

**CITY OF HIGHLAND HEIGHTS  
PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION  
HELD: MAY 12, 2008**

PRESENT: Commissioners Kerr, Knezevic, Mastrangelo, Pilla, Urban;  
Recording Clerk Olson; Assistant Building Commissioner Austin

ABSENT: None

**SUBJECT: HARRY BUFFALO RESTAURANT, 5596 HIGHLAND ROAD  
PZ08010 VARIANCE TO SIGNAGE REQUIREMENTS**

Public Hearing was called to order at 8:06 p.m. Notices of this Public Hearing were mailed in accordance with Section 1113.04.

Variance is requested as follows:

1. Variance of up to 2 feet from Section 1145.06(b)(1): "BUSINESS DISTRICT SIGNS; Building Wall Signs" which establishes a maximum lettering height of 1 foot for building setbacks up to 75 feet, to allow a lettering height of up to 3 feet for the north elevation building sign.

Peter Mooney, 5596 Highland Road, and Bill Aftoora, Great Lakes Sign, 7006 Thornton Drive, Parma, Ohio 44129, appeared before the Commission to obtain a variance for the proposed building sign at 5596 Highland Road.

Chairman Mastrangelo advised the applicants of their right to be represented by an attorney. The applicants waived that right.

Mr. Mooney stated that he owns the lease to the building and that Harry Buffalo will be under management agreement with him. Mr. Aftoora stated they are proposing to replace the existing backlit electric sign on the front of the building with a 3 foot high by 16 foot wide standard "Harry Buffalo" sign that will consist of internally illuminated, individual red channel letters and a buffalo head separating the words letters "HARRY BUFFALO". He said the "H" and "B" letters are 3 feet high and the remaining letters are between 28 and 30 inches high.

Assistant Building Commissioner Austin said the existing 5 foot by 5 foot sign on the west side of the building will remain intact and that no additional signs will be installed.

Mr. Mooney stated that the proposed Harry Buffalo restaurant in Highland Heights is fourth in a set of restaurants planning to open and the proposed sign is the standard channel letter sign. In response to Chairman Mastrangelo's inquiry if Harry Buffalo offers other signs with smaller letters, Mr. Mooney replied no.

Mr. Pilla noted that the Commission recently granted a variance to Michael Christopher Salon to allow a 3 foot high letter "M" on their ground sign. He also noted that the salon is set closer to the street than the Harry Buffalo building.

Meeting opened to the Public.

Chairman Mastrangelo advised that the Commission is in receipt of an email dated May 11, 2008 from Daniel and Michelle Holderbaum, homeowners, 650 DeWitt Drive, objecting to the variance and requesting that the Commission stand firm on protecting the appearance and appeal of our neighborhood and city and not setting precedent to other businesses requesting the same.

Public Hearing closed at 8:14 p.m.

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Susan M. Olson, Recording Clerk

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Robert J. Mastrangelo, Chairman