

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, November 20, 2018 – 6:30 pm

Mayor Kathy Mulcahy, Chairperson, called the meeting to order at 6:31 pm.

Members Present: Anthony Lazar, Kathy Moran, Eric Newland, Scott Lewis, Brian Hitt, Jud Kline, Mayor Kathy Mulcahy

Members Absent:

Others Present: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
David Hartt, Village Planner
Karen Morocco, PZ/ABR Secretary

#1 REPORT & RECOMMENDATION 2018-39

AN ORDINANCE GRANTING A YARD SETBACK VARIANCE TO JOHN AND BILLIE RAWOT FOR THEIR PROPERTY LOCATED AT 30 ORCHARD CIRCLE, ORANGE VILLAGE.

Present: John Rawot, Homeowner

PZ/ Discussion:

The Owners are requesting a variance from the requirement of 1107.06 of the Codified Ordinances in the amount of eight feet four inches (8'4") to permit a proposed deck that will be located not nearer than forty-one feet eight inches (41'8"). The deck will be built over the patio and will be raised approximately 9 inches high. The deck is necessary because the patio is always wet. The deck will allow water to be swept off of the deck and the water will filter to the patio below. There will be a 36 inch high railing. The building plans do not need to come back before PZ/ABR. The Building Commissioner can review and approve the plans.

A Motion to recommend 2018-39 to Council was by Mr. Jud Kline; Seconded by Mr. Scott Lewis.

Ayes: Lazar, Lewis, Hitt, Kline, Mayor Mulcahy
No: None

The Joint Motion was approved 5 to 0.

#2 3909 ORANGE PLACE – UNIVERSITY HOSPITALS – PROPOSED SIGNS
(#3 on agenda)

Present: John Richards, Richards

This application is for approval of new and revised building and site signs for the University Hospitals Medical Building at 3909 Orange Place based on the set of Drawings “ **University Hospitals, UH Donor Exterior Signage**” by Richards and dated November 12, 2018.

Summary: The complete proposal is separated in two phases to recognize that some of the signs, as proposed, comply with the sign regulations and others will require variances. Specifically, the proposal includes:

1. Replacing the building sign on the west elevation while adding additional building signs on both the south elevation and the east elevation (Pinecrest side). **The proposed wall signs fully comply with the code.** The applicant has made several adjustments since March so the sign areas align with the permitted allowances (Table 1, below).
2. Adding two signs on the entrance canopy (west side of building) for which **variances will be required, see below.**
3. Replacing the existing free-standing sign (at south entrance drive) with a larger sign parallel to the street and adding two additional free-standing signs at each entrance both north and south of the building. **Variances will be required, see below.**
4. Replacing the four (4) on-site instructional signs with new and slightly larger signs. **These signs are consistent with Section 1161.09(c) and may be approved by the Building Commissioner per Section 1161.15.**

The applicant has proposed the sign package in two phases - to recognize that the process for compliant signs is shorter than for variances – with the hope of receiving approval of the compliant signs (the wall signs) as soon as possible. Additionally, we've been informed that the actual name of the “donor” is the same length as the word “Donor” now being used as a substitute. The size of the signs will not be altered when the donor's name is inserted.

Comments:

1. **Wall signs:** The allowances for wall signs, compared to the proposal, are included in Table 1. The wall signs fully comply with the code requirements – the maximum total area and the allowances for each elevation – if the P&ZC determines that signs are permitted on all elevations pursuant to Section 1161.04(b) and Section 1161.08(e). These sections permit signs on elevations facing the street, parking lots or public entrances and adjacent commercial property. In David Hartt's view the building elevations comply with both sections. In fact, the provision permitting signs facing adjacent commercial properties was added with University Hospitals' relationship to Pinecrest in mind.

Table 1 Evaluation of Wall Sign Allowances				
Sign	Wall Length	Area Permitted ^(a)	Signs Proposed ^(a)	Sign Allowances per Elevation ^(b) (Section 1161.08(b))
Front (West)	270 ft.	270 sq. ft.	235 sq. ft.	250 sq. ft.
Side (South)	120 ft.	36 sq. ft.	85.6 sq. ft.	100 sq. ft.
Rear (East)	260 ft.	78 sq. ft.	112.4 sq. ft.	250 sq. ft.
Side (North)	170 ft.	51 sq. ft.		NA
Total Area Permitted (Wall)		435 sq. ft. ^(a)	433 sq. ft.	NA
<p>(a) If P&ZC concurs that signs are eligible on all (4) elevations.</p> <p>(b) Once the permitted sign area is determined for the secondary elevations, the code permits the allowable areas may be shifted to other elevations to the extent that the maximum sign area on any single elevation does not exceed 1 sq. ft. per lineal foot of frontage</p>				

- Canopy Signs:** Two (2) canopy signs are proposed - one on the north and one on the south face. Each of these signs is 21.6 sq. ft. The Code considers canopy signs as wall signs; therefore, when added to the wall signs, above, these signs exceed the permitted allowances. Variances are required for these signs.
- Free-Standing Signs:** Three (3) free-standing signs are proposed. All three signs are permitted but variances are required because of the proposed size and height.

The existing sign, at the south entrance will be replaced with a **new sign between the two (2) entrances which is a single sided sign facing Orange Place**. This sign is 52.5 square feet excluding the base (which is permitted to be excluded) compared to 32 sq. ft. permitted. The proposed height is 7 ft.; 8 ft. height is permitted. **Variance required:** 20.5 sq. ft. variance over the maximum permitted area of 32 sq. ft.

Two (2) additional signs are proposed, one at each driveway entrance, which are permitted. Each sign is 5 ft. high and 8.25 sq. ft. in area. The code limits the area to 6 sq. ft. and the height to 4 ft. Variances are required for each sign: 2.25 sq. ft. variance from the maximum permitted area of 6 sq. ft. One (1) ft. variance from the maximum height of 4 ft.

- Instructional Signs:** The applicant proposes four (4) additional on-site signs for the purpose of directing patients to Urgent Care. These are submitted to represent the entire sign package proposed. Since these, in David Hartt's opinion, are instructional signs they are not before the P&ZC and can be approved by the Building Commissioner.

The Variances:

In David Hartt's opinion the variances are justified based on the scale of the site and building and the large lot frontage compared to other sites along Orange Place.

The Free-standing sign variances: Large properties –in many codes and in the Orange code, as well - are penalized compared to more typically sized sites and development. The actual number of signs and the sign areas proposed by UH is less than if the site were divided into comparably sized parcels that otherwise exist along Orange Place. For example: The UH site has more than 1,200 ft. of frontage, whereas the next largest property (Bahama Breeze) has 550 ft. of frontage, and a much smaller building. Some of the properties have less than 300 ft. of frontage. If the UH site were three (3) or, even four (4), separate sites and buildings, this length of frontage (in compliance) could have 3 or 4 free-standing signs each 32 sq. ft. with a total combined area of 96 to 128 sq. ft. Also, based on the scale of the site and building, the additional height of the signs, as requested, is not intrusive or unreasonable. The urgent care use of the property, which is related to public safety, further justifies, in my opinion, the slightly larger and higher signs at the driveway entrances.

The Canopy sign variances: The scale of the building – height, length, indentations, and the canopy - have unique characteristics that can "absorb" the additional canopy signs without being out of proportion or overbearing to the building or site. It's an appropriate added feature as you're driving to the entrance.

It is Moved by Mayor Mulcahy; Seconded by Mr. Eric Newland to approve the wall Signs on pages 4 – 10 as illustrated and specified in the set of drawings titled “**University Hospitals, UH Donor Exterior Signage**” received on November 12, 2018 by Richards, excluding the canopy sign on page 4.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mulcahy
No: None

The motion was approved 7 to 0.

#3 241 LAKE MEADE DRIVE – S/L 126 – NEW HOUSE
(#2 on agenda)

Present: Rick Siegfried, RSA Architects

PZ/ABR Discussion:

This is a sold home and will be 3,410 square feet with 4 bedrooms and 4.5 bathrooms with a first floor Master suite. The first floor will also have an in-law suite. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding	Hardier	Night Gray Siding
Trim	Hardier	Arctic White
Windows	Pella	White
Garage Door	Wayne Dalton	White
Roof		Heather Blend
Brick	TBD	Gray
Stone	Boral	Breakwater LedgeStone with ½ inch mortar joints

A Joint Motion to recommend the new house at 241 Lake Meade Drive, subject to the Village Engineers and the Village Architects comments, was made by Mr. Brian Hitt; Seconded by Ms. Kathy Moran.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy
No: None

The Joint Motion was approved 7 to 0

#9 CHIEF BUILDING OFFICIAL'S REPORT

No report given

#10 ANY OTHER TOPIC FOR DISCUSSION

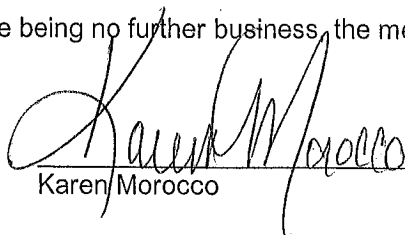
- A general discussion ensued about the architectural styles in the Lakes of Orange Development.
 - Kathy Moran will not be at the December 4th PZ/ABR meeting.
 - Scott Lewis may not be attending the December 4th PZ/ABR meeting.
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A Motion to approve the Minutes of the November 6, 2018 meeting was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulchy
Abstain: None
No: None

The Motion was approved 7 to 0.

There being no further business, the meeting was adjourned at 7:34 pm



Karen Morocco

12-4-18

Date