonding	
Driveway, Sidewalk, Parking Area	<input type="checkbox"/> Pre-Pour (Lot lines, depth, compaction of base course)	<input type="checkbox"/> Final	
Lawn Sprinkler	<input type="checkbox"/> Backflow Preventer	<input type="checkbox"/> Backflow Test Report - Irrigation	
	<input type="checkbox"/> Final		
Second Water Meter	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Meter Set Up	
Water Heater, Furnace/AC, Re-Roof	<input type="checkbox"/> Final		
Other	<input checked="" type="checkbox"/> Final		
<i>SIGAL</i>	<input checked="" type="checkbox"/> Final ELECTRO		

Wendy's Site #03644

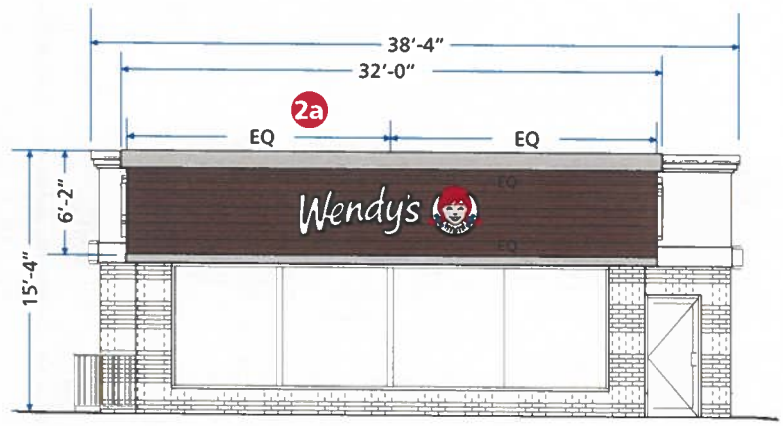
34273 Center Ridge Rd.
N. Ridgeville, OH 44039



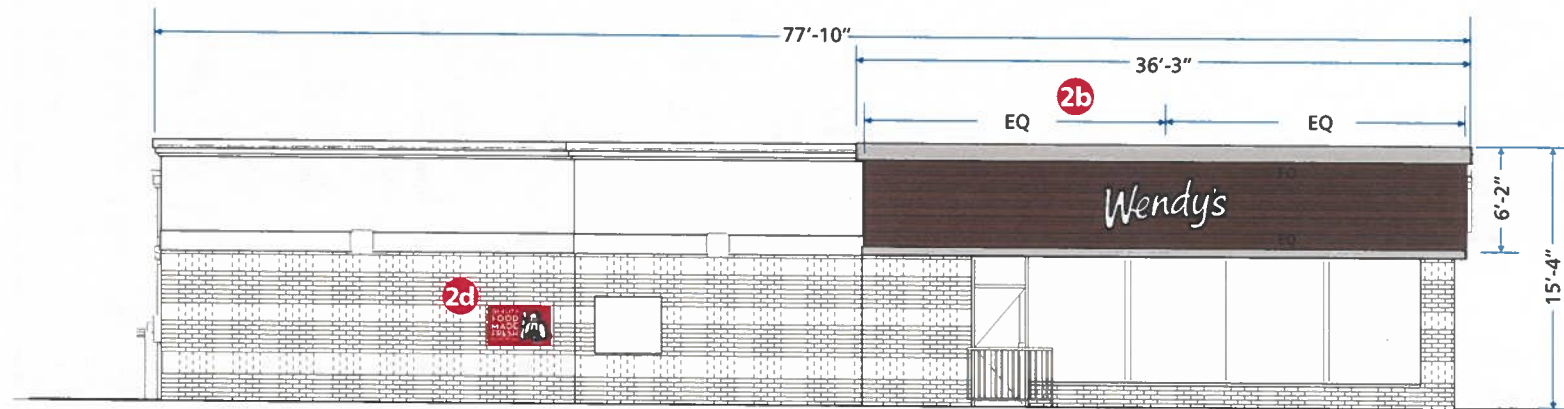
SCALE: 1" = 50'

SIGN KEY

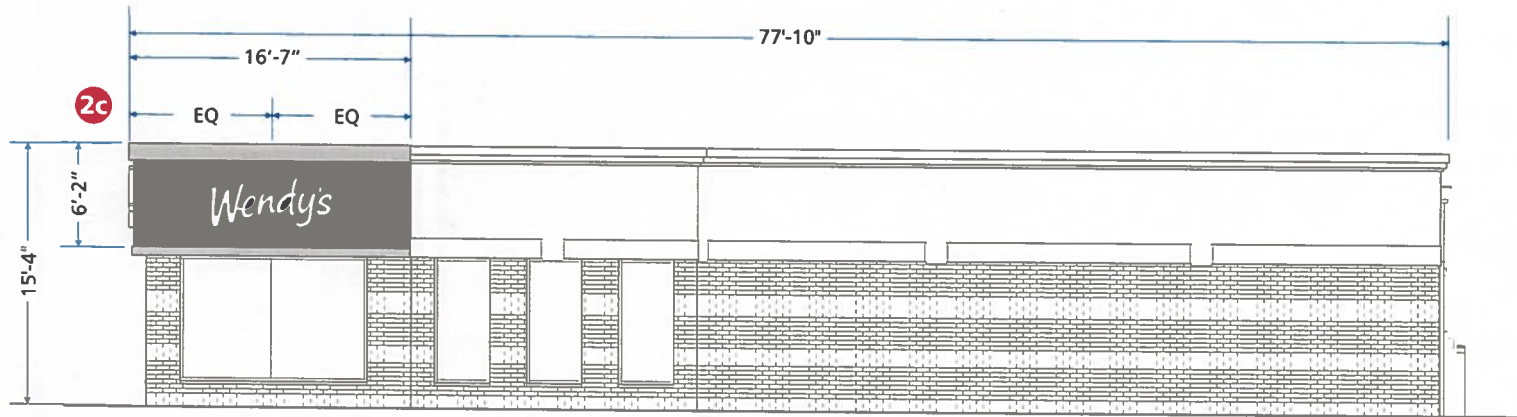
- 2a** Channel Letters
- 2b** Channel Letters
- 2c** Channel Letters
- 2d** FMF FACE



NORTH ELEVATION
SCALE 3/32" = 1'-0"

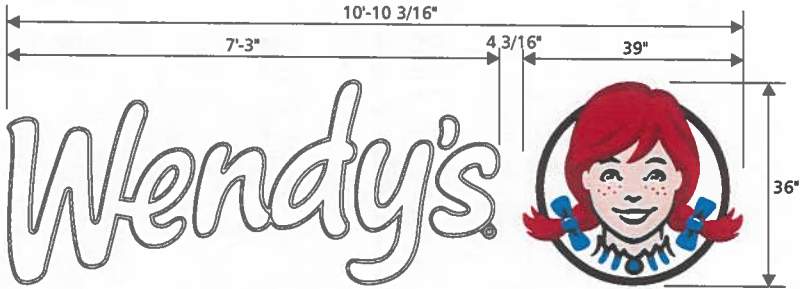


EAST ELEVATION
SCALE 3/32"=1'-0"



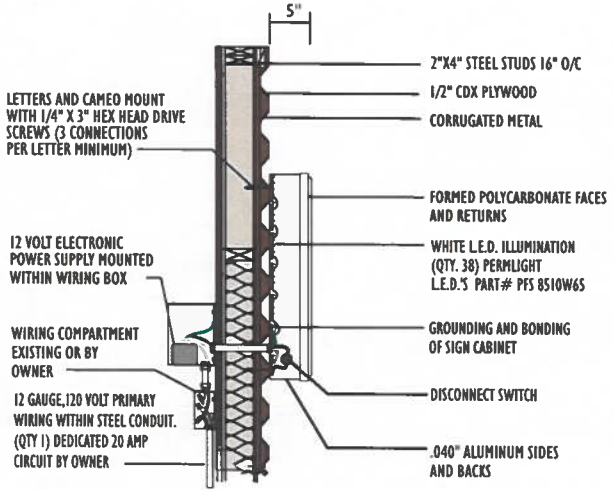
WEST ELEVATION
SCALE 3/32"=1'-0"

2a



21.75 SqFt

9.75 SqFt



SECTION/MOUNTING DETAILS



ALL WIRING MEETS NEC 2023 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. SIGN IS A U.L. LABELED PRODUCT
 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.

E122574

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input type="checkbox"/> ILLUMINATED <input type="checkbox"/> WALL	-.040" ALUMINUM SIDES AND BACKS PAINTED CLASSIC BRONZE - "WENDY'S" - EMBOSSED #7328 WHITE POLYCARBONATE FACES WITH WHITE L.E.D. ILLUMINATION - CAMEO - FORMED POLYCARBONATE FACE WITH PRINTED GRAPHICS SECOND SURFACE WITH WHITE LED ILLUMINATION.	<input checked="" type="checkbox"/> CLASSIC BRONZE <input type="checkbox"/> WHITE <input type="checkbox"/> PMS 186 RED HAIR <input type="checkbox"/> PMS 201 BURGUNDY HAIR <input type="checkbox"/> PMS 299 BLUE <input type="checkbox"/> PMS 698 PINK <input type="checkbox"/> PMS 439 BROWN	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.



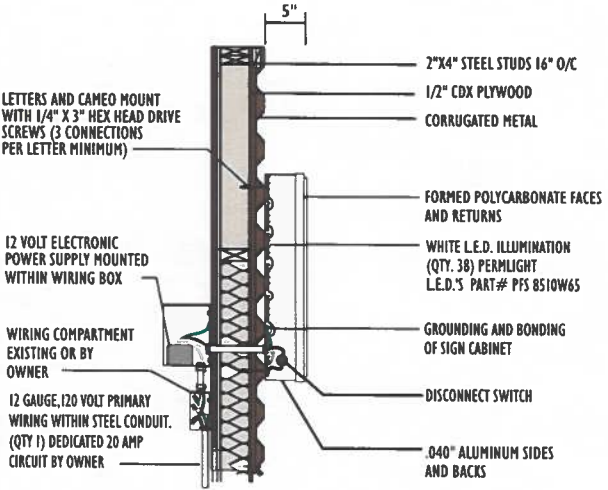
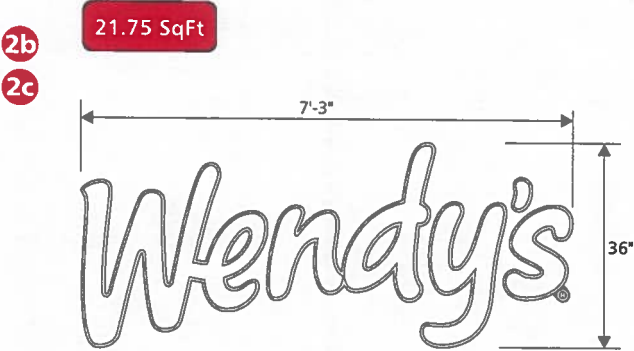
3200 Valleyview Drive
 PH: 614-279-6700
 Columbus, OH 43204
 FX: 614-279-7525

FILENAME: U1201-IA-36NR-WHT-RC REV# SCALE: 3/8" = 1'
 DATE: 3.22.22 REV.DATE: DGNR: JLB SALES: T. SHEEHY

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: _____ LANDLORD: _____
 DATE: _____ DATE: _____

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SECTION/MOUNTING DETAILS



ALL WIRING MEETS NEC 2023 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. SIGN IS A U.L. LABELED PRODUCT
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E122574

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input type="checkbox"/> ILLUMINATED <input type="checkbox"/> WALL	- .040" ALUMINUM SIDES AND BACKS PAINTED CLASSIC BRONZE - "WENDY'S" - EMBOSSED #7328 WHITE POLYCARBONATE FACES WITH WHITE L.E.D. ILLUMINATION	<input checked="" type="checkbox"/> CLASSIC BRONZE <input type="checkbox"/> 7328 WHITE POLYCARBONATE	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
FILENAME: U1201-IA-36NR-WHT-NC DATE: 3.22.22	REV# REV.DATE:	SCALE: 3/8" = 1' DGNR: JLB SALES: T. SHEEHY	Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.	CUSTOMER: _____ DATE: _____
		LANDLORD: _____ DATE: _____	<p>3200 Valleyview Drive PH: 614-279-6700</p> <p>Columbus, OH 43204 FX: 614-279-7525</p> <p>This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2022. All rights reserved.</p>	