

**AKRON BOARD OF ZONING APPEALS**

**MEETING OF WEDNESDAY, AUGUST 30, 2023 – 9:00 A.M.**

**COUNCIL MEETING ROOM #1, THIRD FLOOR, MUNICIPAL BUILDING**

**166 SOUTH HIGH STREET**

**(1) CORRECTION and APPROVAL of Minutes of June 21, 2023.**

**(2) PUBLIC HEARINGS:**

**(A) APPEAL #06-2023-Z – Appeal of the City of Akron to vary the setback requirement to install a sign for Summit Lake Northshore at 544 W. South Street.**

TT/emd

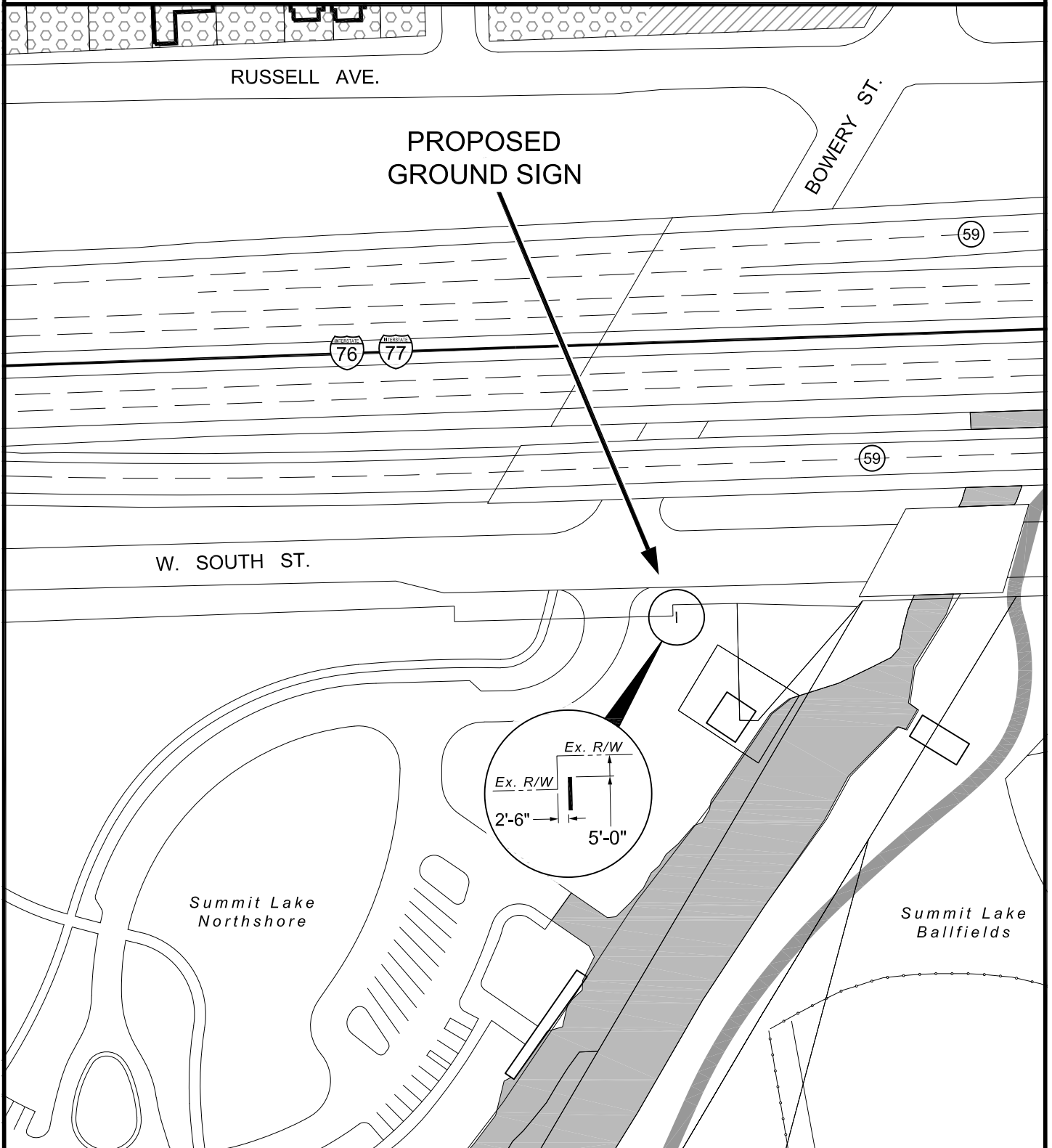
# Appeal #06-2023-Z

Appeal of the City of Akron to vary the setback requirement to install a sign for Summit Lake Northshore at 544 W. South Street

- U1 Single Family Residential
- U2 Apartment House
- U4 Commercial



0 100'  
Created 08/15/2023 jwh  
Revised 08/15/2023 jwh



## MEMORANDUM

**TO:** AKRON BOARD OF ZONING APPEALS      **ITEM # 2A**  
**APPEAL #06-2023-Z**

**FROM:** DEPARTMENT OF PLANNING AND  
URBAN DEVELOPMENT

**DATE:** AUGUST 30, 2023      **WARD:** 9  
**COUNCILPERSON:** Freeman

**SUBJECT:** **APPEAL #06-2023-Z**—Appeal of the City of Akron to vary the setback requirement to install a sign at 544 W. South Street

**REASON FOR APPEAL:** Section 153.350(C)(1)(b)

**BOARD OF ZONING APPEALS AUTHORITY:** Section 153.404(L)

**GENERAL LOCATION:** South side of W. South Street, west of Lakeshore Boulevard

**LAND USE IN THE SURROUNDING AREA:**

<b>NORTH SIDE:</b>	I-76
<b>SOUTH SIDE:</b>	Recreation
<b>EAST SIDE:</b>	Recreation
<b>WEST SIDE:</b>	Recreation

**ZONED:** Single Family Residence Use District (U1, H1, A1)

**BUILDING LINE:** 25 feet

**SIZE OF LOT & AREA:** 32.8 acres

**COMMENTS:**

The City of Akron is the owner of land on the northern side of Summit Lake. Surrounding uses are I-76 to the north, and Summit Lake and parkland to the south, east and west. The area contains 32.8 acres of area. The property is zoned Single Family Residence Use District (U1, H1, A1) while the Land Use and Development Guide Plan recommends parks, recreation, and open space.

The Appellant proposes to place a ground sign to within 2.5 feet of the W. South Street right-of-way. A ground sign not exceeding five feet in height is permitted within 10 feet of the right-of-way. As such, a 7.5 feet variance is necessary. The Board of Zoning Appeals has the authority to grant of variance of up to 75% of the required building line setback.

The non-illuminated sign would be placed east of the entrance/exit drive to Summit Lake Northshore Park. The sign panel would measure 3 feet 8 inches by 8 feet (29.33 square feet of area), with an overall height of 5 feet. Both the sign panel and posts would be constructed of aluminum. The printed text sign panel would read “City of Akron, Summit Lake Northshore, Pavilion and Boathouse, 540 W. South Street” in green and white copy on a black background. Color bands in shades of green and blue would frame the sign. A City of Akron logo would be sited left of the sign copy. The City of Akron would landscape the area around the sign.

The Appellant has stated that the width of the pavement along with a jog in the right-of-way would make the sign less visible if placed further back from the right-of-way. The Traffic Engineer does not oppose the location of the sign. One objective of the Land Use and Development Guide Plan (LUDGP) is to promote good design standards for signage. This proposed attractive sign is harmonious with the LUDGP and park sign standards that were approved by the Urban Design and Historic Preservation Commission in December of 2022. As such, the Planning Staff is supportive of this request.

**RECOMMENDATION:**

The Planning Staff, in accordance with Section 153.426, recommends **APPROVAL** of the appeal of the City of Akron to vary the setback requirements to place a sign at 544 W. South Street, in accordance with the submitted plans entitled “Summit Lake Northshore: Dated: 2023-07-8” and subject to the following condition:

- (1) That the total height of the sign does not exceed five feet and be placed no closer than within 2.5 feet of the right-of-way.

KEP\emd