

COPLEY TOWNSHIP ARCHITECTURAL REVIEW BOARD STAFF REPORT

December 3, 2018



APPLICANT SUMMARY

PROJECT: Regency Care of Copley 2631 Copley Road	APPLICATION TYPE: Ground Sign
APPLICANT/LANDOWNER	APPLICANT: Buckeye Neon & Electric Signs LANDOWNER: Summit Realty Holdings LLC
COMPANY PERFORMING WORK REQUESTED	Buckeye Neon & Electric Signs
INVESTMENT	\$3000
APPLICATION SUMMARY	Applicant, Buckeye Neon & Electric Signs, on behalf of Summit Realty Holdings LLC (Buckeye Neon & Electric Signs) is requesting to place a new illuminated sign cabinet on the existing brick base.
INITIATED BY	Applicant
DECISION TYPE	<input type="checkbox"/> Informational <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
CODE REFERENCES	8.01 Signs for Residential Uses and in Residential Districts-Table C Signs for Non-Residential Uses
GENERAL LOCATION	Regency Care of Copley is located on Copley Road west of Aberth.
ZONING	Residential-Medium Density (R-MD)-Conditionally Permitted Use in the R-MD.
STAFF RECOMMENDATION	Approval with condition to remove the temporary banner on the south facing side of the building.

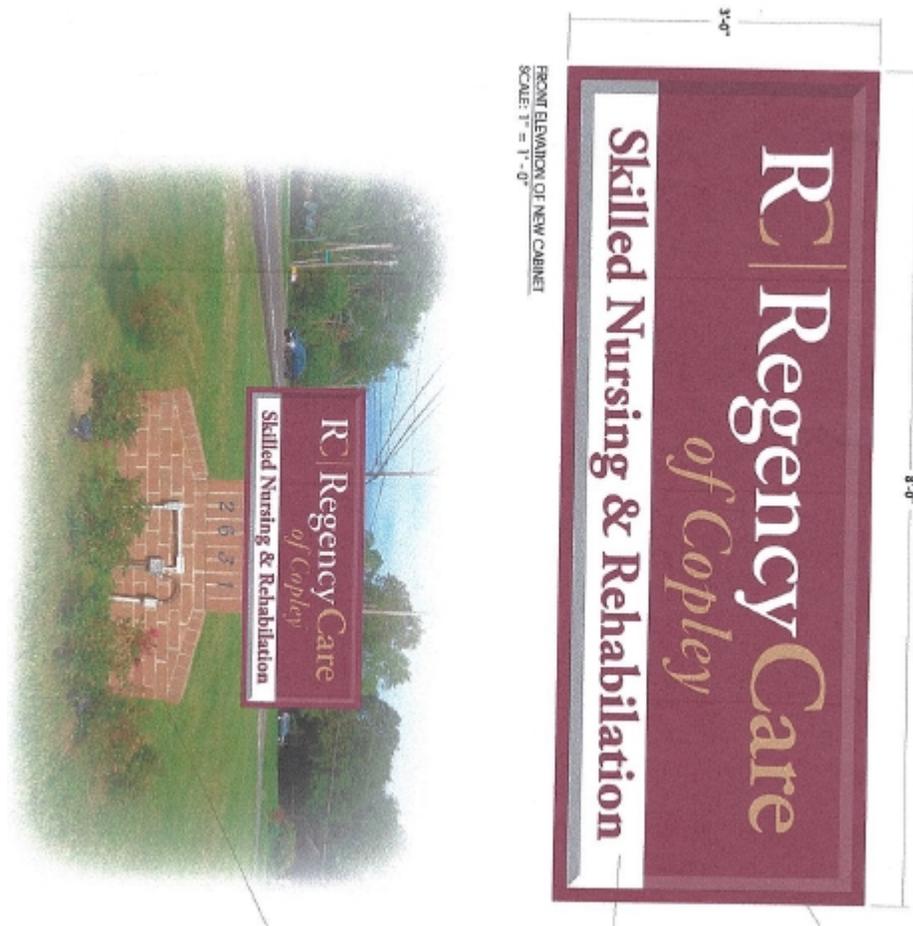
PROPERTY LOCATION

SITE	ZONING	LAND USE
North	R-MD	Residential
South	R-MD	Residential
East	R-MD	Residential
West	R-MD	Residential



1. Project Background and Description

Applicant, Buckeye Neon & Electric Signs, on behalf of Summit Realty Holdings LLC (Buckeye Neon & Electric Signs) is requesting to place a new internally illuminated sign cabinet on the existing brick base. The cabinet will be 3' in overall height and 8' in width for a total of 24 square feet. The sign will contain 1 ½" retainers. The cabinet will be painted burgundy with a white pan face and 1st surface translucent vinyls.



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.

- *Not applicable*

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.

- Yes

SUGGESTED MOTION AND AUTHORITY TO PROCEED

The Copley Township Architectural Review Board moves to approve the proposed ground sign cabinet panel at 24 square feet with condition to remove the temporary banner on the south facing side of the building.

