

**CITY OF MACEDONIA
BOARD OF ZONING AND BUILDING CODE APPEALS
MEETING AGENDA
November 16, 2022**

Time: 6:30 p.m.

1. Call to Order
2. Roll Call: Mr. Shellko, Mr. Pilato, Mr. Ferraro, Mr. Ioffreda
3. Approval of Minutes
 - a. Cases 680-683

4. NEW BUSINESS:

Case #684

Steve Kresse
Self-Storage Facility
8231 Bavaria Road
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 8231 Bavaria Road. The variance request is to section 1171.11(c) regarding off-street parking for storage. The applicant is requesting a variance to have one parking space for each 1600 sq. ft. of floor area instead of the required one space for each 800 sq. ft. of floor area.

Case #685

Mark Bailin, Diamond Signs and Graphics
on behalf of The Wave Car Wash
309 E. Highland Road
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 309 E. Highland Road. The variance request is to section 1179.07(b): one freestanding identification sign with a maximum area of 40 sq. ft. per sign face is permitted per project or development. The applicant is requesting a variance of 29 sq. ft. to have a freestanding sign that is 69 sq. ft.

Case #686

Mark Bailin, Diamond Signs and Graphics
on behalf of The Wave Car Wash
309 E. Highland Road
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 309 E. Highland Road. The variance request is to section 1179.03(g): regarding the maximum height of freestanding signs. The applicant is requesting a variance of seven feet to have a freestanding sign that is 15 feet high.

Case #687

Mark Bailin, Diamond Signs and Graphics
on behalf of The Wave Car Wash
309 E. Highland Road
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 309 E. Highland Road. The variance request is to section 1179.11(b)(2): dynamic displays may occupy no more than 30% of the actual copy and graphic area. The applicant is requesting a variance of 16% to have a dynamic display that occupies 46% of the actual copy and graphic area.

Case #688

Mark Bailin, Diamond Signs and Graphics
on behalf of The Wave Car Wash
309 E. Highland Road
Macedonia, OH 44056

The Board of Zoning and Building Code Appeals will hear a request for a variance at 309 E. Highland Road. The variance request is to sections 1179.07(f)(1) and 1179.07(f)(2) regarding maximum area regulations and corner lots and side and rear entrances. The applicant is requesting a variance of 32 sq. ft. to allow 142 sq. ft. of sign area.

If you approve of the above-mentioned use of said property, or, if such use is thought by you to be injurious to your premises or contrary to the public interest, please file a statement by letter or email stating your viewpoint to the Building Department no later than **two** business days before the meeting. You may also contact the Building Department at 330-468-8364. All public comments received to the City will be discussed during the conference call.

If you know of any affected property owners who may be interested, but who may not have read this notice, please inform them of this meeting.

If you are not interested in this matter, please disregard this notice.

-Macedonia Board of Zoning and Building Code Appeals



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

INTEROFFICE MEMO

To: Zoning Board of Appeals
From: Chris Hall
Subject: Bavaria Road Self-Storage Facility Parking Space Variance
For Consideration by the Board on November 16, 2022
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: October 21, 2022

Applicant: Steve Kresse, Owner
Location: 8231 Bavaria Road
Zoning: G-I General Industrial District
Request I: Applicant is requesting “*area variance*” reducing the ratio of parking spaces to square foot of floor area.

Standards: **1171.11 OFF-STREET PARKING.**
(c) Schedule of Required Off-Street Parking.

The following schedule shall apply:

Storage	1 space for each 800 sq. ft. of floor area
Office	1 space per 300 sq. ft. of floor area

Findings: Proposed storage space : 73,781 sq. ft. – 93 required spaces
Proposed office space : 930 sq. ft. - 4 spaces

The applicant is unsure of the actual size of the storage buildings to be constructed. Therefore, a reduction in the ratio of storage parking spaces to square feet of floor area is being requested (from $\frac{1}{800}$ to $\frac{1}{1600}$), rather than a reduction in actual parking spaces.

Board’s Action: The Board of Zoning Appeals is to consider the applicant’s request for an “*area variance*” to 1171.11(c) reducing the required parking spaces for **storage** from 1 space for each 800 sq. ft. of floor area to 1 space for each 1600 sq. ft. of floor area.

Memorandum

TO: Nicholas Molnar, Mayor
and Macedonia Planning Commission

FROM: Brian M. Frantz, AICP

SUBJECT: 8231 Bavaria Road Storage Buildings – Conditional Use & Preliminary Plan Approval

DATE: October 14, 2022

The applicant is proposing to construct eight (previously seven) warehouse storage buildings on the property located at 8231 Bavaria Road. The property is zoned General Industrial.

The proposed buildings are sized as follows: Building A is 5,125 sq.ft.; Building B is 5,735 sq.ft.; Building C is “l-shaped” and is divided into a 2,121 sq.ft. section and a 2,310 sq.ft. section, for a total area of 4,431 square feet; Buildings D is “l-shaped” and is divided into a 2,385 sq.ft. section and a 1,050 sq.ft. section, for a total area of 3,435 sq.ft.; Building E is 4,000 sq.ft.; Buildings F & G are 22,157 sq.ft., while Building H is 6,741 sq.ft. The total area of all the storage buildings is 73,781 sq.ft. (previously 62,275 sq.ft.). In addition to the storage buildings, a 30’x31’ (930 sq.ft. – previously 2,025 sq.ft.) office building is proposed.

I have reviewed an application (and revised site plan documents) dated September 23, 2022 and offer the Planning Commission the following comments for their consideration:

Analysis – Conditional Zoning Certificate

Section 1171.18 (b) requires a conditional zoning certificate pursuant to Section 1137.04 of the Code for self service storage facilities. Two primary requirements are set forth in this Section of the Code that the Planning Commission must address when reviewing this use in the Industrial District. First and foremost, Section 1171.18 (c) requires 1,000 separation between any storage building and residential dwellings. The Commission can permit a lesser setback if it finds that there is no adverse impact to the residential dwellings, but nothing less than 500 feet can be approved. Second in this Section that is important for the Commission to address is the need for inspection by the Fire Department (up to three times per year) and the mechanism to permit these inspections. Below are my comments to each.



- 1) Sheet SP-1 documents a minimum of 500 feet setback from Buildings F, G & H to the closest residence to the west (see image above). As evidenced in the image, an existing tree buffer is in place along the western edge of the subject site. Moreover, the applicant's landscape plan provides 14 Eastern White Pines along the western edge of the off-street parking lot, adjacent the western building line of Buildings F, G & H.

Section 1172.02 (a) (6) of the Code requires an appropriate proportion of deciduous and non-deciduous trees when considering landscape design and screening. To address this requirement and to ensure additional screening, I believe four more Eastern White Pines (8-9 feet tall as specified) are needed to wrap around the northern edge of the proposed parking lot. In addition, at least six deciduous trees (e.g., Celebration Maple or Pin Oak) must be added to the screening plan to further ensure no adverse impact to the residential dwellings occurs. These trees should be added to the west of the Eastern White Pines and staggered to provide enhanced screening.

- 2) A lease agreement must be provided for the City's review to ensure that inspections are arranged and provided by the Fire Department pursuant to Section 1171.18 (d) and (e) of the Code.

Provided the above is agreed to, I believe the conditional zoning certificate can be approved specifically with these stipulations.

Analysis – Revised Site Development Plan (and related documents)

The applicant has revised the site plan to reflect a development pattern that considers the existing conditions of the subject site. Wetlands were documented by Davey Resource Group and a small impact is noted on Map Sheet 1 of the plan set. This wetland appears to be located where Building G is proposed. The revised plan now indicates eight storage buildings rather than the seven previously proposed during the conceptual review of the project. This increase in the number of buildings also has resulted in an increase in the total area of storage buildings.

The following are my comments based on my review of the revised plans.

- 1) Section 1169.04 (h) requires all yards to be landscaped and provide adequate screening. **ACTION ITEM: A landscape plan is provided (an overlay on Sheet SP-1) that provides some landscaping proposed in connection with the project. Generally, the landscaping focuses on screening of the neighboring residential neighborhood and doesn't necessarily address treatment of the yards. Recognizing this is somewhat difficult given the topography, shape and easements impacting the parcel, I focused on the entrance from Bavaria Road and the northern end of the subject property abutting Twinsburg Township vacant land.**

The northern property line of the subject property abuts vacant land in Twinsburg Township and it's unknown what the property use may be in the future. As such, the northern property line of the subject property should provide landscape screening and not just grass as currently proposed.

Regarding the entrance, a small amount of landscaping is provided and some of the materials (and parking/entrance drive) appears to be located in the Ohio Edison easement. Documentation that these uses are permissible in the easement is needed. Moreover, two deciduous trees (e.g., Celebration Maple or Pin Oak) should be added to either side of the drive entrance to the site and larger landscape bushes (e.g., burning bush) should be considered to replace the smaller Boxwood species being proposed.

- 2) Section 1171.11 (b) of the Code requires a 22' drive-isle for two-way traffic. **ACTION ITEM:** the two-way entrance isle transitions quickly to one-way at south edge of building B and now provides a barrier free parking space on the south side of Building B that appears to be difficult to access given the limited space between Buildings A and B. This space should be eliminated.
- 3) Section 1169.04 (f) (2) provides greater setback and screening standards for outdoor storage. **ACTION ITEM:** Sheet SP-2 states that no outdoor storage is proposed. The meeting minutes should clearly indicate that outdoor storage is not approved with this project.
- 4) Sheet SP-1 indicates that a six foot to eight-foot-tall chain link fence is proposed around the property. **ACTION ITEM:** The proposed fence appears to run from the northeast corner of Building H west around the proposed parking lot and stop near the northwest corner of Building D. A gate is provided between Building H and Building B and between Building A and B for Fire Department access, but this access comes from the 100-foot Ohio Edison easement. Details about how the Fire Department can access through the unpaved Edison easement must be provided.

A cross-section detail for the fence is needed on future plan submittals and clarity regarding whether the fence surrounds the entire property or just a portion of the property is needed. The Commission should not permit use of razor/barbed wire fencing given the aesthetics of this type of fencing.

- 5) Section 1171.11 (c) provides requirements for off-street parking. Specifically, one parking spaces is required for every 800 square feet of storage space and one parking space for every 300 square feet of office space. The proposal includes a total of 73,781 square feet of storage space, which requires 93 off-street parking spaces. The 930 square feet of planned office space requires four spaces. A total of 97 spaces is needed and 96 are provided. **ACTION ITEM:** The site is deficient by one parking space, which is negligible but necessary to provide to be compliant. Moreover, the barrier free parking space adjacent to the south side of Building B appears to be difficult to access given the drive-isle and building placement.

The proposed parking lot to the western side of the site should be reconfigured to provide consistent drive-isle width. One side of the drive-isle is 30 feet and the other is 22 feet. The north side is nearly 30 feet, while the south side is 24 feet. I believe additional parking can be achieved if a consistent width is used around the entire parking area. If this is accurate, the barrier free space noted above can be eliminated and the required 97 parking spaces can be achieved. Finally, the end of the parking isles must be revised to reflect landscape islands and not pavement striping.

Section 1171.11 (e) (2) permits off-street parking in the front, side or rear yards provided it is adequately screened with landscaping. **ACTION ITEM: See previous comments regarding screening of the parking spaces to ensure compliance with this Code provision.**

- 6) Section 1171.11 (e) (4) (D) requires site lighting. **ACTION ITEM: The photometrics plan documents lighting levels exceeding 0.5 foot-candles at the drive entrance to the site. This is the only area of concern, but it does need to be addressed. Future plan submittals must provide details about the type, quantity, height and other important specifications about the proposed lighting.**
- 7) The Criteria Checklist on Sheet SP-1 incorrectly identifies the off-street parking requirements. **ACTION ITEM: the table needs to be updated to reflect the correct data regarding the number of spaces provided compared to the total required by Code. Also, the total area of the storage buildings needs corrected to reflect 73,781 square feet.**
- 8) Building architecture is provided with this submittal. **ACTION ITEM: The buildings are proposed to be clad with metal siding and flat roofs. The City's Architectural Design Consultant should review this proposal to ensure compliance with the city-wide standards. Generally, I do not believe this proposal complies and the building roof lines and building materials should be reevaluated based on the architectural standards of the Code.**

Conclusion

The site development plan should be considered for preliminary plan approval subject to the items noted in this report.

If you have any questions or need additional information, please feel free to contact me.

**MACEDONIA PLANNING COMMISSION
OCTOBER 17, 2022
MEETING MINUTES**

CALL TO ORDER: Mr. Westbrooks called the meeting to order at approximately 5:33 p.m.

MEMBERS PRESENT:

Planning Commission: Mr. Westbrooks, Mr. Schiavone, Mr. Cox, and Mr. Wallenhorst.

ABSENT: Mr. Roberts

City Planner: Mr. Frantz

City Fire Inspector: Mr. Kalish

Building Commissioner: Bob Rodic

APPROVAL OF THE SEPTEMBER 19, 2022 PLANNING COMMISSION MEETING MINUTES.

Mr. Schiavone motioned to approve, Mr. Wallenhorst seconded, Mr. Westbrooks agreed, and Mr. Cox abstained.

PROPOSED CONDITIONAL USE PERMIT TO CONSTRUCT SELF-STORAGE UNITS IN A G-1 DISTRICT.

Mr. Kress and Mr. Valante were present. Mr. Frantz made his comments. Mr. Kress gave an overview of the project. Mr. Frantz made his comments. Mr. Kalish commented that per 2017 Ohio fire code a secondary driveway or emergency access is required with the square footage of the building and 300 feet spacing for fire hydrants per the city code. The secondary driveway was discussed. Mr. Kalish requested that the fire hydrants be inside the fence. Mr. Westbrooks motioned to approve the Conditional Use permit with stipulations to: Additional landscaping per the City Planner memo, a lease agreement to allow the fire dept to do inspections, notation of no outdoor storage and a 500-foot setback is allowed. Mr. Cox seconded, Mr. Cox and Mr. Wallenhorst agreed.

PROPOSED PRELIMINARY PLAN APPROVAL FOR SMART SELF STORAGE UNITS LOCATED AT 8231 BAVARIA RD.

Mr. Kress and Mr. Valante were present. Mr. Frantz made his comments. The wetland impact was discussed and is in the process of being permitted. Mr. Frantz discussed the landscaping, focusing on the terrain and easements with the property to the North that is in Twinsburg, and the landscaping in the front of the property. The barrier free parking space was discussed as well as the drive isle. Mr. Frantz commented that the applicant could apply to the BZA to eliminate the parking lot. Mr. Valente stated that if BZA disapproves the elimination of the parking lot that they would go back to the co compliant parking lot. Mr. Valente commented that the chain link fence will be from the northeast building H down to building D and will not go around the entire property. Mr. Frantz requested a cross section view of the fence and how it gets constructed onto the future proposal. The lighting was discussed. Mr. Frantz requested the City Architectural Advisor review the plans. Mr. Westbrooks motioned to approve the preliminary plans subject to the City Planner and Fire Inspectors comments. Mr. Cox seconded, Mr. Wallenhorst and Mr. Schiavone agreed.

PROPOSED CONDITIONAL USE PERMIT TO DETERMINE A COMPATIBLE USE FOR TRAILER SALES IN A G-1 INDUSTRIAL DISTRICT.

Mr. Startzenbach and Mr. Henning were present and gave an overview of what they were planning, stating that they are a trailer sales company currently located in oakwood village and would like to move to Macedonia. Mr. Frantz made his comments. The Planning Commission has identified that the trailer sales is a permitted use in a general industrial district.

RE: Proposed Self-Storage Facility at 8231 Bavaria Rd

Board of Zoning Appeals,

Steve Kresse is proposing a self-storage facility at 8231 Bavaria Rd in the General Industrial District. The facility will include 73,780 sq.ft. of storage space and 920 sq.ft. of office space. Per section 1171.11 (c) one parking space is required for every 800 sq.ft. of storage and one parking space for every 300 sq.ft. of office space. This requires a total of 97 parking spaces on the site.

A variance is being requested to reduce the required number of parking spaces to one space for every 1600 sq.ft of storage. With the current site plan this would require 51 parking spaces. The currently required 97 parking spaces is not warranted and not useful for self-storage. The parking code, being written many decades ago is outdated and not a true reflection of modern self-storage parking needs. The code was likely written at a time when environmental concerns and stormwater quality concerns did not exist.

Self-storage customers are transient and do not visit their units very often. According to a 2020 Self-Storage demand study 24% of customers visit their unit once per month and 23% of customers visit 6 times per year or less. A traffic generation study conducted by the Self-Storage Association concluded that a facility of this size would result in approximately 31 vehicles per day or 2.6 vehicles per hour over a 12-hour period. A parking generation study by The Institute of Transportation Engineers indicates that average parking demand during peak weekday hours for a facility of this size would require seven parking spaces. Self-storage is known to be one of the lowest traffic generators and has less traffic than typical retail, office, industrial and even residential subdivisions.

The required 97 parking spaces results in the need for a large parking lot on the western side of the site facing the residential district. The variance would allow for this parking lot to be removed. If the parking lot is built as required by current code it will remain empty and not serve any purpose. Customers will always park as close to their storage unit as possible for ease of loading and unloading regardless if a parking lot is provided. The proposed site plan includes extra wide 30' & 32' drive isles to accommodate parallel

parking along the building perimeter. The industry standard for a self-storage facility of this size is 4-6 parking spaces near the office and the rest around the perimeter of the buildings.

The parking lot will result in the reduction of green space on the site, an unnecessary impact to the environment, increased stormwater runoff, move the overall footprint of the developed area 58' closer to the residential district, and will reduce the amount of space available for screenings between the residential district. Outdoor storage is not proposed as part of this development but as time goes on ownership may change, city administration may change and a parking lot sitting empty will be an invitation for unsightly storage of trailers, boats, RV's, and trucks. Exhibit A shows two local self-storage facilities with parking areas used for long term parking or outdoor storage. Over time these areas can become unorganized and unattractive. Exhibit B shows three other local self-storage facilities without areas used for long term parking and the difference in appearance is apparent. All 5 facilities shown on Exhibits A & B do not have large parking areas specifically used for transient customers but rather allow for parking along the perimeter of the storage buildings as I am proposing for this site. Parking along the building perimeter near the units is the standard and accepted parking layout in the self-storage industry.

I believe it is in the best interest of the city, the environment, residential neighbors, industrial neighbors, and future customers to reduce the parking requirement for this development.

Thank you for considering my request for a variance.

Steve Kresse

Owner

PAULA M. LEYMAN, TRUSTEE
& JOHN F. YORK
1438 HIGHLAND RD.
DOC #56155874
PN: 6200718

CIVCON
Engineering & Construction

1270 W Clifton Blvd Suite 300
Lakewood, OH 44107
Phone: (216) 228-6723
Fax: (216) 228-6730
Email: info@civcon.net

THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO CIVCON ENGINEERING CONSULTANTS, INC. UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

CLIENT:
Steve Kresse
8231 Bavaria Rd
Macedonia, OH 44067
(330) 998-1789



W W GRAINGER INC.
8211 BAVARIA RD.
PN: 3311009

DATE	REVISION	BY
09-23-22	For Preliminary Site Plan Approval	FRV

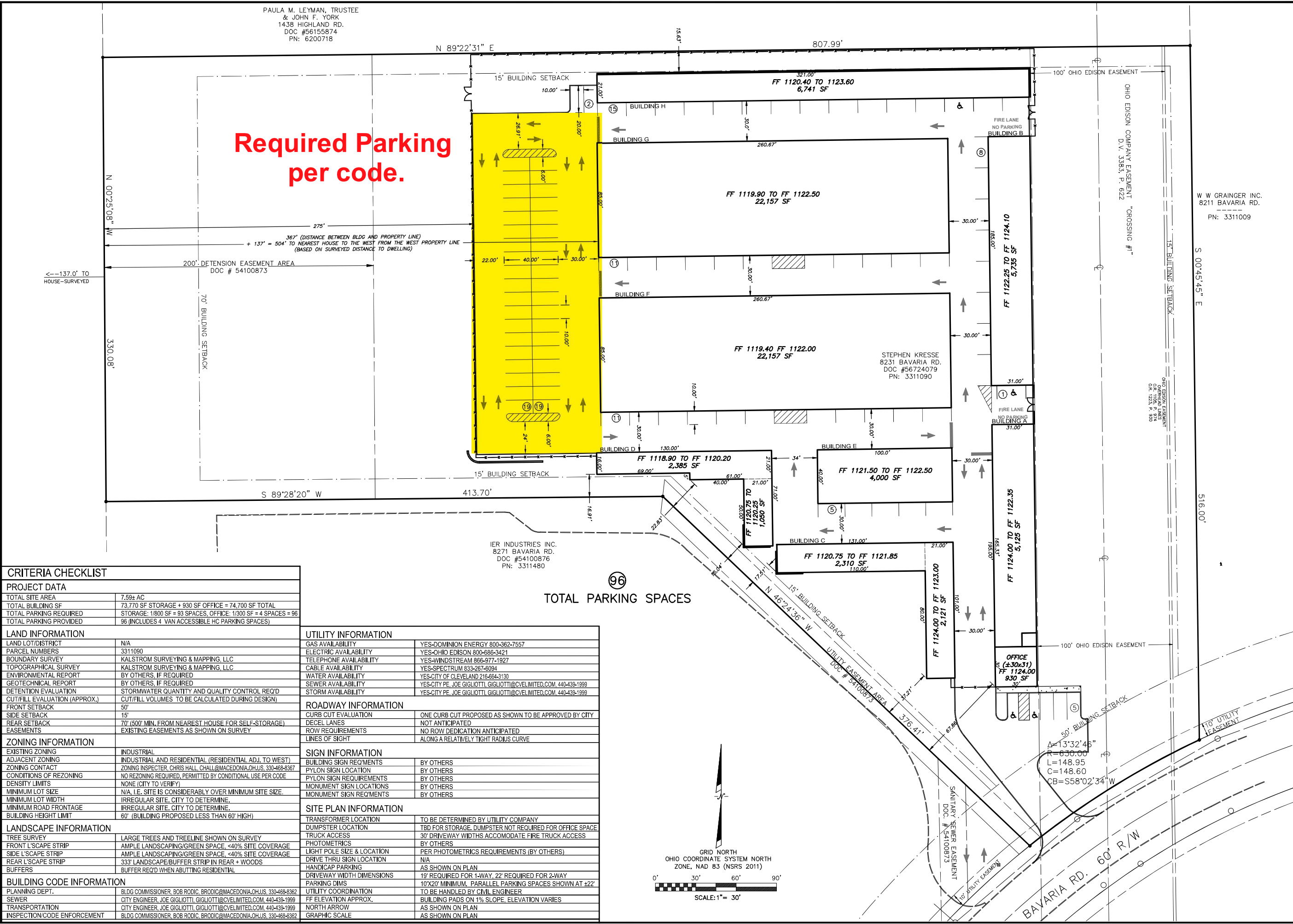
Smart Self Storage
Macedonia, OH 44056
CIVCON Engineering Consultants, Inc.
CONTACT: FRANK R. VILLANTI, P.E. PHONE (216) 228-6723 FAX (216) 228-6730

Preliminary Engineered Site Plan
73,800 SF STORAGE + 900 SF OFFICE = 74,700 SF TOTAL

DESIGNED BY:	FRV	DRAWN BY:	FRV	CHECKED BY:	FRV
DATE:	03-15-2022				
SCALE:	SEE BAR SCALE				
JOB NO.:	C22150				
SHEET NO.:	SP-1				

Required Parking per code.

96 TOTAL PARKING SPACES



CRITERIA CHECKLIST	
PROJECT DATA	
TOTAL SITE AREA	7.59± AC
TOTAL BUILDING SF	73,770 SF STORAGE + 930 SF OFFICE = 74,700 SF TOTAL
TOTAL PARKING REQUIRED	STORAGE: 1/800 SF = 93 SPACES, OFFICE: 1/300 SF = 4 SPACES = 96
TOTAL PARKING PROVIDED	96 (INCLUDES 4 VAN ACCESSIBLE HC PARKING SPACES)

LAND INFORMATION	
LAND LOT/DISTRICT	N/A
PARCEL NUMBERS	3311090
BOUNDARY SURVEY	KALSTROM SURVEYING & MAPPING, LLC
TOPOGRAPHICAL SURVEY	KALSTROM SURVEYING & MAPPING, LLC
ENVIRONMENTAL REPORT	BY OTHERS, IF REQUIRED
GEOTECHNICAL REPORT	BY OTHERS, IF REQUIRED
DETENTION EVALUATION	STORMWATER QUANTITY AND QUALITY CONTROL REQ'D
CUT/FILL EVALUATION (APPROX.)	CUT/FILL VOLUMES TO BE CALCULATED DURING DESIGN
FRONT SETBACK	50'
SIDE SETBACK	15'
REAR SETBACK	70' (500' MIN. FROM NEAREST HOUSE FOR SELF-STORAGE)
EASEMENTS	EXISTING EASEMENTS AS SHOWN ON SURVEY

ZONING INFORMATION	
EXISTING ZONING	INDUSTRIAL
ADJACENT ZONING	INDUSTRIAL AND RESIDENTIAL (RESIDENTIAL ADJ. TO WEST)
ZONING CONTACT	ZONING INSPECTOR, CHRIS HALL, CHALL@MACEDONIA.OH.US, 330-468-8367
CONDITIONS OF REZONING	NO REZONING REQUIRED, PERMITTED BY CONDITIONAL USE PER CODE
DENSITY LIMITS	NONE (CITY TO VERIFY)
MINIMUM LOT SIZE	N/A, I.E. SITE IS CONSIDERABLY OVER MINIMUM SITE SIZE.
MINIMUM LOT WIDTH	IRREGULAR SITE, CITY TO DETERMINE.
MINIMUM ROAD FRONTAGE	IRREGULAR SITE, CITY TO DETERMINE.
BUILDING HEIGHT LIMIT	60' (BUILDING PROPOSED LESS THAN 60' HIGH)

LANDSCAPE INFORMATION	
TREE SURVEY	LARGE TREES AND TREELINE SHOWN ON SURVEY
FRONT LANDSCAPE STRIP	AMPLE LANDSCAPING/GREEN SPACE, <40% SITE COVERAGE
SIDE LANDSCAPE STRIP	AMPLE LANDSCAPING/GREEN SPACE, <40% SITE COVERAGE
REAR LANDSCAPE STRIP	33' LANDSCAPE/BUFFER STRIP IN REAR + WOODS
BUFFERS	BUFFER REQ'D WHEN ABUTTING RESIDENTIAL

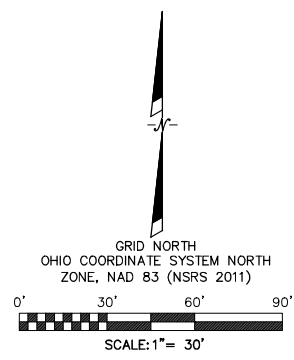
BUILDING CODE INFORMATION	
PLANNING DEPT.	BLDG COMMISSIONER, BOB RODIC, BRODIC@MACEDONIA.OH.US, 330-468-8362
SEWER	CITY ENGINEER, JOE GIGLIOTTI, GIGLIOTTI@CIVELIMITED.COM, 440-439-1999
TRANSPORTATION	CITY ENGINEER, JOE GIGLIOTTI, GIGLIOTTI@CIVELIMITED.COM, 440-439-1999
INSPECTION/CODE ENFORCEMENT	BLDG COMMISSIONER, BOB RODIC, BRODIC@MACEDONIA.OH.US, 330-468-8362

UTILITY INFORMATION	
GAS AVAILABILITY	YES-DOMINION ENERGY 800-362-7557
ELECTRIC AVAILABILITY	YES-OHIO EDISON 800-686-3421
TELEPHONE AVAILABILITY	YES-WINDSTREAM 866-977-1927
CABLE AVAILABILITY	YES-SPECTRUM 833-267-6094
WATER AVAILABILITY	YES-CITY OF CLEVELAND 216-684-3130
SEWER AVAILABILITY	YES-CITY PE, JOE GIGLIOTTI, GIGLIOTTI@CIVELIMITED.COM, 440-439-1999
STORM AVAILABILITY	YES-CITY PE, JOE GIGLIOTTI, GIGLIOTTI@CIVELIMITED.COM, 440-439-1999

ROADWAY INFORMATION	
CURB CUT EVALUATION	ONE CURB CUT PROPOSED AS SHOWN TO BE APPROVED BY CITY
DECEL LANES	NOT ANTICIPATED
ROW REQUIREMENTS	NO ROW DEDICATION ANTICIPATED
LINE OF SIGHT	ALONG A RELATIVELY TIGHT RADIUS CURVE

SIGN INFORMATION	
BUILDING SIGN REQ'MENTS	BY OTHERS
PYLON SIGN LOCATION	BY OTHERS
PYLON SIGN REQUIREMENTS	BY OTHERS
MONUMENT SIGN LOCATIONS	BY OTHERS
MONUMENT SIGN REQ'MENTS	BY OTHERS

SITE PLAN INFORMATION	
TRANSFORMER LOCATION	TO BE DETERMINED BY UTILITY COMPANY
DUMPSTER LOCATION	TBD FOR STORAGE, DUMPSTER NOT REQUIRED FOR OFFICE SPACE
TRUCK ACCESS	30' DRIVEWAY WIDTHS ACCOMMODATE FIRE TRUCK ACCESS
PHOTOMETRICS	BY OTHERS
LIGHT POLE SIZE & LOCATION	PER PHOTOMETRICS REQUIREMENTS (BY OTHERS)
DRIVE THRU SIGN LOCATION	N/A
HANDICAP PARKING	AS SHOWN ON PLAN
DRIVEWAY WIDTH DIMENSIONS	19' REQUIRED FOR 1-WAY, 22' REQUIRED FOR 2-WAY
PARKING DIMS	10'X20' MINIMUM, PARALLEL PARKING SPACES SHOWN AT #22
UTILITY COORDINATION	TO BE HANDLED BY CIVIL ENGINEER
FF ELEVATION APPROX.	BUILDING PADS ON 1% SLOPE, ELEVATION VARIES
NORTH ARROW	AS SHOWN ON PLAN
GRAPHIC SCALE	AS SHOWN ON PLAN

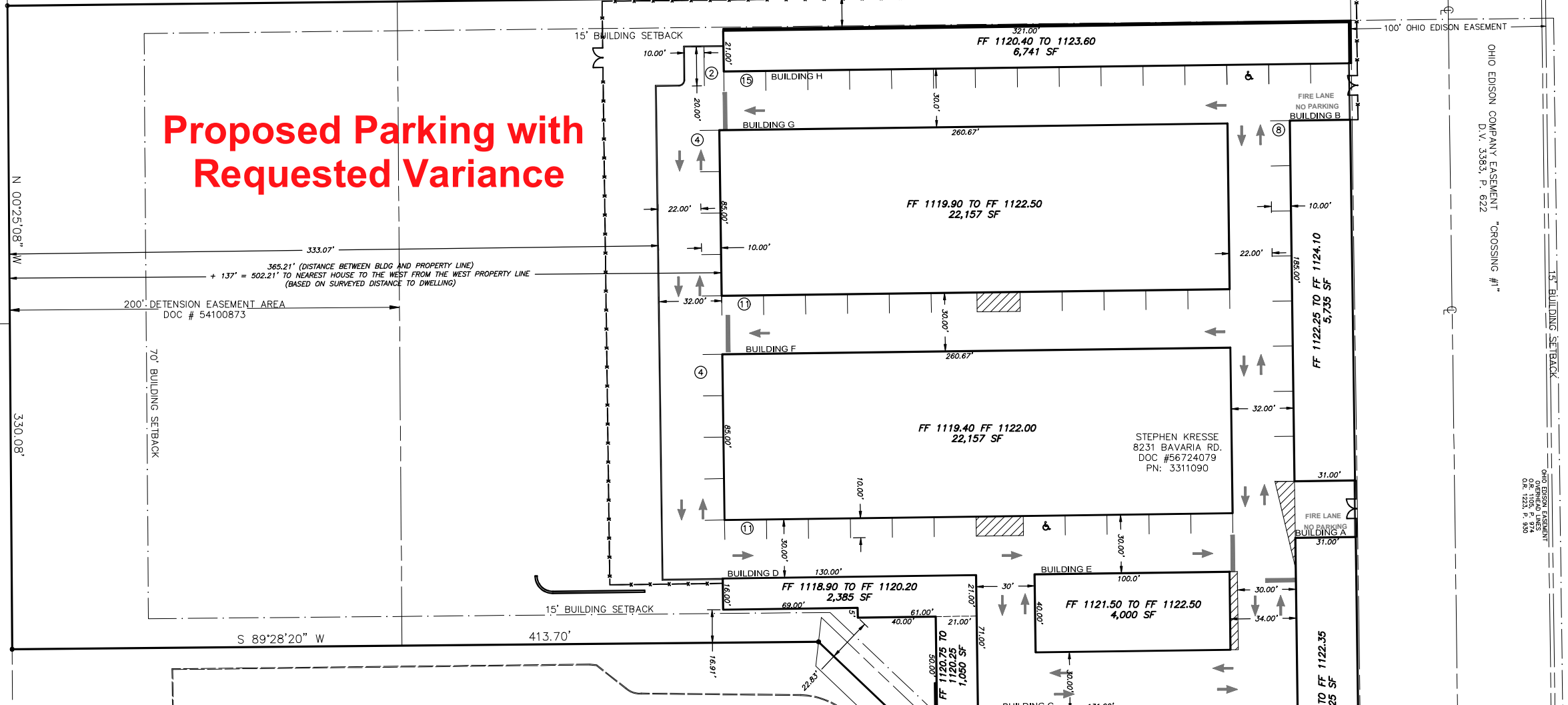


PAULA M. LEYMAN, TRUSTEE
& JOHN F. YORK
1438 HIGHLAND RD.
DOC #56155874
PN: 6200718

**Proposed Parking with
Requested Variance**

N 89°22'31" E

807.99'



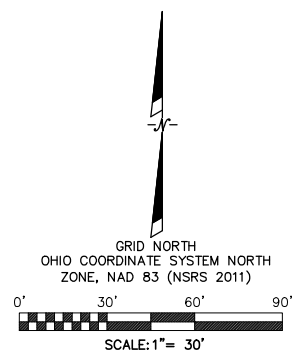
IER INDUSTRIES INC.
8271 BAVARIA RD.
DOC #54100876
PN: 3311480

60
TOTAL PARKING SPACES

CRITERIA CHECKLIST

PROJECT DATA	
TOTAL SITE AREA	7.59± AC
TOTAL BUILDING SF	73,780 SF STORAGE + 920 SF OFFICE = 74,700 SF TOTAL
TOTAL PARKING REQUIRED	STORAGE: 1/800 SF = 93 SPACES, OFFICE: 1/300 SF = 4 SPACES
TOTAL PARKING PROVIDED	STORAGE: 55 SPACES, OFFICE 5 SPACES (INCLUDES 3 HC SPACES)
(PROVIDED PARKING RATIO: STORAGE: 1/1,342 SF, OFFICE: 1/184 SF)	
LAND INFORMATION	
LAND LOT/DISTRICT	N/A
PARCEL NUMBERS	3311090
BOUNDARY SURVEY	KALSTROM SURVEYING & MAPPING, LLC
TOPOGRAPHICAL SURVEY	KALSTROM SURVEYING & MAPPING, LLC
ENVIRONMENTAL REPORT	BY OTHERS, IF REQUIRED
GEOTECHNICAL REPORT	BY OTHERS, IF REQUIRED
DETENTION EVALUATION	STORMWATER QUANTITY AND QUALITY CONTROL REQ'D
CUT/FILL EVALUATION (APPROX.)	CUT/FILL VOLUMES TO BE CALCULATED DURING DESIGN
FRONT SETBACK	50'
SIDE SETBACK	15'
REAR SETBACK	70' (500' MIN. FROM NEAREST HOUSE FOR SELF-STORAGE)
EASEMENTS	EXISTING EASEMENTS AS SHOWN ON SURVEY
ZONING INFORMATION	
EXISTING ZONING	INDUSTRIAL
ADJACENT ZONING	INDUSTRIAL AND RESIDENTIAL (RESIDENTIAL ADJ. TO WEST)
ZONING CONTACT	ZONING INSPECTOR, CHRIS HALL, CHALL@MACEDONIA.OH.US, 330-468-8367
CONDITIONS OF REZONING	NO REZONING REQUIRED, PERMITTED BY CONDITIONAL USE PER CODE
DENSITY LIMITS	NONE (CITY TO VERIFY)
MINIMUM LOT SIZE	N/A, I.E. SITE IS CONSIDERABLY OVER MINIMUM SITE SIZE.
MINIMUM LOT WIDTH	IRREGULAR SITE, CITY TO DETERMINE.
MINIMUM ROAD FRONTAGE	IRREGULAR SITE, CITY TO DETERMINE.
BUILDING HEIGHT LIMIT	60' (BUILDING PROPOSED LESS THAN 60' HIGH)
LANDSCAPE INFORMATION	
TREE SURVEY	LARGE TREES AND TREELINE SHOWN ON SURVEY
FRONT LANDSCAPE STRIP	AMPLE LANDSCAPING/GREEN SPACE, <40% SITE COVERAGE
SIDE LANDSCAPE STRIP	AMPLE LANDSCAPING/GREEN SPACE, <40% SITE COVERAGE
REAR LANDSCAPE STRIP	33' LANDSCAPE/BUFFER STRIP IN REAR + WOODS
BUFFERS	BUFFER REQ'D WHEN ABUTTING RESIDENTIAL
BUILDING CODE INFORMATION	
PLANNING DEPT.	BLDG COMMISSIONER, BOB RODIC, BRODIC@MACEDONIA.OH.US, 330-468-8362
SEWER	CITY ENGINEER, JOE GIGLIOTTI, GIGLIOTTI@CVELIMITED.COM, 440-439-1999
TRANSPORTATION	CITY ENGINEER, JOE GIGLIOTTI, GIGLIOTTI@CVELIMITED.COM, 440-439-1999
INSPECTION/CODE ENFORCEMENT	BLDG COMMISSIONER, BOB RODIC, BRODIC@MACEDONIA.OH.US, 330-468-8362

UTILITY INFORMATION	
GAS AVAILABILITY	YES-DOMINION ENERGY 800-362-7557
ELECTRIC AVAILABILITY	YES-OHIO EDISON 800-686-3421
TELEPHONE AVAILABILITY	YES-WINDSTREAM 866-977-1927
CABLE AVAILABILITY	YES-SPECTRUM 833-267-6094
WATER AVAILABILITY	YES-CITY OF CLEVELAND 216-684-3130
SEWER AVAILABILITY	YES-CITY PE, JOE GIGLIOTTI, GIGLIOTTI@CVELIMITED.COM, 440-439-1999
STORM AVAILABILITY	YES-CITY PE, JOE GIGLIOTTI, GIGLIOTTI@CVELIMITED.COM, 440-439-1999
ROADWAY INFORMATION	
CURB CUT EVALUATION	ONE CURB CUT PROPOSED AS SHOWN TO BE APPROVED BY CITY
DECEL LANES	NOT ANTICIPATED
ROW REQUIREMENTS	NO ROW DEDICATION ANTICIPATED
LINES OF SIGHT	ALONG A RELATIVELY TIGHT RADIUS CURVE
SIGN INFORMATION	
BUILDING SIGN REQUIREMENTS	BY OTHERS
PYLON SIGN LOCATION	BY OTHERS
PYLON SIGN REQUIREMENTS	BY OTHERS
MONUMENT SIGN LOCATIONS	BY OTHERS
MONUMENT SIGN REQUIREMENTS	BY OTHERS
SITE PLAN INFORMATION	
TRANSFORMER LOCATION	TO BE DETERMINED BY UTILITY COMPANY
DUMPSTER LOCATION	TBD FOR STORAGE, DUMPSTER NOT REQUIRED FOR OFFICE SPACE
TRUCK ACCESS	30' DRIVEWAY WIDTHS ACCOMMODATE FIRE TRUCK ACCESS
PHOTOMETRICS	BY OTHERS
LIGHT POLE SIZE & LOCATION	PER PHOTOMETRICS REQUIREMENTS (BY OTHERS)
DRIVE THRU SIGN LOCATION	N/A
HANDICAP PARKING	AS SHOWN ON PLAN
DRIVEWAY WIDTH DIMENSIONS	19' REQUIRED FOR 1-WAY, 22' REQUIRED FOR 2-WAY
PARKING DIMS	10'X20' MINIMUM, PARALLEL PARKING SPACES SHOWN AT ±22'
UTILITY COORDINATION	TO BE HANDLED BY CIVIL ENGINEER
FF ELEVATION APPROX.	BUILDING PADS ON 1% SLOPE, ELEVATION VARIES
NORTH ARROW	AS SHOWN ON PLAN
GRAPHIC SCALE	AS SHOWN ON PLAN



CIVCON
1270 W Clifton Blvd Suite 300
Lakewood, OH 44107
Phone: (216) 228-6723
Fax: (216) 228-6730
Email: info@civcon.net

THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO CIVCON ENGINEERING CONSULTANTS, INC. UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.

CLIENT:
Steve Kresse
8231 Bavaria Rd
Macedonia, OH 44067
(330) 998-1789



DATE	REVISION	BY
09-23-22	For Preliminary Site Plan Approval	FRV
10-20-22	Parking reduction for BZA approval	FRV

Smart Self Storage
Macedonia, OH 44056
8231 Bavaria Rd
CIVCON Engineering Consultants, Inc.
CONTACT: FRANK R. VILLANTI, P.E. PHONE (216) 228-6723 FAX (216) 228-6730

**Preliminary Engineered
Site Plan**
73,800 SF STORAGE + 900 SF OFFICE =
74,700 SF TOTAL

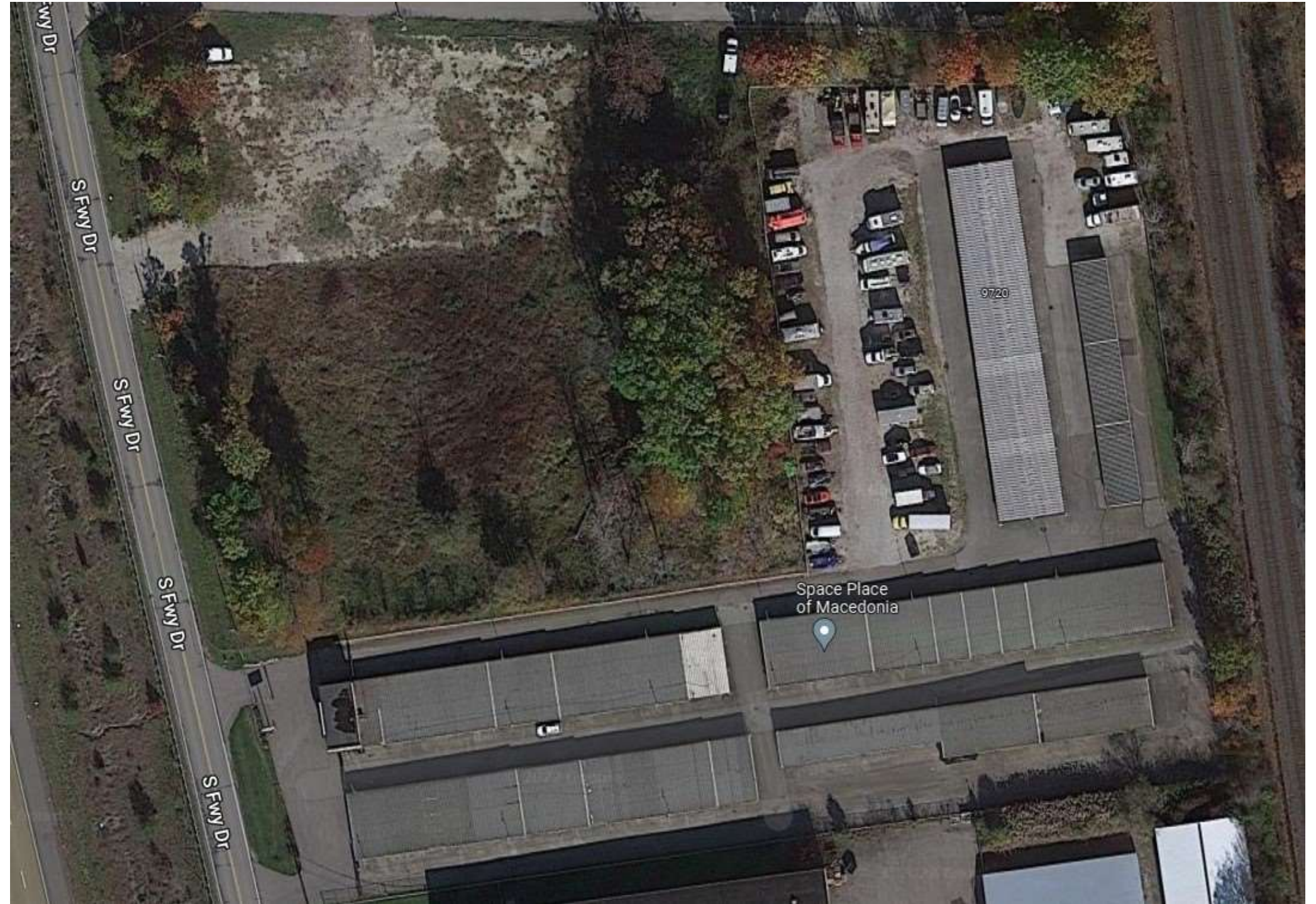
DESIGNED BY: FRV DRAWN BY: FRV CHECKED BY: FRV
DATE: 03-15-2022
SCALE: SEE BAR SCALE
JOB NO: C22150
SHEET NO: **SP-1**

Exhibit A

Self-Storage facilities with additional parking areas.



Redi Storage - Northfield Village, OH



Space Place - Macedonia, OH

Exhibit B

Self-Storage facilities without additional parking areas.



Twinsburg Self-Storage, Twinsburg, OH



Storage King USA – Aurora, OH



IncaAztec Self-Storage, Boston Heights, OH



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

INTEROFFICE MEMO

To: Zoning Board of Appeals
From: Chris Hall
Subject: Variance Requests for The Wave Car Wash
For Consideration by the Board on November 16, 2022
Cc: Mayor Molnar, Bob Rodic, Rachael Gambatese
Date: October 20, 2022

Applicant: Mark Bailin, Diamond Signs and Graphics, representing The Wave Car Wash

Location: 307 East Highland Road

Zoning: B-4 Highway Business District

REQUEST I: Applicant is requesting an “*area variance*” related to allowable sign area of a freestanding monument sign in a Business District.

Standards: **Ordinance 1179.07(b)**
(b) One freestanding identification sign, with a maximum area of forty (40) square feet per sign face, is permitted per project or development.

Findings: The applicant is requesting a freestanding sign that is 69 square feet.

Board’s Action: The Board is to consider applicant’s request for an area variance allowing a freestanding sign area of 69 square feet, a variance of 29 square feet.

REQUEST II: Applicant is requesting an “*area variance*” related to allowable height of a freestanding sign in a Business District.

Standards: **Ordinance 1179.03(g)**
(g) Maximum Height for Freestanding Signs - Table B. The maximum height of freestanding signs, when permitted, shall conform to the standards of Table B.

Findings: The maximum height for a freestanding sign in a Business District is 8 feet.

Board’s Action: The Board is to consider applicant’s request for an area variance allowing a freestanding sign height of 15 feet, a variance of 7 feet.



City of Macedonia

The Crossroads of Northeast Ohio

9691 Valley View Road • Macedonia, Ohio 44056
(330) 468-8360 • FAX (330) 468-8396

INTEROFFICE MEMO

REQUEST III: Applicant is requesting an “*area variance*” related to allowable size of the dynamic display (electronic message center) in a Business District.

Standards: **Ordinance 1179.11(b)(2)**
(2) Dynamic displays may occupy no more than thirty percent (30%) of the actual copy and graphic area.

Findings: The applicant is requesting a dynamic display that occupies forty-six percent (46%) of the actual copy and graphic area.
NOTE: Sign size of 69 ft²: EMC is 32 ft² and non-EMC is 37 ft².

Board’s Action: The Board is to consider applicant’s request for an area variance allowing a dynamic display that occupies forty-six percent (46%) of the actual copy and graphic area, a variance of 16%.

REQUEST IV: Applicant is requesting an “*area variance*” related to total allowable square footage of signs.

Standards: **Ordinance 1179.03(f)(2)**
(f) Maximum Area Regulations.
(2) The maximum permitted area for identification signs is two square feet for each lineal foot of building frontage.

Ordinance 1179.07(f)(1):
(1) Corner lots and side and rear entrances. For any use which is on a corner lot or has a customer entrance facing a parking lot (when such parking lot does not face the main street), the maximum allowable area for identification signs may be increased for each such additional frontage. The increase for each such frontage shall be equal to forty percent (400/4) of the allowable sign area if the additional frontage were considered the principal frontage.

Findings: The maximum allowable sign area for the site is 110 square feet (See attached City Planner memo dated September 5, 2022). The total requested signage is as follows: Monument sign 69 ft² + wall signs 73 ft² = 142 ft².

Board’s Action: The Board is to consider applicant’s request for an area variance allowing a total of 142 square feet of sign area, a variance of 32 square feet.



City of Macedonia
The Crossroads of Northeast Ohio
 9691 Valley View Road • Macedonia, Ohio 44056
 (330) 468-8360 • FAX (330) 468-8396

RECEIVED

OCT 20 2022

CITY OF MACEDONIA
 BUILDING DEPARTMENT

Building/Engineering/Zoning/Planning Department

**APPLICATION FOR HEARING BEFORE THE
 MACEDONIA ZONING BOARD OF APPEALS**

See instruction page for more information. Appellant is to provide NINE (9) copies of site plans, pictures, etc., and a written statement. (Residential fee: \$100.00; Commercial fee: \$200.00)

Address of Property Involved: 309 E. Highland Rd.

Nature of Request: See Attached Page

Applicant Name or Agent Therefore: Mark Bailin / Diamond Signs & Graphics

Applicant Address: 4516 RENAISSANCE PKWY, WARRENSVILLE HEIGHTS, OH 44128

Applicant Phone: 216-367-9898 x101 Applicant Email: mbailin@diamondvcs.com

Property Owner Name: Macedonia Express Wash LLC
 (if different from applicant)

Property Owner Address: 5821 FAIRVIEW RD, CHARLOTTE, NC 28209

Property Owner Phone: _____ Property Owner Email: _____

SIGNATURE OF APPELLANT. (AUTHORIZATION OF PROPERTY OWNER REQUIRED IF DIFFERENT FROM APPLICANT)

Mark Bailin

Date: 10/19/22

By my signature, I attest to the accuracy of all statement on this form

OFFICIAL USE ONLY

Received Date: _____

Case Number: _____

Variance Requested: _____

The Zoning Board of Appeals meets at 6:30 p.m. on the third Wednesday of each month in Council Chambers at Macedonia City Hall located at 9691 Valley View Road. Meeting dates are subject to change.

Contact the Building Department at (330) 468-8364.

City of Macedonia

Application for Hearing Before the Macedonia Zoning Board of Appeals

Brief Statement of the Request:

1. Increase the overall signage area from 110 square feet to 142 square feet.
2. Increase the overall size of a ground sign that includes a dynamic and static displays to 69 square feet
3. Change the ratio of dynamic display to static display - 46% for the dynamic display to 54% for the static display.
4. Increase the allowable sign height from 8 feet to 15 feet.

The Wave Car Wash Monument Sign Area Variance Request:

Diamond Signs & Graphics on behalf of The Wave Car Wash is requesting variance to the sign code

Brief Statement of the Request:

1. Increase the overall signage area from 110 square feet to 142 square feet.
2. Increase the overall size of a ground sign that includes a dynamic and static displays to 69 square feet
3. Change the ratio of dynamic display to static display - 46% for the dynamic display to 54% for the static display.
4. Increase the allowable sign height from 8 feet to 15 feet.

The variances apply to the following code sections. The specific clause is noted and highlighted.

1179.03 SIGN AREA MEASUREMENT AND BASIC REGULATIONS.

(b) Determining Sign Height. The height of a sign shall be measured from the average natural grade at the base of the sign or support structure to the tallest element of the calculated sign area. A freestanding sign on a man-made base, including a graded earth mound, shall be measured from the average site grade prior to the addition of the sign.

1179.07 SUPPLEMENTAL REGULATIONS.

Requirements for Freestanding Signs in Business and Industrial Districts.

- (a) Freestanding signs are only permitted when the principal building is set back from the street right of way a minimum of twenty five (25) feet and the site has a minimum lot frontage of 100 feet;
- (b) One freestanding identification sign, with a maximum area of forty (40) square feet per sign face, is permitted per project or development, except for facilities on corner lots, bonuses established for large lots, and bonuses and requirements for changeable copy signs pursuant to subsection (b);**
- (k) Signs, inclusive of their supports and columns cannot exceed eight (8) feet tall.**

1179.11 DYNAMIC DISPLAYS AND CHANGEABLE COPY SIGNS.

(b) Dynamic Displays (Electronic Message Centers). Dynamic displays are defined in Chapter 1133 of the Code. Specific regulations of these signs are enumerated below:

- (1) Dynamic displays are allowed only on monument/free-standing signs in commercial and industrial districts. Dynamic displays located in commercial/industrial districts but that are located within 100 feet of a residential zoning district must adhere to additional requirements set forth in subsection (b)(9) hereof. The required setback for a dynamic display shall comply with Section 1179.07(c) of the Code;
- (2) Dynamic displays may occupy no more than thirty percent (30%) of the actual copy and graphic area. The remainder of the sign must not have the capability to have dynamic displays even if not used. Only one, contiguous dynamic display area is allowed on a sign face and only one sign per property is permitted;**
- (3) A dynamic display may not change or move more often than once every twenty (20) seconds, except one for which changes are necessary to correct hour-and-minute, date, or temperature information. Time, date, or temperature information is considered one dynamic display and may not be included as a component of any other dynamic display. The time, date, or temperature information itself may change no more often than once every three (3) seconds;

- (4) The images and messages displayed must be static, and the transition from one static display to another must be instantaneous without any special effects;
- (5) The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign;
- (6) Every line of copy and graphics in a dynamic display must be at least seven inches in height on a road with a speed limit of twenty-five (25) to thirty-four (34) miles per hour, nine inches on a road with a speed limit of thirty-five (35) to forty-four (44) miles per hour, twelve (12) inches on a road with a speed limit of forty-five (45) to fifty-four (54) miles per hour, and fifteen (15) inches on a road with a speed limit of fifty-five (55) miles per hour or more. If there is insufficient room for copy and graphics of this size in the area allowed under subsection (b)(l) hereof, then no dynamic display is allowed;**

The Wave Car Wash has a total of 110 square feet of signage allocated based upon the West Elevation. The amount is generated by the frontage of 36 feet plus setback allocation.

The signage amount will be allocated to the South Elevation and the monument sign. The driving force for the variances is the size and height of the ground sign.

Since the monument sign will be located on the property closest to Northfield Road which is 50 miles per hour, the electronic message center (EMC) is required to have text at 12 inches high. In addition to the Macedonia code calling for this, Watchfire (a leading manufacturer of EMC units) also recommends this size. At this height the message can be read for at least 4 seconds since it is seen at a greater distance.

1. The ground sign area of 69 square feet plus the building signage of 73 square feet totals to 142 square feet, 32 more than allocated (of 110 square feet).
2. To achieve the optional messaging on the EMC with text height of 12 inches we are requesting a display that is 48 inches high and 96 inches wide. This will be 32 square feet. To complement this, we would like a double sided illuminated (static) cabinet sign that is 56 inches high by 96 inches wide, 37 square feet total. This increases the ground sign size to 69 square feet.
3. The ratio of dynamic display to static display is outside of code. Code states 30% of the sign area to be dedicated to the dynamic display. Our request has 46% for the dynamic display to 54% for the static display.
4. Since the location is approximately 6 feet lower than grade, we are requesting a variance to increase the overall height to 15 feet to account for the ground drop.

Area Variance

- A. The monument sign is best seen from the South West corner of the property. At this location, there is a ravine that drops down approximately 6 feet. Since the monument is perpendicular to Northfield, any electronic message center (EMC) is required to have 12 inch text. As noted above, to achieve adequate message information a display of 4' x 8' should be employed.
- B. Without the additional height, The sign will not be easily visible. Without the display size, messages will be barely read.
- C. The variance is substantial in terms of visibility to vehicles driving on Northfield at 50 miles per hour.
- D. The essential character of the neighborhood will not be altered and adjoining properties will not suffer any detriment as a result of the variance.
- E. The variance will not impact government services.
- F. The property was purchased without knowledge of the zoning restrictions.

- G. No special conditions or circumstances exist as a result of actions of the owner.
- H. The property owner's predicament cannot feasibly be achieved through some other method.
- I. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- J. The granting of the requested variance will not confer any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.
- K. A literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this code. If the structure had been rotated 90 degrees with the long elevation facing Northfield / Route 8, the allocated amount of sign area would be greater than the current allocation.

Diamond Signs & Graphics is working with Watchfire who would provide the electronic message center. The following pertains to clauses within 1179.11 DYNAMIC DISPLAYS AND CHANGEABLE COPY SIGNS.

1. The display will not change more often than every 20 seconds. Watchfire's Ignite Software has settings that can change the display time, brightness, and transition. A light sensor will be installed to adjust the brightness.
2. The transition will be static and instantaneous from one image / message to the next.
3. All images and message will be complete without continuation in content to the next image / display.
4. Watchfire can setup the display to freeze the device in one position should there be a malfunction. The display can be immediately discontinued should a malfunction occur.

October 11, 2022

To Whom It May Concern:

The purpose of this letter is to provide consent to Diamond Signs & Graphics to produce and install the signage as presented in the sign package for The Wave Car Wash. This project is taking place at 307 Highland Road.

Diamond Signs & Graphics is to act as our agent in this endeavor.

Sincerely,

Matthew Kremer
Construction Project Manager
Magnolia Wash Holdings
An Express Wash Operations Company

Matthew Kremer

10/12/2022

Exterior Signage Site Plan

Client:

The Wave Car Wash
Location:
309 Highland Rd. E
Macedonia, OH

RECEIVED
OCT 20 2022
CITY OF MACEDONIA
BUILDING DEPARTMENT

SCALE: 3/16" = 10 Ft



DIAMOND
SIGNS
& GRAPHICS

4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com



Client:
The Wave Car Wash - **West
Elevation**

Location:
309 Highland Rd. E
Macedonia, OH

36 Feet of Frontage facing Northfield
Road

Dimensions used to calculate signage
allocation for all signs.



**DIAMOND
SIGNS
& GRAPHICS**

4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com

WEST ELEVATION

3/16" = 1'-0"

Exterior Sign Rendering

Client:
The Wave Car Wash - **South Elevation**

Location:
309 Highland Rd. E
Macedonia, OH

Sign Type:
Cabinet sign and channel letters

Dimensions:
Cabinet Sign: 96" W x 56" H
"3 MINUTE": 98" W x 18" H
"CAR WASH": 138" W x 24" H

Total Square Feet:
72.6 Square Feet

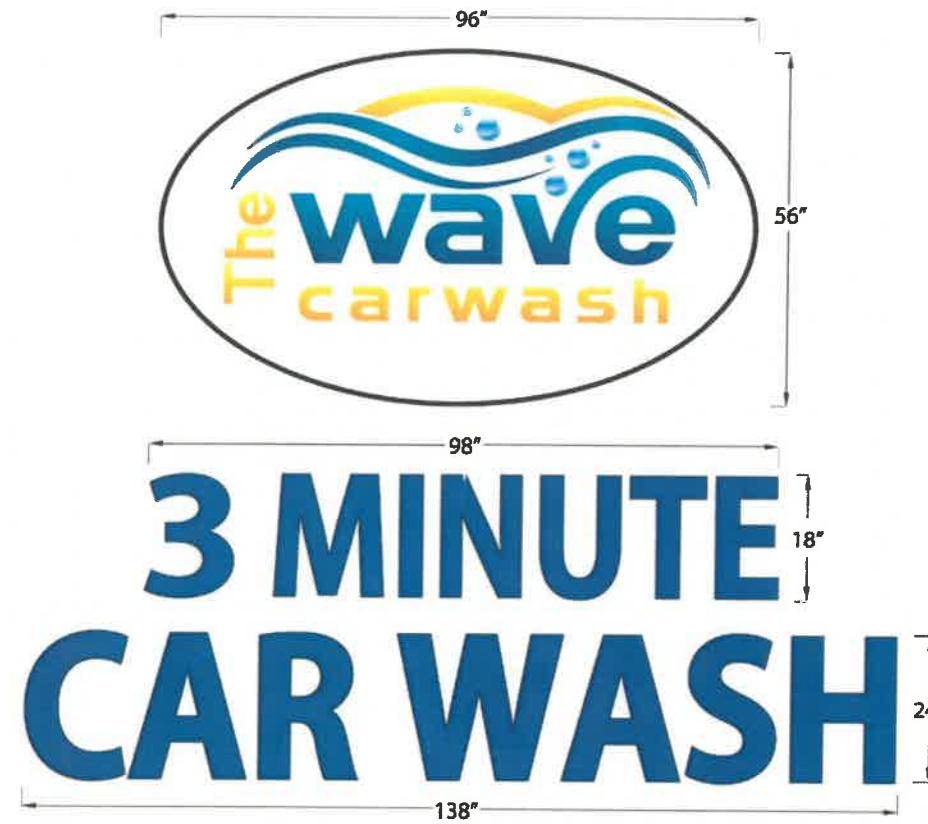
Elevation:
149" From ground to bottom of "CAR WASH"

Sign Details:
Aluminum Wall Cabinet: 1.5" retainers, .177 polycarbonate face with printed graphics, white LED illumination, UL Listed

Illuminated Channel Letters: Acrylic faces, 5" returns, raceway mounted, 12V power supply, LED illumination, UL Listed

Install Method:
1/4" or larger lag bolts

Colors:
White, Blue, Yellow



**DIAMOND
SIGNS
& GRAPHICS**
4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com



Exterior Sign Detail Page

Client:
The Wave Car Wash

Location:
309 Highland Rd. E
Macedonia, OH

Sign Type:
Cabinet sign and channel letters

Sign Details

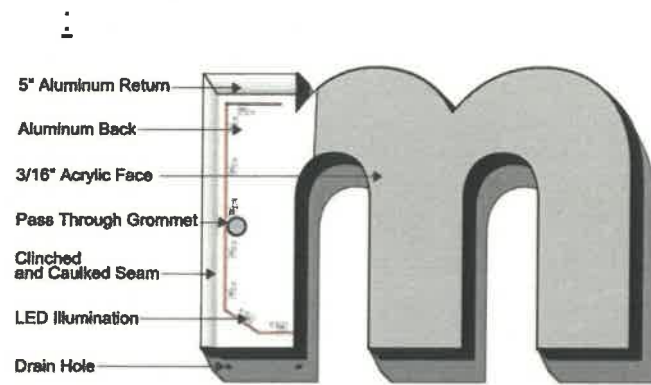
Aluminum Wall Cabinet: 1.5" retainers, .177 polycarbonate face with printed graphics, white LED illumination, UL Listed

Illuminated Channel Letters: Acrylic faces, 5" returns, raceway mounted, 12V power supply, LED illumination, UL Listed

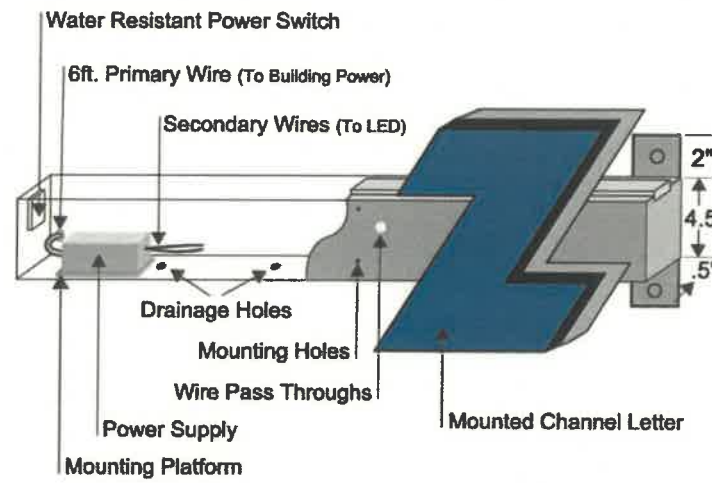
Install Method:
1/4" or larger lag screws through the hanger clips on the raceways and then through the back of each logo box

Colors:
White, Blue, Yellow

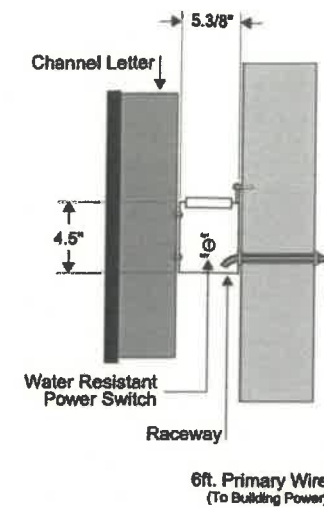
Front View



Raceway Front View

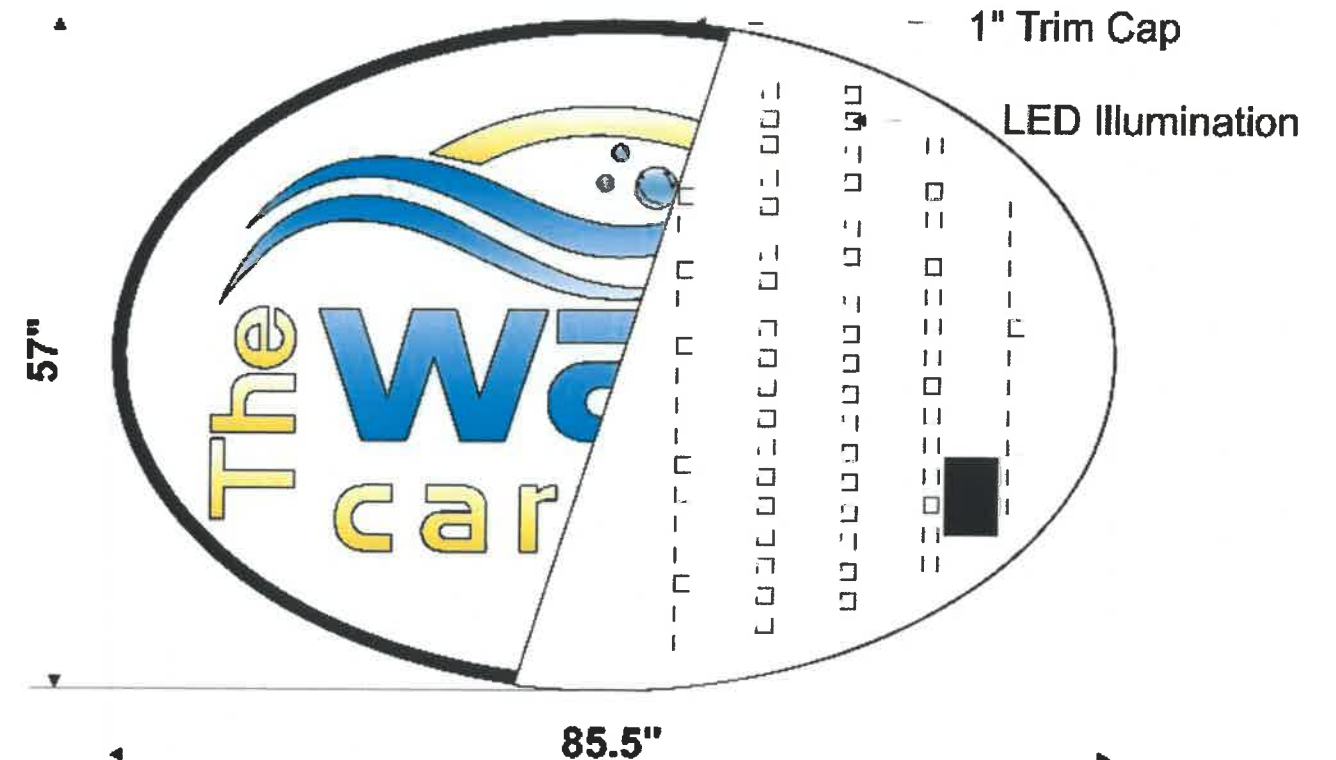
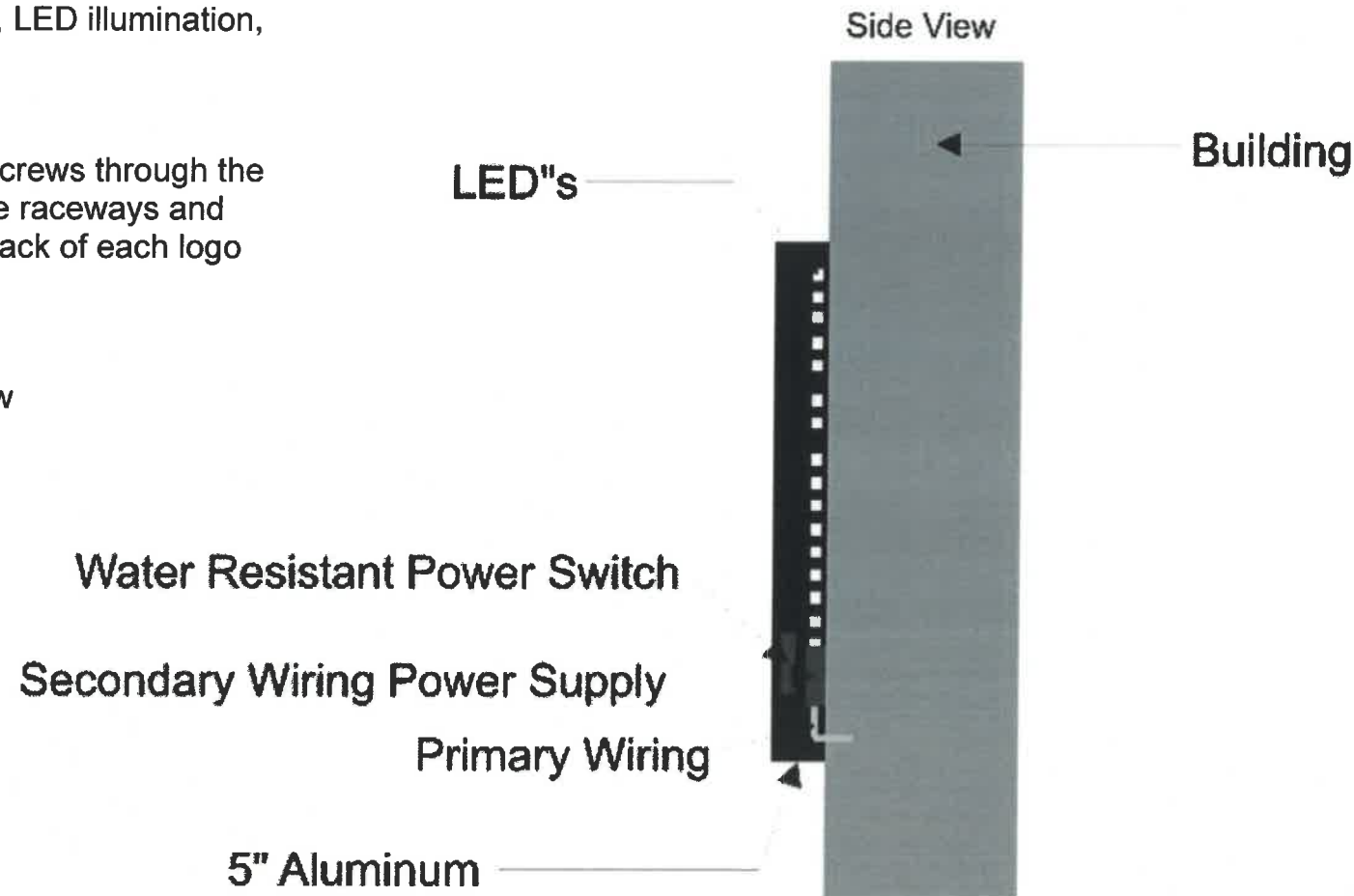


Raceway Side View



**DIAMOND
SIGNS
& GRAPHICS**
4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com

Side View



Exterior Sign Rendering

Client:

The Wave Car Wash
Monument Sign

Location:

309 Highland Rd. E
Macedonia, OH

Sign Type:

Illuminated double-sided monument
sign with EMC

Dimensions:

181" High x 108" Wide

Total Square Feet:

Cabinet Sign: 37 Square Feet
EMC: 32 Square Feet

Elevation:

15" From grade to top of sign
6' 1" From ground to bottom of EMC

Sign Details:

Double-sided internally illuminated
monument sign, 1.5" retainers,
white polycarbonate faces with
digital graphics, white LED
illumination, internal 12V power
supplies UL Listed.

4' x 8' Electronic Message Center

Install Method:

2 – 6" x 6" posts extending from
cabinet down into a brick base then
into ground, total amount of 42"
below grade, Internal cradles for
mounting.

Colors:

Blue, Yellow, White

DIAMOND
SIGNS
& **GRAPHICS**

4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com



Exterior Sign Detail Page – Monument

Client:
The Wave Car Wash

Location:
309 Highland Rd. E
Macedonia, OH

Sign Type:
Cabinet sign and channel letters

Sign Details

Aluminum Double Sided Ground Cabinet:

1.5" retainers, .177 polycarbonate face with printed graphics, white LED illumination, UL Listed

Electronics Message Center:

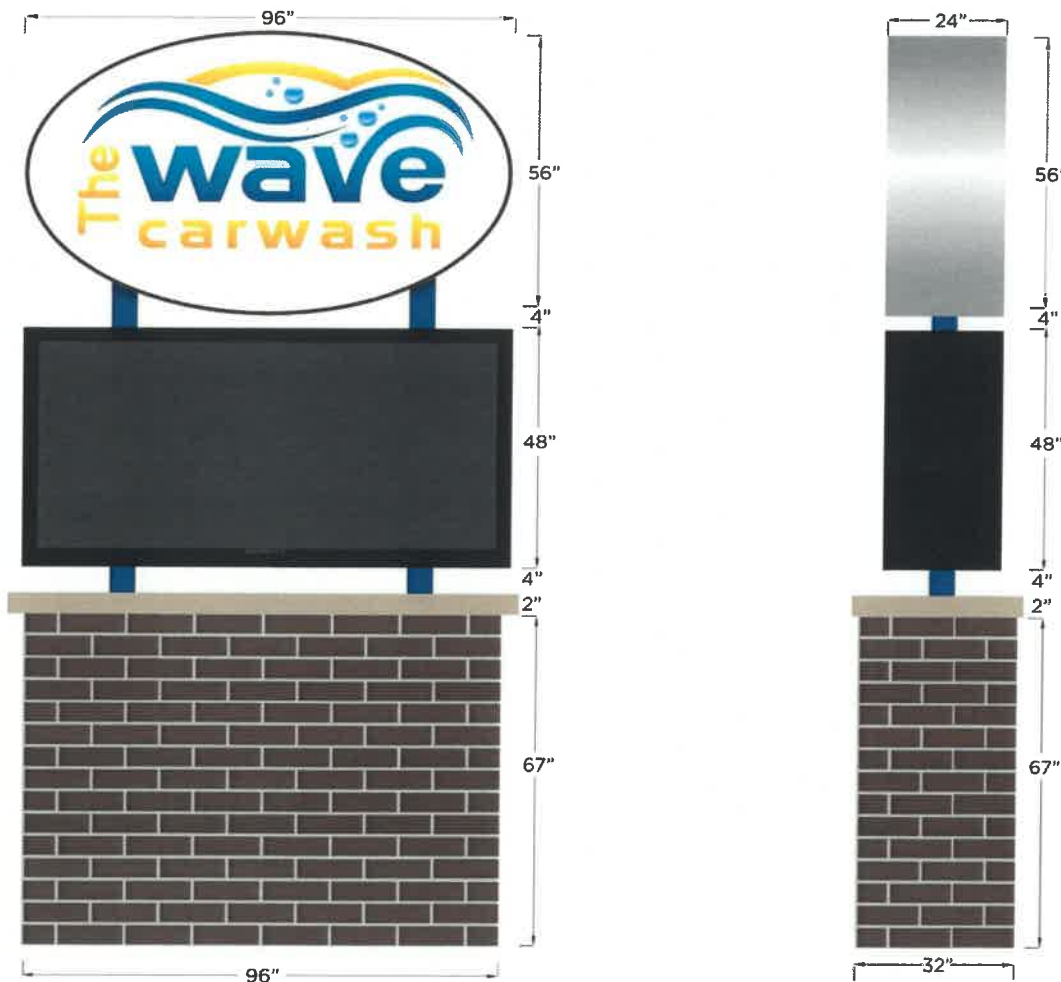
8mm Pixel Pitch – Array of 4 modules high by 6 modules wide. Each module 12"x12".
UL Listed

Install Method:

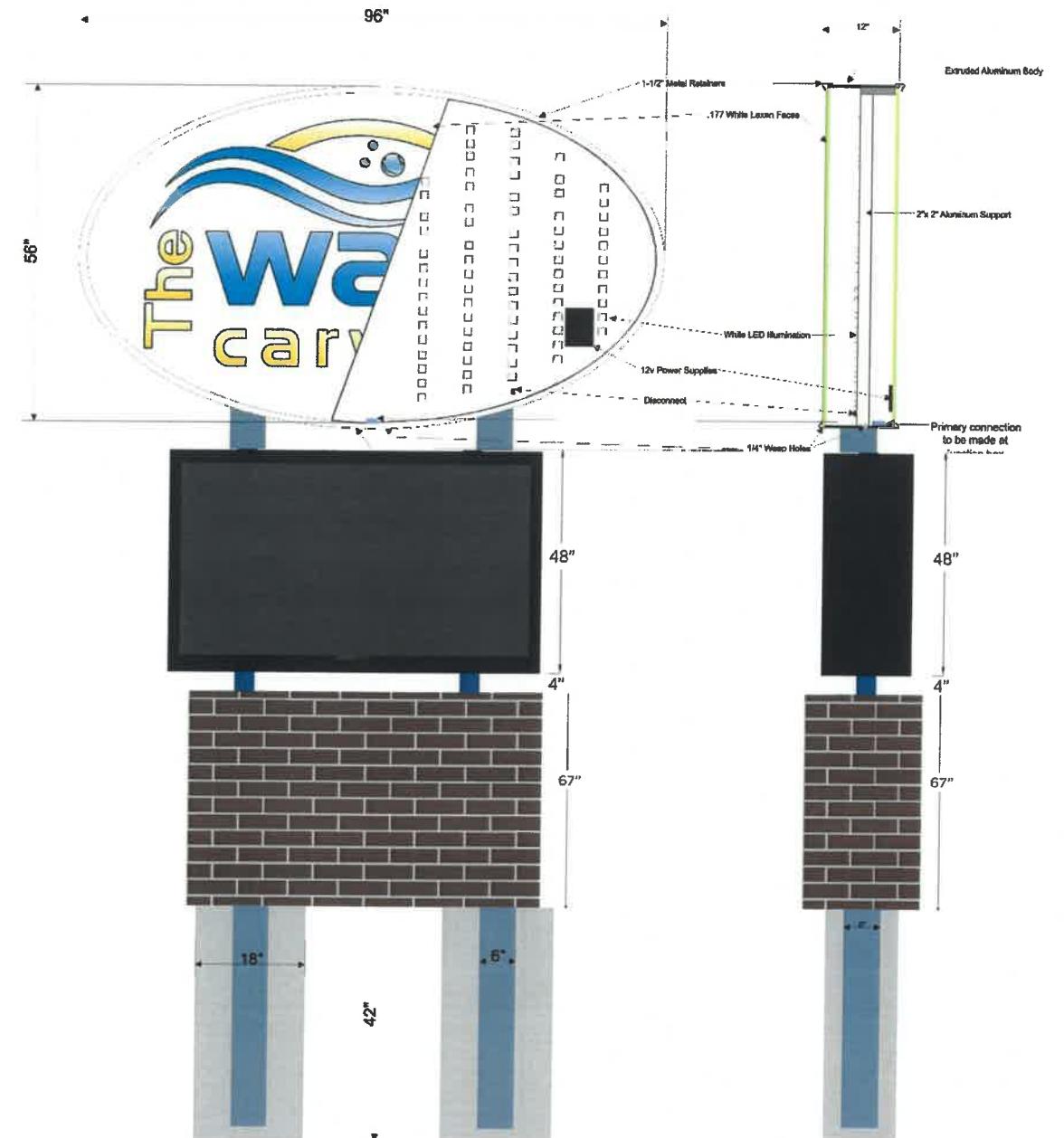
2 Steel poles through EMC and Cabinet buried 42" below grade.



4516 Renaissance Parkway
Warrensville Heights, OH 44128
Contact: Mark Bailin
216-367-9898
mbailin@diamondvcs.com



SCALE = 3/8"=1'-0"



SIGN CONTENT

CONSIDER THE CUSTOMER

29" x 7'3"

SIGN CONTENT

As part of the initial conversation with customers, it's important to talk about how the size and resolution of a digital display can affect the type of content they will be able to display. Smaller signs are best suited for text and simple logos, while larger sign sizes have more flexibility for displaying a variety of layouts like logos, text and product images.

SAVE YOUR SPOT
SIGN UP ONLINE

Minimum size for short text messages or simple graphics.

41" x 7'3"

SAVE YOUR SPOT
SIGN UP ONLINE

REGISTER BY APRIL 1ST

Minimum size for short text messages and other graphic elements.

4'5" x 8'3"



Minimum size for short text messages, logos and simple product images.

5'5" x 10'3"



Recommended size (or larger) for complex ads that include text, logos and finely detailed product photos.

SIGN RESOLUTIONS AND MINIMUM VIEWING DISTANCE



6mm

8mm

10mm

16mm

19mm

Character Height	2.5"	3.5"	4.5"	5"	10"	12"	15"	18"	24"
Max. Viewing Range	75'	105'	135'	150'	300'	360'	450'	540'	720'
Max. View Time at 24 MPH	2 sec.	3 sec.	4 sec.	4 sec.	8 sec.	10 sec.	12 sec.	15 sec.	20 sec.
Max. View Time at 55 MPH	1 sec.	1 sec.	2 sec.	2 sec.	4 sec.	4 sec.	6 sec.	7 sec.	9 sec.

USSC Legibility Index states 1 inch sign characters are readable at a distance of approximately 30 feet.
(United States Sign Council)

Pitch	6mm	8mm	10mm	16mm	19mm
Pixels/Square Foot	2304	1296	900	324	256
Min. Viewing Distance	14'	19'	23'	38'	43'