

**COPLEY TOWNSHIP
ARCHITECTURAL REVIEW BOARD
BELLVY NAIL SPA
STAFF REPORT**

July 5, 2022



APPLICANT SUMMARY

PROJECT: Bellvy Nail Spa 3900 Medina Rd. Suite PPN: 1508295	APPLICATION TYPE: Minor Site Plan-Building Sign & Business Center Sign Panel
APPLICANT/LANDOWNER	APPLICANT: Todd Evans, Fastsigns LANDOWNER: Montrose Center LTD
COMPANY PERFORMING WORK REQUESTED	Archer Signs
INVESTMENT	\$3500
APPLICATION SUMMARY	Applicant, Todd Evans, on behalf of Bellvy Nail Spa., is requesting to place a new building sign and a panel in the Business Center Sign for the purpose of advertising the change of business name from Envy Nail to Bellvy Nail Spa.
INITIATED BY	Applicant
DECISION TYPE	<input type="checkbox"/> Informational <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
CODE REFERENCES	Article 8-Sign Regulations, Section 8.07-Signs in Commercial and Industrial District, Table 1:

	<table><tr><th colspan="3">Table 1 Permanent Signs Attached to Buildings</th></tr><tr><th>Type</th><th>Maximum Number Permitted</th><th>Maximum Area</th></tr><tr><td>(A) Signplate</td><td>1 per address</td><td>2 sq. ft.</td></tr><tr><td>(B) Building Sign</td><td>1 per ground floor occupant frontage^(a)</td><td>1.5 sq. ft. per linear ft. of building frontage</td></tr><tr><td>(C) Projecting Sign</td><td>1 per ground floor occupant frontage^(b)</td><td>6 sq. ft.</td></tr><tr><td>(D) Awning Signs</td><td>1 per window and entrance door</td><td>(c)</td></tr><tr><td>(E) Instructional Sign</td><td colspan="2">Shall be exempt from regulations when in compliance with Article 8.07 F.</td></tr><tr><td colspan="3"><p>(a) Buildings that qualify for a building sign larger than 150 sq. ft. may display more than one sign subject to review and approval by the Architectural Review Board. See Section 8.07 B.</p><p>(b) See Section 8.07 C.</p><p>(c) The maximum area for Awning Signs is the same as for a Building Sign, provided, however, that the maximum allowable area for <u>both</u> Awning Signs and Building Signs on a single building is the maximum area permitted for a Building Sign alone.</p></td></tr></table>	Table 1 Permanent Signs Attached to Buildings			Type	Maximum Number Permitted	Maximum Area	(A) Signplate	1 per address	2 sq. ft.	(B) Building Sign	1 per ground floor occupant frontage ^(a)	1.5 sq. ft. per linear ft. of building frontage	(C) Projecting Sign	1 per ground floor occupant frontage ^(b)	6 sq. ft.	(D) Awning Signs	1 per window and entrance door	(c)	(E) Instructional Sign	Shall be exempt from regulations when in compliance with Article 8.07 F.		<p>(a) Buildings that qualify for a building sign larger than 150 sq. ft. may display more than one sign subject to review and approval by the Architectural Review Board. See Section 8.07 B.</p> <p>(b) See Section 8.07 C.</p> <p>(c) The maximum area for Awning Signs is the same as for a Building Sign, provided, however, that the maximum allowable area for <u>both</u> Awning Signs and Building Signs on a single building is the maximum area permitted for a Building Sign alone.</p>		
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GENERAL LOCATION	Bellvy Nail Spa is located inside of the Montrose Center Plaza on the corner of Medina Road, S Cleveland Massillon Road, Brookmont Drive and Brookwall Drive.																								
ZONING	C-GR (Commercial General Retail)																								
STAFF RECOMMENDATION																									

PROPERTY LOCATION

SITE	ZONING	LAND USE
North	Bath Township-B-2	Commercial Retail
South	C-GR	Restaurant
West	C-GR	Restaurant/Retail
East	C-GR	Restaurant



PROJECT BACKGROUND AND DESCRIPTION

Applicant, Todd Evans, on behalf of Bellvy Nail Spa, is requesting to place a new building sign and panels in the Business Center Signs for the purpose of advertising the change of business name from Envy Nail to Bellvy Nail Spa.

The applicant is permitted a building sign at 1.5 square feet for every linear foot of building frontage. Based on 18' of linear frontage, the applicant is permitted 27 square feet.

BUILDING SIGN

The applicant is requesting a building sign at 26.5 square feet in overall area.



The sign is comprised of channel letters with white acrylic faces placed on aluminum returns flush mounted to the wall.



BUSINESS CENTER SIGN PANEL

On 11/18/2020, the Board of Zoning Appeals approved a modification to the variance granted to the existing Business Center Sign. The variance was approved for the addition of 4 sign panels, not to exceed 36 square feet in overall area. The applicant is requesting a sign panel which is approximately 9 square feet in overall area.



REVIEW CRITERIA

- a) Are the proposed materials and finishes used to construct the sign sufficiently durable to ensure minimum maintenance requirements for a reasonable period of time? **YES**
- b) When a combination of signs is proposed, whether signs in addition to the primary sign are being used to identify entryways into the building and/or additional services or products available in the building, as, for example, signs identifying a bank or pharmacy in a building which is primarily operated as a supermarket. **NA**
- c) Is the proposed sign, or combination of signs, appropriately proportioned to the size, shape and height of the façade on which it will be displayed? **YES**
- d) Is the proposed sign or combination of signs, compatible with and complements the design of the building it identifies in terms of materials, colors and design? **YES**
- e) Does the proposed sign or combination of signs, use high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community? **The sign is compatible with other channel letter signs on this building.**

SUGGESTED MOTIONS AND AUTHORITY TO PROCEED

The Copley Township Architectural Review Board moves to approve the building sign as proposed at 26.5 square feet in overall area.

