



BZA Summary Document

Printed Date: May 08, 2025

Permit Number:	SV25-000012	Permit Type:	Board of Zoning Appeals Standard Variance
Property Address:	1925 LEE RD CLEVELAND HEIGHTS, OH 44118		
Application Date:	03/31/2025		
Applicant Name	Dana Fann	Applicant Email	
Applicant Address		Applicant Company Name	Super Friends Childcare
Applicant Company Address		Applicant Home Phone	
Applicant Cell Phone		Applicant Work Phone	
Applicant Relationship to Property	Owner		
Name	Dana Fann		
Home Address			
Home Address City/State/Zip			
Phone Number			
Email Address			
Property Type	Multi-Family Residential, Commercial, etc.		
Brief Summary of Variance Request	We are requesting a variance for the daycare sign at Super Friends Childcare. Due to the building's shape, a mounted sign may not provide adequate visibility. Instead, we propose installing a double-sided sign on the lawn in front of the building to help families locate us more easily. The sign will be made of white acrylic with black vinyl lettering, set against a metallic gray background for a sleek, modern appearance.		
Number of Variances Requested	1		
A. Explain special conditions or circumstances that exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same Zoning	<p>The unique shape and orientation of our building create visibility challenges for traditional wall-mounted signage. Unlike other properties in the same zoning district, our building is set back from the street and partially obscured by landscaping and nearby structures. This makes it difficult for families and visitors to locate our daycare center quickly. Additionally,</p>		

District. (examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions.)

B. Explain how the property in question would not yield a reasonable return or there could not be any beneficial use of the property without the variance.

C. Explain whether the variance is insubstantial.

D. Explain whether the variance is the minimum necessary to make possible the reasonable use of the land.

E. Explain whether the essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment as a result of the variance.

F. Explain whether the variance would adversely affect the delivery of governmental service (e.g., water, sewer, garbage.)

G. Did the applicant purchase the property without knowledge of the zoning restriction.

H. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the owner.

there are no existing freestanding signage options that would provide adequate visibility from the main road. These special conditions necessitate the installation of a two-sided lawn sign to ensure clear and effective wayfinding.

Without the variance for a freestanding sign, our daycare center would face significant challenges in attracting and serving families. The lack of visibility from the street would make it difficult for new families to locate our facility, potentially leading to lower enrollment and revenue. A wall-mounted sign would not provide adequate visibility due to the building's orientation and surrounding obstructions. Granting the variance would allow us to properly identify our business, ensuring accessibility for families and maintaining the viability of our childcare services.

The variance request is not insubstantial as it does not alter the character of the surrounding area or negatively impact neighboring properties. The proposed sign is a standard size for business identification, designed to be visually appealing and in harmony with the aesthetics of the neighborhood. Additionally, the sign will not obstruct traffic visibility or pedestrian pathways. It simply enhances wayfinding for families seeking our daycare, making it a practical and reasonable request.

Yes, the variance is the minimum necessary to ensure reasonable use of the property. Due to the building's shape and placement, a wall-mounted sign would not be clearly visible to passing traffic or pedestrians. The proposed two-sided sign, positioned in the landscaping area at the front of the building, is designed to maximize visibility while maintaining a modest footprint. This ensures families can easily locate our daycare without excessive signage or alterations to the property.

The proposed variance will not substantially alter the essential character of the neighborhood or negatively impact adjoining properties. The sign will be professionally designed to complement the surrounding area, using neutral colors and a modern aesthetic that aligns with the existing streetscape. Additionally, its placement in the landscaping area ensures it remains unobtrusive while improving wayfinding for families. There will be no obstruction to neighboring properties, traffic, or pedestrian pathways, making this a beneficial and non-disruptive addition to the community.

The proposed variance would not adversely affect the delivery of governmental services such as water, sewer, or garbage collection. The sign will be placed in the landscaping area, away from utility lines, access points, and service areas. It will not obstruct sidewalks, driveways, or streets, ensuring that city services can continue without disruption.

We purchased the property without knowledge of the zoning restriction. The need for a variance became apparent only after planning the best signage placement for visibility and accessibility for families visiting the daycare.

The special conditions or circumstances were not a result of actions taken by us. The building's unique shape and location, along with its visibility challenges, were existing factors at the time of purchase. These conditions were not created or caused by any actions as a result of us.

I. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example.)

The predicament cannot be feasibly resolved through a method other than a variance. Mounting a sign on the building is not a viable solution due to the building's shape, which limits visibility from key approach angles. The proposed two-sided sign on the lawn is the most effective way to direct families to the daycare and ensure the sign is visible from a distance, addressing the unique visibility issues that exist due to the building's design.

J. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

Granting the variance would still uphold the spirit and intent behind the zoning requirement. The primary goal of the zoning restriction is to maintain the aesthetic and functional integrity of the area while ensuring signs do not disrupt the neighborhood's visual appeal. By placing the proposed two-sided sign on the lawn, we are ensuring it is visible and informative without negatively affecting the aesthetic of the area. Additionally, this solution addresses a unique challenge posed by the building's design, ensuring that the daycare is easily identifiable for families while maintaining the overall character of the neighborhood. Granting the variance would provide substantial justice by allowing the business to operate effectively while remaining in compliance with the overall intent of the zoning ordinance.

K. Explain whether the granting of the variance requested will or will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Granting the requested variance will not confer any special privilege that is denied to other lands, structures, or buildings in the same district. The variance is being requested due to the unique layout and design of the building, which makes a mounted sign ineffective and difficult to see from the street. The proposed two-sided sign in the landscaping area is a practical solution that addresses this challenge, while still adhering to the intent of the zoning regulations. The variance does not provide an unfair advantage or special treatment. It is a necessary and reasonable adjustment to allow for effective identification of the business while maintaining the visual integrity of the neighborhood.

Once you submit your application you will be taken to the payment page. Enter your payment information and submit. I understand review won't start until payment is made.

Yes