



AGENDA
BOARD OF ZONING APPEALS
TUESDAY, November 25, 2025
6:30 P.M.

Oxford Courthouse
118 W High Street

MEMBERS

Philip Russo, Chair

Baljinnyam Dashdorj
Matt Wyatt

Steve Chaffin, Vice Chair
Jon Creech, Secretary

STAFF

Sam Perry, Director, Community Development
Zachary Moore, City Planner/GIS Coordinator
Christopher Conard, Law Director

MEETING PROCEDURE: The Board of Zoning Appeals is a quasi-judicial board. Our primary function is to hear testimony and issue decisions. Unlike other City boards and commissions, we only hear relevant, sworn testimony from the Applicant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Applicant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded. Applicants are to limit their testimony to fifteen (15) minutes, including any information presented by his/her duly appointed agent or attorney. This time limit may be extended if the Board requests or approves further testimony. Other persons with standing are encouraged to testify and ask questions about the nature of the appeal, but must be acknowledged by the Chair prior to speaking.

- I. Call to Order
- II. Approval of September 23, 2025 Minutes of the Regular Meeting 1
- III. Old Business
 - BZA-2025-03, 36 E. High Street, ADMINISTRATIVE APPEAL** to Section 1137.10(c), replacement of changeable marquee signs with electronic message boards, **Jack F. Grove, Appellant** 6
- IV. Adjournment



OXFORD BOARD OF ZONING APPEALS

Meeting Minutes

Tuesday, September 23, 2025

<https://youtu.be/X5fEgQCrcpk>

Meeting procedure: The Board of Zoning Appeals is a quasi-judicial Board. Our primary function is to hear testimony and issue decisions. Unlike other City boards and commissions, we only hear relevant, sworn testimony from the Applicant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Applicant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

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Roll Call

Philip Russo, Chair

Jonathin Creech, Secretary

Matt Wyatt

Steve Chaffin, Vice Chair

Baljinnyam Dashdorj

Mr. Moore and Mr. Dariano were sworn in by the Law Director, Mr. Conard.

Mr. Zachary Moore presented the staff report and responded to questions from the board members.

Mr. Dariano presented his report and addressed the questions the board members had.

Comments from the Public

There were no public comments.

Motion – To enter into private deliberation

(Voice Vote) 1st Mr. Chaffin 2nd Mr. Wyatt

AYE: (5)

NAY: (0)

ABS: (0)

Motion – To Grant the variance request for the directional sign size based on the facts and evidence presented in the staff report

(Roll Call) 1st Mr. Chaffin 2nd Mr. Wyatt

AYE: Mr. Dashdorj, Mr. Wyatt, Mr. Creech, Mr. Chaffin, Mr. Russo (5)

NAY: None (0)

ABS: None (0)

Motion – To Grant the variance request for the number of signs based on facts and evidence presented in the staff report

(Roll Call) 1st Mr. Dashdorj 2nd Mr. Wyatt

AYE: Mr. Dashdorj, Mr. Wyatt, Mr. Creech, Mr. Chaffin, Mr. Russo (5)

NAY: None (0)

ABS: None (0)

BZA-2025-03

Time: 1:03:40

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2. BZA-2025-03, 36 E. High Street, ADMINISTRATIVE APPEAL to Section 1137.10(c), replacement of changeable marquee signs with electronic message boards, Jack F. Grove, Appellant

Motion – To postpone the case to the November meeting at the applicant’s request

(Voice Vote) 1st Mr. Chaffin

2nd Mr. Creech

AYE: (5)

NAY: (0)

ABS: (0)

BZA-2025-04

Time: 1:04:14

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3. BZA-2025-04, 13 E High Street, VARIANCE to Section 1151.05(a)(2)(A)(1)(b) to allow a wall sign positioned more than 18 feet above the adjacent ground, Jackson Trester, Applicant/Agent

Mr. Trester was sworn in by the Law Director, Mr. Conard.

Mr. Zachary Moore presented the staff report and responded to questions from the board members.

Mr. Trester presented his report and addressed the questions the board members had.

Comments from the Public

There were no public comments.

Motion – To Grant the variance request based on facts and evidence presented in the staff report and the testimony of the applicant

(Roll Call) 1st Mr. Chaffin 2nd Mr. Wyatt

AYE: Mr. Dashdorj, Mr. Wyatt, Mr. Creech, Mr. Chaffin, Mr. Russo (5)

NAY: None (0)

ABS: None (0)

Motion to Adjourn Meeting at 7:49 p.m.

Time: 1:22:57

(Voice Vote) 1st Mr. Chaffin 2nd Mr. Wyatt

AYE: (5)

NAY: (0)

ABS: (0)

STAFF REPORT

Community Development | Board of Zoning Appeals

APPLICATION DETAILS

Appellant	Weisman Enterprises Holdings, Inc. (Lessee/Operator), c/o Mark Weisman
Attorney	Jack F. Grove, Attorney for Appellant
Property Owner	36 East High Street LLC, c/o Benjy Federbush
Location	36 E High Street
Action Request	Appeal of Administrator’s Decision
Zoning Code Sections Appealed	<p><i>Section 1137.10(b)(3)</i> – legal nonconforming designation for signs is not lost due to general maintenance, changeable marquees, or face or copy changes</p> <p><i>Section 1137.10(c)(1)*</i> – repair of nonconforming signs is permitted, expressly mentioning <i>replacement of faded or damaged surface panels; or repair or replacement of electrical wiring or electrical devices.</i></p> <p><small>*In the submitted application, the Appellant misquotes this provision as <i>Section 1137.10(b)(2)(c)</i>, which does not exist. The correct section number was able to be discerned based upon the description appearing thereafter.</small></p>
Lot Size	9,583 square feet
Lot Frontage	72.6 feet on E High Street
Current Use	Entertainment/Music Venue (Brick Street)
Current Zoning	UP Uptown District; Uptown Historic Overlay District
Surrounding Land Uses	Church (Oxford United Methodist) to the north; Oxford Police Department headquarters to the southeast; mix of uses (commercial/residential) in all other directions

BACKGROUND

This case involves a proposal to replace two manual changeable copy signs on the marquee in front of Brick Street, a live music entertainment venue that had historically been used as a movie theater. The two existing signs are considered non-conforming due to using a direct illumination method, exceeding the maximum allowable number of signs for the business, and exceeding the usual sign height limit of 3 feet (though only

by a half foot). The appellant claims replacing these signs with two new electronic message boards (EMBs) is considered normal maintenance, and should be permitted. The Zoning Code does not permit moving, flashing, or animated signage, nor does it permit electronic changeable copy except in the case of fuel pricing. Additionally, the method of direct illumination for signs (where the source of illumination is concealed within the sign itself) is not permitted within the Uptown (UP) zoning district. The appellant challenges the determinations of the Zoning Administrator through this appeal request to the BZA. Please see the enclosed documentation from Mr. Grove, Attorney for the Appellant, which includes a complete application and narrative.

PUBLIC COMMENTS

Notification was mailed to property owners within 200 feet and a sign was placed on the property. Any person who has standing on the matter may attend the hearing to provide testimony to the Board, and may indicate whether they are a proponent or opponent of the requested appeal. Such individuals must attend the hearing in-person so that there is an opportunity for cross-examination.

STAFF COMMENTARY

The building situated on this site was originally constructed in 1938, as the Miami-Western Theater. The name was chosen to reflect the two colleges in operation in Oxford at the time – Miami University, and Western College for Women. According to the Smith Library of Regional History, the theater – which exemplifies an Art Deco architectural style – remained in operation until 1988. The building was purchased in 1993 and converted into a restaurant called First Run. The name was later changed to Brick Street in 2004.

At present, a total of five (5) wall signs exist on the front façade along E High Street; these include two (2) manual changeable copy cabinets on either side of the marquee; one (1) neon sign (“FOOD MUSIC FUN”) in the middle of the marquee; and two (2) cabinet signs on building walls to the left and right of the marquee.

The existing assembly of signage at this location is considered non-conforming, for a variety of reasons:

- The number of wall signs exceeds the maximum of one (1) allowed per nonresidential occupant, per **Section 1151.05(a)(2)(A)(1)**.
- All signs utilize direct illumination, which is not a permitted method of illumination in the Uptown (UP) zoning district per **Section 1151.05(a)(2)(B)**. “Direct illumination” is defined in **Section 1151.07(q)** as *a source of illumination enclosed entirely within a sign and not directly visible from outside of the sign*.
- The existing marquee cabinets are shown to be three (3) feet, five (5) inches in height, which slightly exceeds the maximum height of three (3) feet for wall signs in the UP zoning district per **Section 1151.05(a)(2)(1)(a)**.

The Community Development Department has record of three (3) past sign permit applications for the subject property. The first permit application (No. 2013-212) was approved in 2013, for copy changes to the two cabinet signs to the left and right of the marquee. The second permit application (No. P2022-0212) was submitted by Klusty Sign Associates in June 2022, requesting replacement of the marquee cabinets with LED electronic message boards (EMBs); in essence, nearly identical to the present request. The 2022 permit received a zoning denial, and ultimately did not progress to approval or issuance. The third permit application (No. P2025-0320), submitted by Weisman Enterprise Holdings, is the subject of the present Appeal.

The subject permit application proposes removal of the two existing manual changeable copy cabinets on the marquee and replacement of each with a brand new electronic message board (EMB) utilizing light emitting diode (LED) technology and measuring 3’5” high by 14”3” wide. These two EMBs would essentially be large, full color screens capable of being remotely programmed via a cloud-based platform, as opposed to having messages changed manually by hand. The cover letter included with the application cited **Section 1137.10(c)(1)** [mistakenly cited as **Section 1137.10(b)(2)(c)**] which addresses maintenance and repair of

nonconforming signs. The applicant claimed that “direct lighting is maintained as a non-conforming use” and that the work proposed qualified as normal maintenance.

Section 1137.10(c)(1) provides that existing nonconforming signs may undergo “normal maintenance,” citing examples such as *painting of chipped or faded signs; replacement of faded or damaged surface panels; or repair or replacement of electrical wiring or electrical devices*. Furthermore, the Code states that *a non-conforming sign shall not be structurally altered to prolong the life of the sign*. It was staff’s interpretation that the proposed upgrade to LED displays surpassed the notion of “normal maintenance,” therefore resulting in a denial of the permit application.

Attached to this staff report are copies of the 2022 and 2025 permit applications and associated sign plans, along with corresponding zoning denial letters. In summary, these letters reference the following concerns:

- Replacement of directly-illuminated cabinets with LEDs is unable to be permitted as “normal maintenance.”
- Direct illumination is not allowed in the Uptown (UP) District.
- Flashing and animated signage is prohibited in all zoning districts.
- The Signage Chapter (1151) is considered prescriptive, meaning only those signs expressly mentioned in the Code are permitted. “Changeable Copy” signs are defined, but only mentioned one time in the main text of Chapter 1151 in reference to fuel pricing. In practice, following a 2010 BZA case, this has meant that electronic displays are not considered to be a permitted sign type unless attributed to fueling stations to display the price of fuel.*

*Staff agrees with the Appellant’s attorney that regulating signage in this manner constitutes a content-based restriction. The existing language in Chapter 1151 was composed at a time that pre-dates the Supreme Court’s decision in *Reed v. Gilbert* (2015). Obviously, local zoning regulations do not automatically experience updates following every new development in case law, but it is clear in this case that the Code is long overdue for amendments to ensure application of standards is done in a constitutional, content-neutral manner. In the meantime, it would be prudent for the City to enforce its existing rules – which although content-based on their face, can be enforced in a content-neutral way. For example, if a sign were installed to display the price of cigarettes using numerical characters (1, 2, 3, 4 ...), it should be permitted despite the Code literally specifying that such pricing is meant exclusively for fuel.

BOARD AUTHORITY

Oxford Zoning Code **Section 1129.11** provides that the *Board of Zoning Appeals shall have the power to hear and decide appeals where it is alleged there is an error in any order, requirements, decision or determination made by an administrative official in the enforcement of the Zoning Ordinance. In exercising its powers to review administrative decisions, the Board may (...) reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination as the Board of Zoning Appeals determines, and to that end shall have the powers of the office from whom the appeal is taken.*

SUBMITTED BY:



Zachary Moore, AICP
City Planner / GIS Coordinator

DATE: September 11, 2025

BZA MOTION FOR APPEALS

With regard to the Request for # **BZA-2025-03**, being an Appeal of the Zoning Administrator's interpretation of Oxford Zoning Code Sections 1137.10(b)(3) and 1137.10(c)(1) pertaining to allowable maintenance activities related to nonconforming signs:

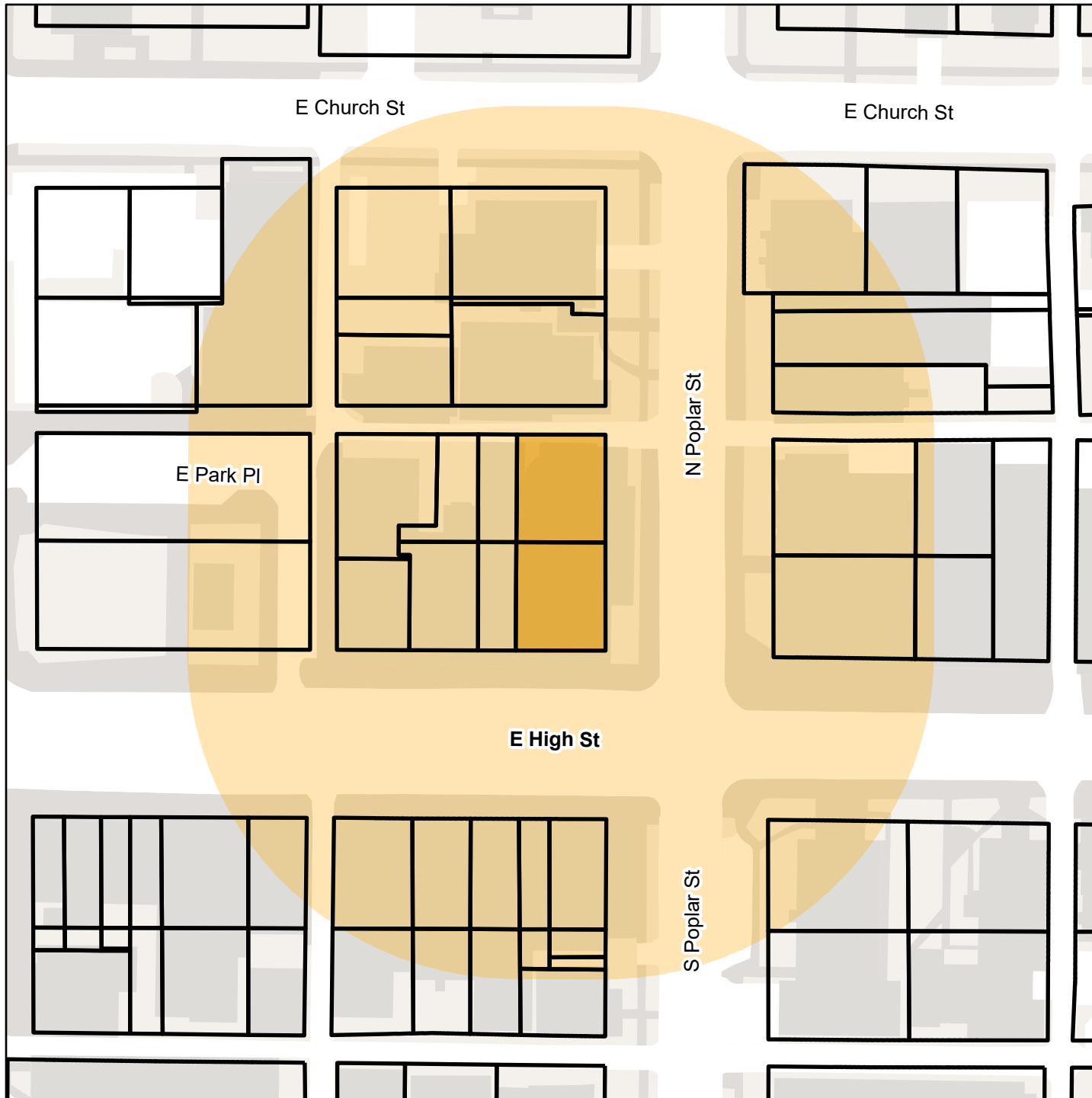
Mr./Ms. _____ hereby moves that the Board (**affirm / reverse**) the Zoning Administrator's determination on the basis that _____.

Motion Seconded by: Mr. / Ms. _____.

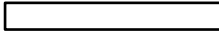
Vote: Aye_____ Nay:_____

BZA-2025-03
Surrounding Property Owners Map

-  Oxford Corporate Boundary
-  Parcels
-  Case Boundary
-  200 Foot Buffer



100
Feet




Date: 9/3/2025
3:58 PM

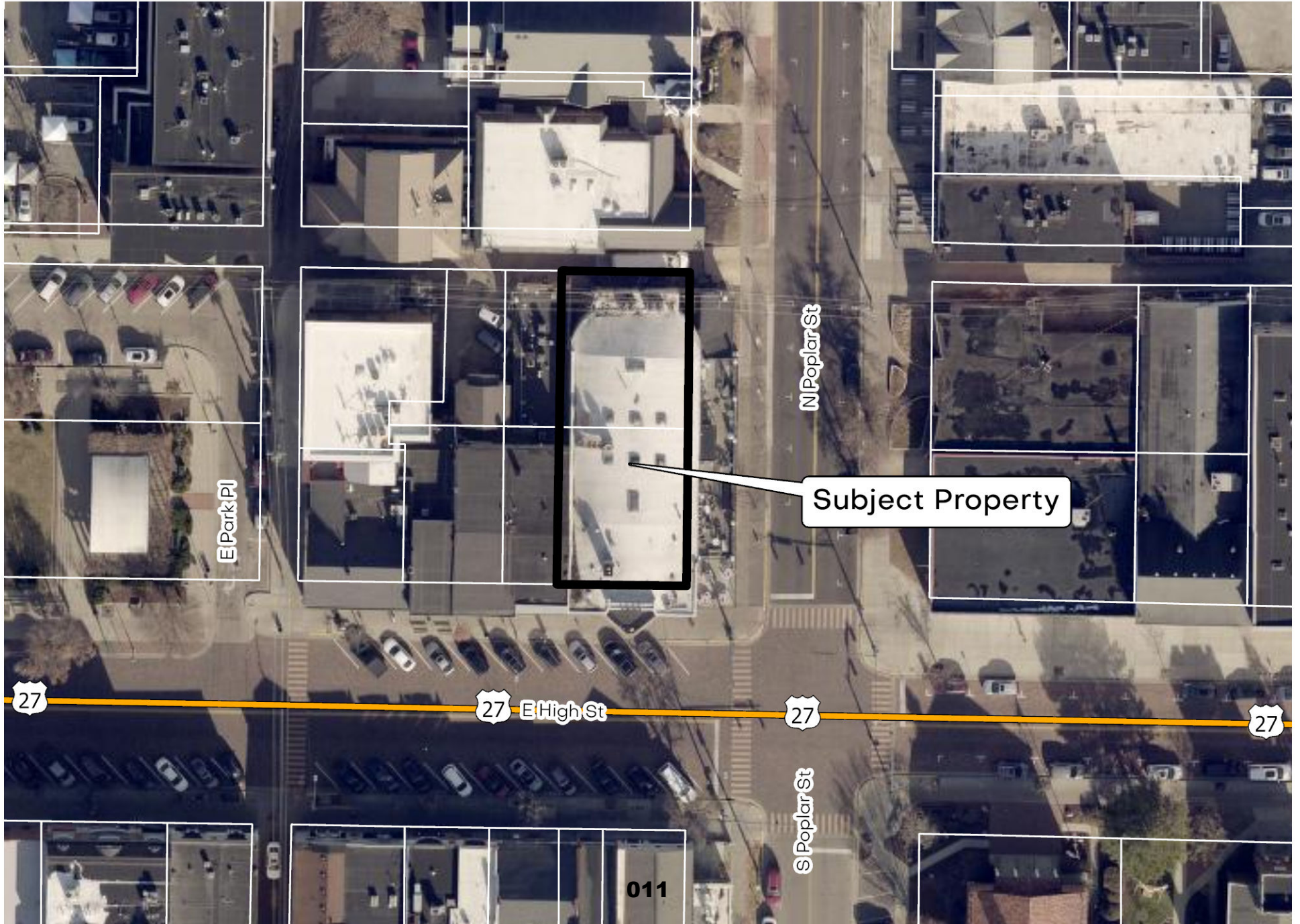


The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats, or a professional survey.

Aerial Map

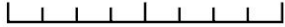
 Site

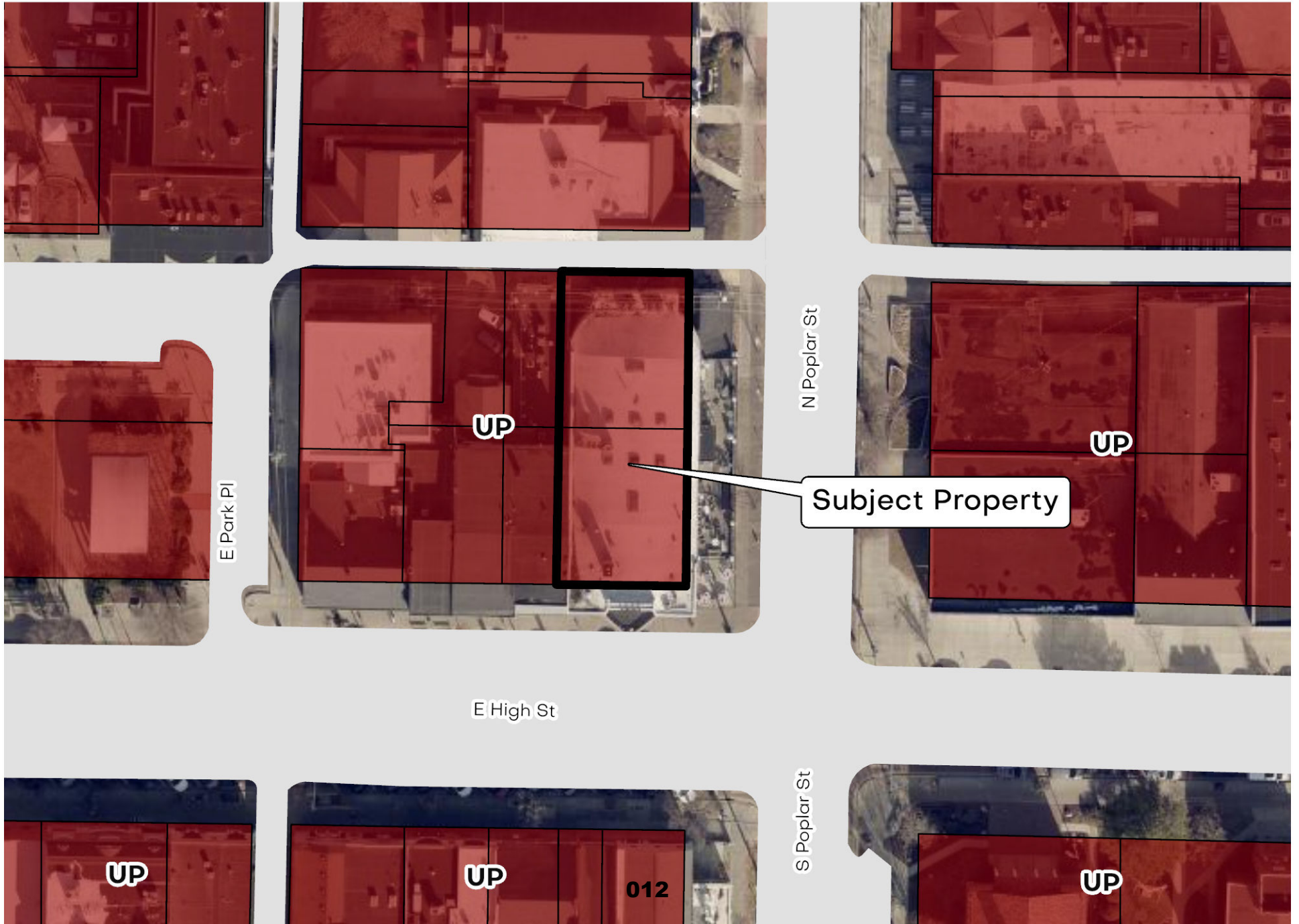
0 25 50 100 Feet




Current Zoning

 Site

0 25 50 100 Feet






ADMINISTRATIVE APPEAL APPLICATION

Please print legibly. To apply, email completed form and plans in PDF format to commdev@cityofoxford.org

BOX 1 | APPLICATION DETAILS

Property Address/Location 36 East High Street, Oxford, Ohio 45056	
Total Site Acreage .1700	Total Building Square Footage 7,569 GBA per Auditor
Project Description Maintenance-Replacement Signage on Marquee	
Requested Appeal(s) Oxford Ord. 1129.11 based upon administrator error in denial of permitted sign maintenance under Ord. 1137.10(b)(2)(c) for replacement of damaged surface panels and replacement of electrical wiring or electrical devices. Ord.1137.10(b) <u>Loss of Nonconforming Status</u> (3) the provision does not apply to general maintenance, changeable marquees, or face or copy changes. Electronic copy change is permissible. The appeal involves Appellant’s lawful nonconforming use, signage on nonconforming marquee located on historic structure.	
Cite Zoning Code Sections	

BOX 2 | APPELLANT INFORMATION

Is the appellant also the current property owner? <input type="checkbox"/> Yes (You may skip Box 3) <input checked="" type="checkbox"/> No (Do not skip Box 3, and include a Letter of Agency with your submittal)
Appellant Name Jack F. Grove, Attorney for Appellant
Appellant Company Name Weisman Enterprises Holdings, Inc. (Lessee/Operator)
Mailing Address 1251 Nilles Rd., Suite 10, Fairfield, Ohio 45014
Email Address jgrove1251@gmail.com
Telephone Number Office: (513) 829-2900. Cell: (513) 839-0749

BOX 3 | PROPERTY OWNER INFORMATION Check if same as Appellant

Property Owner Name Benjy Federbush
Property Owner Company Name 36 East High Street, LLC
Mailing Address 185 Varick Street, New York, NY 10014
Email Address bwf@varickrealty.com
Telephone Number (917) 776-4367

BOX 4 | ATTACHMENT CHECKLIST Submit all contents either in PDF format, or as 8.5”x11” sized prints.

<input checked="" type="checkbox"/> Narrative/Cover Letter addressing all components required by Section 1129.11 – more information on Page 3 <input checked="" type="checkbox"/> Copy of Preliminary Zoning Review or Permit Zoning Review containing reference to Code section(s) which are the subject of the administrative appeal

BOX 5 | APPELLANT SIGNATURE

<i>As the owner or owner’s agent, I hereby agree all information contained in this application is true, accurate, and complete to the best of my knowledge. I acknowledge the application will first be checked by City staff for completeness prior to determining a hearing date with the Oxford Board of Zoning Appeals.</i>

Appellant Name (Print) Weisman Enterprises Holdings, Inc.

Appellant Signature

by Jack F. Snow, Attorney for Appellant

Date 7/28/2025

Processing Fee

The appropriate processing fee amount will be determined during a completeness check by Community Development staff. It may take 1-2 business days for a completeness check to be performed. The applicant will receive a digital copy of a processing fee invoice via email once it is ready. Fees may be paid in-person by check or credit card in the Community Development Department located on the first floor of the Oxford Municipal Building, 15 S College Avenue, Oxford OH 45056. For credit card payments, the City accepts Visa, MasterCard, or Discover, and such payments may also be taken over the phone by calling Community Development at 513-524-5204.

Required Documentation For source text see Oxford Zoning Code Section 1129.11

An aggrieved party has a right to appeal any decision of the City of Oxford Zoning Administrator.

The Oxford Board of Zoning Appeals shall have the power to hear and decide appeals where it is alleged there is an error in any order, requirements, decision or determination made by the Zoning Administrator in the enforcement of the Zoning Ordinance.

In exercising its power to review administrative decisions, the Board of Zoning Appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as the Board determines, and to that end shall have the powers of the office from whom the appeal is taken.

The appeal shall:

- (1) Cite specific provisions of the Oxford Zoning Code that are alleged to have been interpreted in error or the specific decisions or action being appealed, and the grounds on which the appeal is being made;
- (2) Include any required application fee in an amount set by the City;
- (3) Include such other information as the City or the Board may reasonably require; and
- (4) Include a statement as to why the appellant has standing¹ to pursue the appeal from the administrative action by a statement of the way in which the administrative action adversely affects the appellant.

¹ The private litigant has standing to complain of harm which is unique to himself. In contrast, a private property owner across town, who seeks reversal of the granting of a variance because of its effect on the character of the city as a whole, would lack standing because his injury does not differ from that suffered by the community at large. The latter litigant would, therefore, be unable to demonstrate the necessary unique prejudice which resulted from the board's approval of the requested variance. Willoughby Hills v. C. C. Bar's Sahara, 64 Ohio St. 3d 24, 27 (Ohio 1992)

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Jack F. Grove, Attorney for Weisman Enterprises Holdings, Inc.
(Lessee/Operator)

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding

Appeal of Administrator's Denial of application for signage maintenance/replacement of Brick
Street marquee

(Application Description)

located at

36 E. High Street, Oxford, Ohio 45056

(Property Address/Location)


Thank you,

Benjy Federbush

(Property Owner Printed Name – must be a person)

36 East High Street, LLC

(Property Owner Company Name – if applicable)



(Property Owner Signature – must correspond to printed name above)

7/25/25

(Date)

**WEISMAN ENTERPRISES
HOLDINGS, LLC**

APPELLANT

**APPEAL OF ADMINISTRATOR'S
DECISION**

APPELLANT'S NARRATIVE

INTRODUCTION

Appellant, Weisman Enterprises Holdings, Inc. is the long-time operator of Brick Street located at 36 High Street, Oxford, Ohio. Weisman seeks to replace signage on the marquee. The existing materials are showing signs of aging and deterioration and the marquee is in need of maintenance. In addition, replacement letters for the existing marquee copy are no longer available due to obsolete technology. The proposed replacement sign facia and electronic technology represent a significant upgrade and reinvestment in the structure.

Brick Street is a former theater (built in 1938); it originally operated as the Miami Western Theater and photos were submitted with the application for historic reference.

After the movie theater was no longer operated around 1993, the building was repurposed for a restaurant/bar and operated under the name of First Run. Brick Street was founded in 2004 and operates as a bar and entertainment venue for Miami University students.

The marquee on the former theatre building is a lawful, non-confirming use, as is the direct lighting signage mounted thereon. The marquee signage is used to promote the business enterprise and to feature upcoming events. In addition, it is available for public service, for recognition, and for promotion of community activities and university functions.

HISTORIC DISTRICT/ARCHITECTURE STYLING

The subject property is located in an historic district and the structure is featured in the inventory of historical buildings in the Mile Square. According to the inventory, the architectural style is Art Moderne (also called streamline moderne) which evolved from Art Deco in the 1930's. The forward-thinking trend embraced technological advancement associated with the industrial era in use of materials in new and imaginative ways. Stucco, chrome and glass blocks are characteristic elements. The style was the first to incorporate electric light into the architectural structure. Neon lighting as decoration and lighted marquee are characteristic. Commercial buildings for the period including movie theatres were common applications of this architectural style. The marquee (in place for over 8 decades) most certainly has historical significance and deserves preservation and continued functionality.

As the name Art Moderne suggests, this architectural movement favored modernization over use of traditional design elements. Direct lighting of the marquee is in keeping with the original architectural styling and is true to the Art Moderne movement. Bricks Street is a rare example of the period architecture and is uncharacteristic of other historic structures located in the uptown historic district. This structure has had renovations and other improvements, most recently a side sky deck along North Poplar Street. This is a departure from the original architectural style. The later adaptations improved functionality for current operations.

SIGNAGE GENERALLY

The Oxford zoning ordinance regulates signage generally under §1151.03, and as well, nonconforming signage under §1137.10. Among the purposes of signage regulation are aesthetics, safety and preservation of significant architectural and cultural resources. §1151.01(a)(2), (5) and (9).

Signage illumination receives significant attention. The direct lighting associated with the marquee is both nonconforming and of historical significance. The signage on the marquee was designed and used for “changeable copy.” By definition the Ord. 1157.01(e) reads:

Changeable Copy Sign – a sign or parts thereof with characters, letter or illustration that can be changed or rearranged by mechanical, electronic or manual means.

The proposed replacement upgrades method of change to electrical means according to technological advancement while preserving the architectural structure and historic nature of the marquee. The marquee will still perform its same essential functions.

In other respects, the sign regulation does not control or distinguish lighting source, e.g. incandescent, fluorescent, neon, halogen or LED (light emitting diode). Color is not regulated. Content is somewhat controlled but municipal regulation is qualified by first amendment freedoms involving commercial free speech – referred to as expression related to economic interest and promoting commercial transaction. See, *Tipp City v. Dakin*, 2010-Ohio-1013, 929 N.E.2d 484 (2nd District) para. 31.¹ The Court of Appeals determined that the *Tipp City* sign regulation violated commercial free speech and constituted a civil rights violation, which qualified for recovery of attorney fees. In the *Tipp*

¹ Appeal not accepted 120 Ohio St.3d 1544 (2010).

City case, a mural facing I-75 was determined to be protected commercial speech such as an illustration or other image in changeable copy. Brick Street's marquee deserves the same constitutional protections.

Content based municipal sign regulations are subject to strict scrutiny. *Reed v. Town of Gilbert, Ariz.*, 576 U.S. 155, 135 S. Ct. 2218, 192 L.Ed. 236 (2015)². Because commercial free speech is a protected First Amendment right, special accommodation of fuel centers to benefit from electronic changeable copy signs in contrast to the denial at Brick Street does not pass constitutional muster. Event promotion at Brick Street should not be disfavored compared to fuel price signage. The distinction unfairly favors a different industry sector and the mistreatment shown in the denial letter and city past practice do not pass strict scrutiny. As a final point, Zach Moore's opinion is unsubstantiated by legal authority (he lacks legal training to render expert legal opinion) which explains misinterpretation of the regulatory scheme and misapplication of changeable copy signage.

MAINTENANCE=REPLACEMENT

Under Ordinance §1151.02(d) sign maintenance is an affirmative duty. Signage is not permitted to remain in disrepair, missing parts and illegibility requires maintenance per the ordinance. Because needed parts are no longer available, the Appellant is confronted with a dilemma. The ordinance works at cross purposes in serving competing priorities. Maintenance is separately addressed under non-confirming signs. The ordinance speaks to permitted maintenance which is the objective of Appellant's

² Deciding constitutional issues is beyond the authority of the Board of Zoning Appeals. The issue is presented to preserve the matter for subsequent review as may become necessary.

application. "Maintenance" with respect to con-conforming signs is specifically defined to allow for replacement.

Replacement does not cause loss of nonconforming status under §1137.10(b)(3) which contains an express exception for "general maintenance, changeable marquees or face or copy changes." §1137.10(c)(1) specifically allows:

Normal sign maintenance shall be permitted, which includes painting chipped or faded signs, replacement of faded or damaged surface panels; or repairs replacement of electric wiring or electrical devices.

The stated examples of permitted maintenance are merely inclusive, but not all inclusive. In other words, the reasons for replacement are not exclusive as to all justifications requiring maintenance and enhancement. The proposed replacement does not involve structural alteration of the marquee as an architectural feature and its preservation is preferred. The change to LED technology is by no means prohibited and the ordinance does not impose a "like for like" requirement as indicated in the denial letter at #2. That is regulatory overreach. The ordinance contains no such language.

Furthermore, with respect to changeable copy addressed at #3, a marquee by its nature involves changeable copy. The historic application is not restricted to fuel pricing. As previously explained, mechanical, electronic and manual means are interchangeable. The proposed LED display applies electronic technology. The application stipulates that the replacement signage will comply with the regulation of flashing signs which prohibits changeable illumination within a 2-hour interval. Ord. 1157.01(k).

SAFETY

Manual copy change on the marquee face requires the use of a ladder. On November 6, 2016, Brick Street employee, Robert Null, was toppled from a ladder when

changing copy, and he spilled to the sidewalk suffering serious head trauma with seizures along with internal injuries. He was care-flight transported to UC Health due to severity of the injuries, which resulted in permanent damage.

According to the American Ladder Institute, over 500,000 people are treated annually for ladder-related injuries. Many of these incidents occur in the workplace, particularly in construction, maintenance and repair. Consequently, ladder accidents are regarded as significant safety concerns. The Administrator's denial report does not address safety. Electronic means of copy change in lieu of manual change with use of a ladder is obviously the safer alternative.

ECONOMIC DEVELOPMENT

Brick Street is a viable and venerable enterprise and a magnet for economic activity in Oxford's uptown business district. Brick Street serves an important niche in providing name entertainment and the establishment receives perennial recognition at Miami University commencement ceremonies for its contribution to the student social scene. Brick Street hosts around 270,000 patrons annually and a busy weekend turns over close to 5,000 patrons. Brick Street has gained national recognition and is an important cultural resource operating in the present.

The denial contravenes goals expressed in Oxford's new economic Development Plan which calls for an environment that supports local entrepreneurs. "Zoning flexibility" is stressed as a key recommendation for attracting investment dollars. The denial is deprivatory and hurts the business and demonstrates unreasonable zoning inflexibility. There is a disconnect between economic goals and the administrator's unduly restrictive interpretation which would disallow a costly upgrade and enhancement to the marquee.

Replacement signage fulfills the original intended purpose of business promotion incorporated directly into the structure. Implementation of new technology and use of new materials are consistent with the Art Moderne movement.

PROPERTY RIGHTS

Signage – in particular commercial signage – is a valuable property right due to its positive impact on business viability, branding, and operational success, over and above the direct cost of installation, maintenance and repair. Signage is a fixed cost with intangible benefits. Lawful, nonconforming signage is a vested right that runs with the real property. The iconic marquee is meant to be a functional component of the commercial architecture consistent with original purpose and styling.

Under the vested rights doctrine a lawful, nonconforming use is a valuable property right that would be rendered meaningless if a local government were to abrogate that right by refusing a permit allowing performance of required maintenance. See generally, *Weinstein, et al.*, Ohio Planning Zoning Law, 2025 Ed. §7.4. The Administrator failed to demonstrate legally adequate reasons to disallow continued use of direct lighting, changeable copy signage on the marquee which has endured for decades.

Preservation of the cultural resource with replacement materials affords protection of vested rights.

STANDING

Appellant, Weisman Enterprises Holdings, Inc., is the Applicant disadvantaged by the denial and is the immediate party in interest with standing to bring this appeal.

CONCLUSION

Various ordinance sections governing signage, nonconforming signage and marquee changeable copy read *in pari materia* demonstrate that the replacement signage is a matter of right, and the proposed replacement does not result in loss of lawful, nonconforming status. Electronic means of changeable copy is a technological advancement. The replacement will be a safer (avoiding the use of a ladder in a high traffic and pedestrian area), aesthetically pleasing, and will allow preservation of historic and culturally significant use. For these reasons, Appellant, Weisman Enterprises Holdings, Inc., urges the BZA to reverse the Administrator's denial and to grant the Application.

Respectfully Submitted



Jack F. Grove OSR NO. 0012508
Attorney for Appellant,
Weisman Enterprises Holdings, Inc.
1251 Nilles Road, Suite 10
Fairfield, Ohio 45014
Telephone: (513) 829-2900
Email to jgrove1251@gmail.com



SIGN PERMIT APPLICATION*

Permit App No. P2025-0320

Please print legibly. To apply, email completed form and plans in PDF format to commdev@cityofoxford.org

BOX 1 | APPLICATION TYPE (Required) *Select all that apply*

Freestanding Sign
 Wall Sign
 Face/Copy Change
 Other (Describe) _____

BOX 2 | PERMIT DETAILS

Work Location Address(es) (Required)	36 E High St, Oxford, OH 45056	Estimated Job Cost (Required)	\$70,000
Please describe the work to be done in detail (Required)	Marquee face change to include replacement of old surface panels (both sides) and replacement of electrical wiring and electrical components. The work qualifies as permitted maintenance. Ord. 1137.10(b)(2)(c).		

BOX 3 | PROJECT DETAILS *If submitting for multiple signs, provide information below per sign on separate sheet*

Sign Width in Feet (Required)	14'-3" (each side)	Sign Height in Feet (Required)	3'-5" (each side)	Sign Size in Sq. Ft. (Required)	48.68 sq ft (per side)
Projection of Sign from Building in Feet (Required for Wall Signs)	existing historical marquee	Elevation of Sign from Ground in Feet (Required)	12'	Is electrical service required? (Required) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Liability Insurance Company (Required)	TWFG Wade Insurance		Insurance Company Phone (Required)	937-748-2651	

illumination Method (Required) *Select one.*

- Direct Illumination – A source of illumination enclosed entirely within a sign and not directly visible from outside of the sign
- Indirect Illumination – A source of illumination directed toward a sign so that a beam of light falls on the exterior surface of the sign
- Natural Illumination – Illumination provided only by the sun, moon, and other broad environmental sources such as street lights, parking lot lights, and building lights and not provided with direct or indirect illumination

BOX 4 | CONTACT INFORMATION & SIGNATURE

PERSON	NAME	ADDRESS	PHONE	EMAIL
Applicant (Required)	Weisman Enterprise Holdings	36 E High St, Oxford, OH 45056	513-255-2851	mw120396@gmail.com
Property Owner (Required)	36 East High Street LLC	185 Varick St, New York, NY 10014		bwf@varickrealty.com
Contractor	Klusty Sign Associates	3160 E Kemper Rd, Cincinnati, OH 45241	513-772-4500	a.higgins@klustysa.com

As the owner or owner's agent, I hereby agree all information contained in this application is true, accurate, and complete, and I will install the work written above in compliance with the laws of the State of Ohio and with the City of Oxford Building, Zoning, and other related codes. I also acknowledge it is the owner's responsibility to verify the location of property lines to ensure proper setback distances are followed when installing new structures on the property.

Applicant Signature (Required)  Date (Required) 1/8/25

SPACE FOR OFFICE USE ONLY

Cover Letter

Certificate of Appropriateness Application

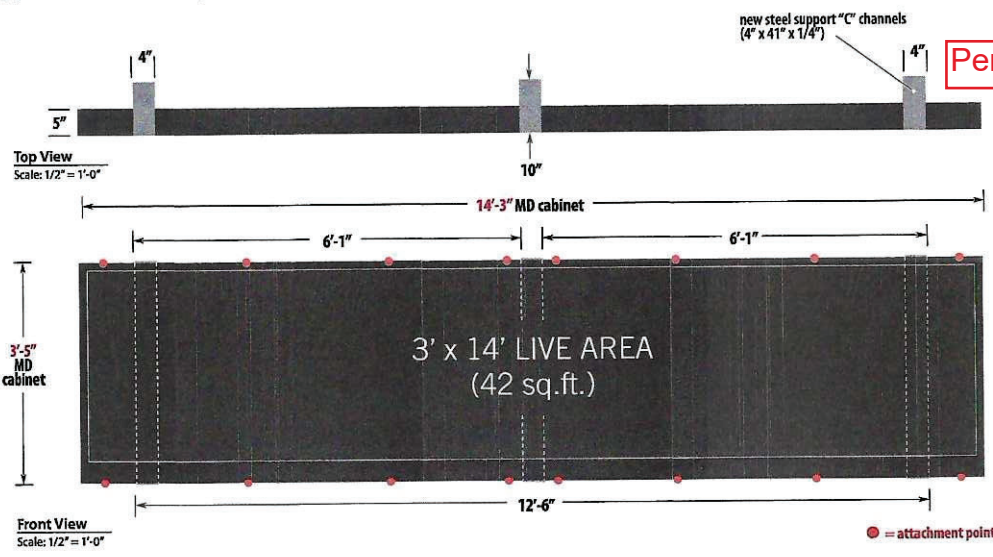
Brick Street / Former Miami Western Theater

36 E High Street, Oxford, OH 45056

The proposed exterior changes include:

Marquee face change to include replacement of old surface panels (both sides) and replacement of electrical wiring and electrical components. The work qualifies as permitted maintenance. Ord. 1137.10(b)(2)(c). Direct lighting is maintained as a non-conforming use. The marquee (former theater) is a non-conforming structure. Materials for historical reference are attached.

TWO (2) MESSAGE DISPLAYS (MD) and SIX CUSTOM (6) STEEL SUPPORTS



Permit App. No. P2025-0320

MESSAGE DISPLAY (MD)

- Watchfire™ 6mm W-series full color.
- Matrix size: 144 x 672 (True 1R, 1G, 1B Pixels: 96,768).
- Viewing angles: 150° Horiz / 95° Vert
- Communications method: 4G cellular wireless.
- Maximum brightness daytime: 7,500 NITS
- Maximum brightness night-time: 700 NITS.
- Software: Watchfire™ Ignite OPx (cloud-based).
- Includes spare parts kit.

DISPLAY SUPPORT

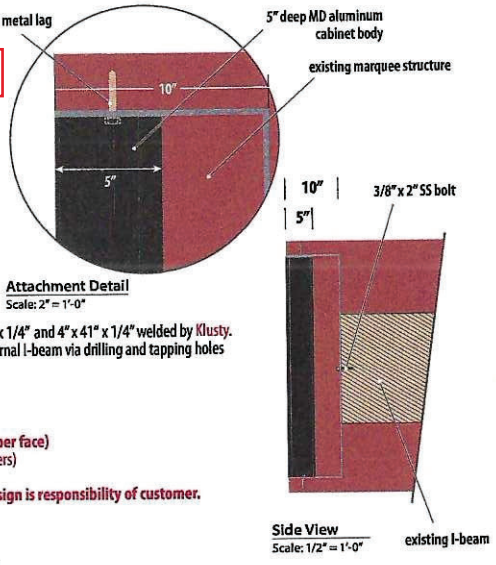
- Secured to custom "C" channel consisting of welded 4" x 10" x 1/4" and 4" x 4 1/4" x 1/4" welded by Klusty.
- The "C" channel is to be mechanically fastened to existing internal I-beam via drilling and tapping holes into it and fastening with 3/8" bolts.

ELECTRICAL

- Dedicated Primary Electric By others.**
- EMC: dedicated circuit 120 volt / 60 amps total (30 amps per face)
 - Final connection by Klusty only if in place (within 10'—by others) and to code at time of installation.
 - ***NOTE: provision of sufficient voltage/amp service to sign is responsibility of customer.**
 - Watchfire sign UL listed. Ⓢ

ADDITIONAL SPECIFICATIONS

- Remove existing pan faces and recessed background cabinet



Scale: 1/8" = 1'-0"

*After zoning approval, manufacturing methods may be subject to change. Colors may not be exact as shown because of printer limitations. Refer to actual material color charts for true color representation.

APPROVED BY:	DATE:
LANDLORD:	DATE:
APPROVAL:	
CLIENT: Weisman Enterprise Holdings	DATE: 6/25/25
LOC: 36 E. High St.	SCALE: 1/2" = 1'-0"
BY: Brian Marco	REP: Vince Klusty
DRAWING NO: BS-75327_zoning	

Klusty SignAssociates
Design | Branding | Logistics
3160 East Kemper Road • Cincinnati, OH 45241 1517



Photos of existing site conditions:





Community Development Department
Zoning Review
513-524-5204

Zoning Review on Permit App. No. P2025-0320

July 9, 2025

Mark Weisman
Weisman Enterprise Holdings
36 E High Street
Oxford, OH 45056

VIA EMAIL:
mw120396@gmail.com

RE: Zoning Review for 36 E High St (Permit #P2025-0320) – Marquee Sign Replacement – Denied

Dear Mr. Weisman:

I have reviewed your permit application received July 8, 2025 for replacement of existing manual changeable copy signs with electronic message board (EMB) signs on a marquee at 36 E High Street, corresponding to the Brick Street entertainment venue. Below are comments resulting from review of the submitted plans for compliance with the Oxford Zoning Code:

1. *Section 1152.07(b)(1)* provides that *no person shall carry out any exterior alteration, addition, restoration, reconstruction, demolition, removal of exterior architectural elements, construction that alters the architectural style of existing structures, new construction, or moving of a site, structure, or building that is a designated historic site or that is within a historic district without an approved COA.* The proposed project falls within the Uptown Historic Overlay District; therefore, approval of a Certificate of Appropriateness (COA) by the Historic and Architectural Preservation Commission (HAPC) is required before the Permit can receive zoning approval.
2. The signs situated on this building are considered non-conforming, for a couple of reasons: (1) the total number of signs [5] exceeds the normal maximum of 1 permitted for a single nonresidential occupant; and (2) based on the submitted plans, it appears the marquee cabinets exceed the maximum 3-foot height limit typically applicable to new wall signs in the Uptown [UP] District.

The proposed work, although being done to existing non-conforming signs, does not qualify as “normal maintenance” pursuant to *Section 1137.10(c)(1)*; this section stipulates that permitted activities include *painting of chipped or faded signs; replacement of faded or damaged surface panels; or repair or replacement of electrical wiring or electrical devices.* Existing electrical devices are limited to illuminating bulbs within the interior of the cabinets, and do not include electronic message boards (EMBs). In other words, the existing cabinets may be refurbished if components are replaced “like for like.”

3. The standards contained in the Sign Chapter (*Chapter 1151*) of the Oxford Zoning Code are considered “prescriptive” pursuant to *Section 1151.03(b)*, which reads: *No signs are permitted other than those specifically permitted in this Code.*

The body text of Chapter 1151 only mentions “changeable copy” signs once, in *Section 1151.07(e)(3)*; this is in reference to signs communicating fuel pricing: *... a publicly available fuel dispensing station may use a 12 square foot area of no more than one permitted wall or freestanding sign for changeable copy to display the price of fuel. This may be applied on both sides of a two-sided sign.* The definition of a *Changeable Copy Sign* in *Section 1151.07(e)* specifies that messages may be *changed or rearranged by mechanical, electronic, or manual means.*

Additionally, *Section 1151.03(d)(5)* provides that signs which involve moving, flashing, or animation are prohibited. A screen which is configured to display content other than strictly digital numbers for fuel pricing may be potentially capable of violating this Code provision, and therefore cannot be permitted.

4. The determinations communicated in comment #s 2-3 above are consistent with past precedent & interpretations related to LED/electronic message board signs. As evidentiary support, I am attaching a historical staff report composed by former City Planner Kathryn Dale. The report corresponds to Case No. BZA-03-2010, which involved proposed electronic display for fuel pricing at a Marathon/Circle K gas station previously in operation at 327 W Spring Street. Following BZA approval of this variance request in March 2010, staff has permitted electronic display administratively – but only for fuel pricing. A more recent example is the Shell gas station located at 3604 Southpointe Parkway, which received a Sign Permit for its fuel pricing on a corner monument sign without first necessitating a BZA hearing.

Based on comment #s 2-4 above, this permit application is hereby **denied**.

Under the provisions of Oxford Zoning Code *Section 1129.03*, the applicant has 30 days to submit revisions or to appeal this determination to the Board of Zoning Appeals. Revisions that address these deficiencies may result in further comments relative to these or other Zoning Code provisions. This review is only for compliance with the zoning regulations. Other departments may also have comments that will need to be addressed before any permits can be issued.

Should you wish to request the Variance(s) necessary to allow for the new signs as proposed, or Appeal one or more of the determinations in this letter to the Oxford BZA, please let us our office know as we are more than happy to assist.

Respectfully,



Zachary Moore, AICP
City Planner / GIS Coordinator
zmoore@cityofoxford.org
513-524-5204

Zoning Review on Permit App. No. P2025-0320

City of Oxford
Community Development Department
STAFF REPORT
Board of Zoning Appeals

Attachment to Zoning
Review on Permit App.
No. P2025-0320

Case # BZA-03-2010

Date –March 17, 2010

APPLICATION

Petitioner: Rick Self, Agent
Location: 327 W. Spring
Owner: Marathon Oil/ Mac’s Convenience Stores, LLC

Action Request: Section 1151.03(b) replacement of a manual gas price sign with a LED sign

Current Use: Marathon Gas Station & Circle K
Zoning: “GB” General Business District
Surrounding Land Uses: Commercial

DESCRIPTION

The Applicant is proposing to replace the manual gas pricing panel with electronic LED numbers. The Applicant is also proposing a face change of the Circle K sign which does not require any variances.

SITE HISTORY

BZA 02-1992: Reductions in front yard setback for canopy
PC 08-1992: Special Use Permit (Currently referred to as a Conditional Use) to allow for the gas station and convenience store.

VARIANCES REQUESTED

Section 1151.03(b): No Signs are permitted other than those specifically permitted in this Code.

- LED electronically changeable signs are not permitted signs in the Planning & Zoning Code Chapter 1151 Signs.

AGENCY COMMENTS:

Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police: Comment received without comment.
Fire: Comment received without comment.
Engineering: Comment received without comment.
Econ. Dev.: No report received to date.

ANALYSIS

There are 9 gas stations in the City. This request is the first application received regarding gas station price signs in the LED format. The zoning code does not specifically address LED technology. LED is an acronym for Lighted Electronic Display or Light Emitting Diodes. Section 1151.05(e)(3) states that fuel stations are permitted to display fuel prices with a changeable copy sign. When the sign definitions are reviewed in Section 1151.07 a changeable copy sign is defined as a sign consisting of characters, letters or illustrations that can be changed by mechanical, electronic or manual means; however, the definition still does not address the specific electronic format nor does it address LED.

The code states under Section 1151.03(d)(5) that moving signs, flashing signs, and animated signs are specifically prohibited. In order for a sign to move, flash or be animated it would have to be electronic. The LED technology is typically affiliated with this sort of changeable electronic signage. One can assume that fuel stations are permitted to have electronic signs, but it all is dependent on how the electronic sign is used.

As aforementioned, because LED is not specifically addressed, the code historically has been interpreted strictly as to say they are not permitted. Should the variance be granted it would be likely that the other stations would follow suit. The code sections analyzed are not clear and in some respects are contradictory to each other. This will require further review of the zoning code regulations regarding new technologies in signage.

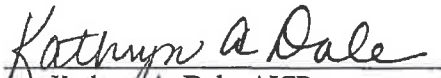
Upon review of the Decision Standards, the subject property will continue to yield a reasonable return to use the property as the underlying zoning permits gas stations as a special use permit which has been granted to the property. The variance is not substantial since the code states fuel stations may have changeable signs. There would likely be minimal effects on the character of the neighborhood for this particular area of the City, as it is predominately a commercial hub. However, should this request been made for a property in the Uptown Historic District, the character of the area could be significantly altered. There were no comments received from the various City Departments indicating there would be a detrimental effect on government services. The Applicant could obviate the issue by continuing to advertise the price of gasoline the way they currently do. The Code is not preventing them their right to advertise their product, it just does not expressly permit the specific technology in which the Applicant wishes to use.

RECOMMENDATION

Reviewing the code, the variance request should be granted with very specific conditions as follows:

1. That, the proposed work be constructed as approved with this appeal and that no changes or modifications be made without the consent of this Board.
2. That, the LED signage shall only be used as a changeable copy sign in connection with fuel sales, as those terms are used in Chapter 1151 of the Zoning Code; and
3. That, the copy shall remain fixed at all times other than when changing the price of fuel, and that at all times the sign shall not be flashing, animated, moving, or otherwise operated contrary to the design provisions of Section 1151.03.

SUBMITTED BY:

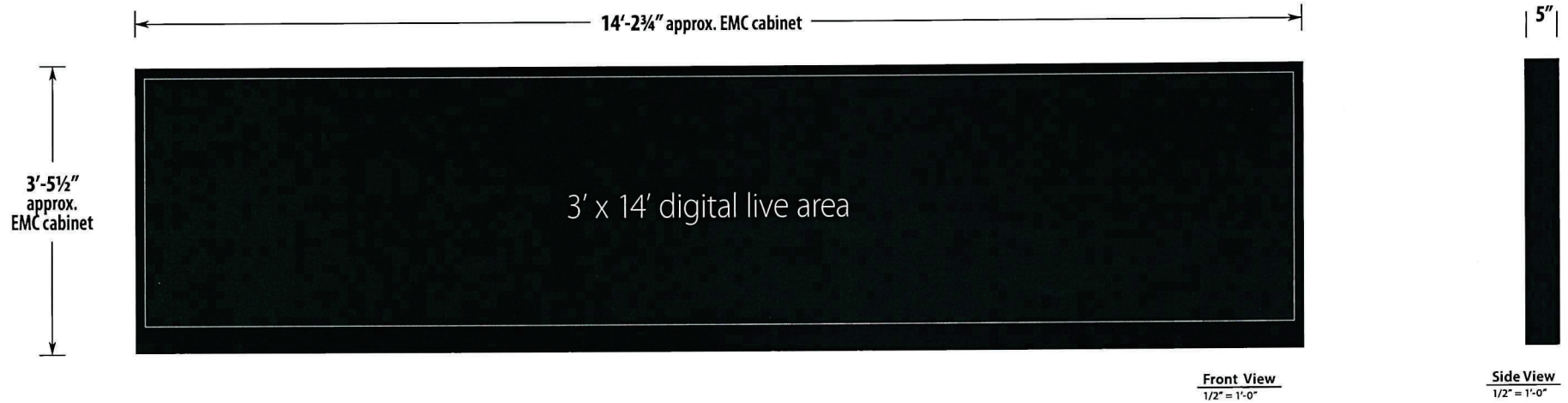

Kathryn A. Dale, AICP
City Planner

Attachment to Zoning
Review on Permit App.
No. P2025-0320

DATE: March 2, 2010

TWO (2) SINGLE FACE ELECTRONIC MESSAGE CENTERS

Permit App. No. P2022-0212



ELECTRONIC MESSAGE CENTER (EMC)

- Watchfire® 10mm W-series full Color L.E.D. message center.
- Viewing angles: 150° Horiz / 95° Vert
- Matrix size: 90 x 240 (**True 1R, 1G, 1B Pixels: 21,600**).
- Communications control: 4G cellular wireless.
- Ignite OPx cloud-based software.
- Approx. weight: 532lbs. ea., 1064 lbs total.

EMC SUPPORT

- Boards to recess into existing opening in marquee and be mechanically fastened (best way-TBD) by Klusty to surrounding/supporting existing structure.

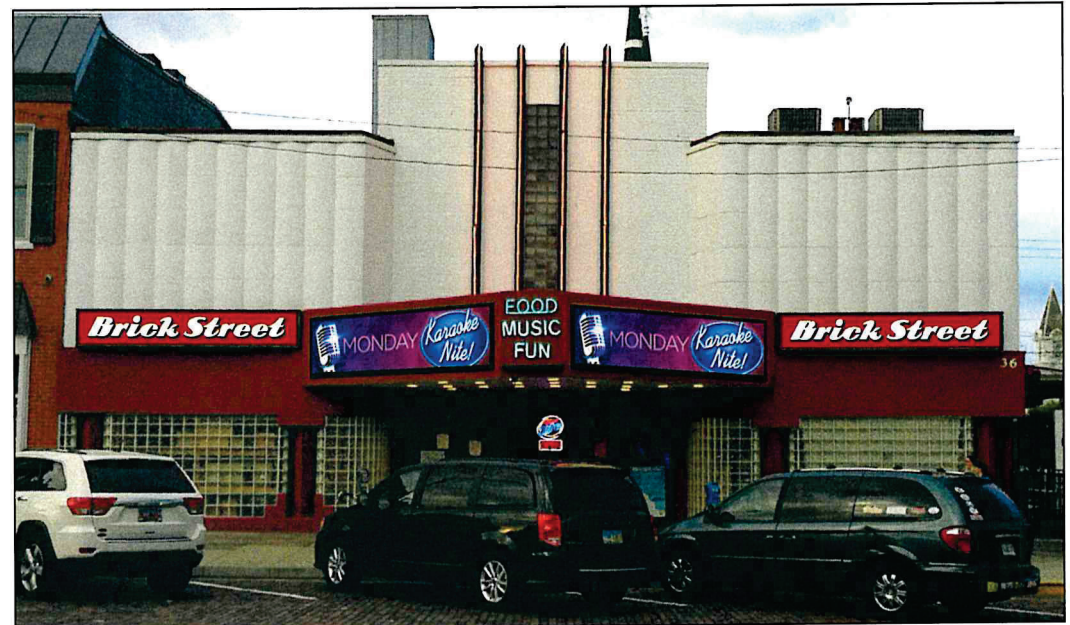
ELECTRICAL

Dedicated Primary Electric By others.

- EMC: **120 volt / TBD amps per face / TBD amps total / Single Phase Service**
- Watchfire digital sign UL listed.
- Final connection by Klusty only if in place (within 10'—by others) and to code at time of installation. Ⓜ
- ***NOTE: provision of sufficient voltage/amp service to sign is responsibility of customer.**

ADDITIONAL SPECIFICATIONS

- Field survey to determine req'd EMC cabinet size in order to recess into marquee structure (what is the opening without the picture frame retainer.)



Scale: 3/32" = 1'-0" | South Elev.



3160 East Kemper Road • Cincinnati, OH 45241 1517

*After zoning approval, manufacturing methods may be subject to change.

*Colors may not be exact as shown because of printer limitations. Refer to actual material color charts for true color representation.

CLIENT: Brick Street
 LOC: 36 E. High St.
 Oxford, OH 45056
 DRAWING NO: BS.6.4710

034

DATE: 3 / 8 / 22
 SCALE: 1/2" = 1'-0"
 BY: Brian Marco
 REP: Vince Klusty

APPROVED BY: _____ DATE: _____
 LANDLORD APPROVAL: _____ DATE: _____

All designs and specifications are the sole copyrighted property of Klusty Sign Associates, Inc. Any unauthorized use, copying, or reproduction is a violation of Federal Copyright law and will be subject to prosecution.

Photo provided by applicant with
Permit App. No. P2022-0212

Existing manual
changeable copy signs -
3'5.5" tall x 14'3" long -

FOOD
MUSIC
FUN

MON KARAOKE BLOWOUT
FT DJ BUM
HAVE A GOOD BREAK
VISIT FDP

MONDAY KARAOKE BLOWOUT
FT DJ BUM
HAVE A GOOD BREAK
VISIT FDP

RESERVED
PARKING

FINE \$250

TWO HOUR LIMIT
NO PARKING
4:00PM-5:00AM

035



Community Development Department

Zoning Review
513-524-5204

Zoning Review on
Permit App. No.
P2022-0212

June 14, 2022

Ms. Melody Vergenz
Klusty Sign Associates
3160 E. Kemper Road
Cincinnati, OH 45241

VIA EMAIL:
m.vergenz@klustysa.com

RE: Zoning Review for 36 E High (Permit #P2022-0212) – Denial

Dear Ms. Vergenz:

I have reviewed your permit application received June 8, 2022 for new two (2) new wall signs on an existing marquee at 36 E. High Street in Oxford, Ohio. Below are comments pertaining to review of the submitted plans for compliance with the Oxford Zoning Code:

1. **Section 1152.08(b)(1)** provides that *no person shall carry out any exterior alteration, addition, restoration, reconstruction, demolition, removal of exterior architectural elements, construction that alters the architectural style of existing structures, new construction, or moving of a site, structure, or building that is a designated historic site or that is within a historic district without an approved COA.* The proposed project falls within the Uptown Historic Overlay District; therefore approval of a Certificate of Appropriateness (COA) by the Historic and Architectural Preservation Commission (HAPC) is required before a Permit can be approved.
2. The subject property is zoned Uptown (UP) District. **Section 1151.05(a)(2)(A)(1)** specifies sign restrictions for properties in the UP District, including that there shall be *no more than 1 [wall] sign per nonresidential occupant (...).*

A “wall sign” is defined by **Section 1151.07(nn)** as *a sign painted on or affixed flat against the wall of a building or structure, or a marquee, awning, or canopy in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and that does not project more than 16 inches from such building or structure.*

A “marquee” is defined by **Section 1159.14(3)** as *any hood, canopy, awning, or permanent construction that projects from a wall of a building without ground mounted supports, usually above an entrance.*

Staff finds there to be a total of five (5) wall signs on the front façade of the building facing E High Street:

- Two (2) manual changeable copy signs on left and right sides of marquee; the subject of this review
- One (1) neon sign displaying “Food Music Fun” in the center of the marquee
- Two (2) red and white colored cabinet signs affixed to the building wall on either side of the marquee displaying “Brick Street”

Staff considers all five (5) signs listed above to be non-conforming, due to the total exceeding the Code allowance for no more than one (1) wall sign for a single nonresidential occupant.

Section 1137.10(b) provides that the legality of a nonconforming designation is lost whenever a sign is relocated; replaced; part of an establishment that discontinues its operation for 1 year; or has not been used for a continuous period of 6 months. This section further states that the designation is not lost in situations where an existing nonconforming sign is being maintained or is undergoing a change in face or copy, so long as the sign is not altered in a way that makes it less compliant with existing codes. Staff interprets the submitted proposal to be a sign replacement, and therefore not allowed by-right per the code sections cited above.

3. **Section 1151.05(a)(2)(B)(1)** provides that *signs shall have only indirect illumination*. **Section 1151.07(r)** defines “indirect illumination” as *a source of illumination directed toward a sign so that a beam of light falls on the exterior surface of the sign*. The style of illumination proposed (LED electronic message center) is not indirect, and therefore does not comply.

Based on the items noted above, this permit application is hereby **denied**.

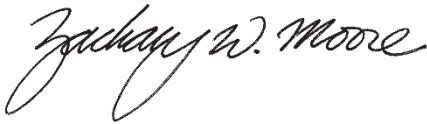
Your choices moving forward are as follows:

- Revise the application in favor of maintaining the existing changeable copy signs as are already in place on the marquee, which utilize a manual method of changing the copies
- Request one or more [Variances](#) to code sections cited above in comment #s 2 through 3, and/or file an [Administrative Appeal](#) on one or more of the code sections cited in any comment # above.

Under the provisions of Oxford Zoning Code **Section 1129.03**, the applicant has **30 days** to submit revisions or to appeal this determination to the Board of Zoning Appeals. A new application will be required if the applicant fails to submit adequate revisions within this time period. Revisions that address these deficiencies may result in further comments relative to these or other Zoning Code provisions. This review is only for compliance with the Zoning regulations. Other departments may also have comments that will need to be addressed before any permits can be issued.

Please contact me if you have any questions.

Respectfully,



Zachary Moore, AICP
City Planner / GIS Coordinator
zmoore@cityofoxford.org
513-524-5204

Zoning Review on
Permit App. No.
P2022-0212

36 E High

Permit No. 2013-212

Remove faces & install new per Drawing BS.3.2541

OFFICE COPY

RECEIVED
CITY OF OXFORD

Bridge Street
Food - Spirits - Entertainment
RESTAURANT

COUNTRY WIFE DJ DREW
WED GUYVAR & GRIZZLY BOYS LIVE
THURS LADIES WIFE
WACKY WED AT WILLS 5249455

FOOD
MUSIC
FUN

COUNTRY WIFE DJ DREW
WED GUYVAR & GRIZZLY BOYS LIVE
THURS LADIES WIFE
WACKY WED AT WILLS 5249455

Bridge Street
Food - Spirits - Entertainment
RESTAURANT

36



Klusty Sign Associates
3160 E. Kemper Road, Suite B
Cincinnati, OH 45241
513.772.4500

TWO (2) POLYCARBONATE PAN FACE REPLACEMENTS

Permit No. 2013-212



*new faces
in existing
cabinets*

CABINET

- Reuse existing.
- 1.5" retainer.

ADDITIONAL SPECIFICATIONS

- Field survey existing face's v.o., retainer, and trim size.

FACES

- .150" thk. trans. White polycarbonate pan.
- Background: 1st surface applied 3M #3632-83 Regal Red trans. vinyl; vinyl to run down slope to edge of trim.
- 1 1/2" pan depth.

LETTERS

- White elements to be vinyl cut out / White poly show-thru.
- Drop shadow: 3M #3632-22 Black opaque vinyl.



Scale: 3/32" = 1'-0"

Proposed signage at site location.

*After zoning approval, manufacturing methods may be subject to change.

*Colors may not be exact as shown because of printer limitations. Refer to actual material color charts for true color representation.



3160 East Kemper Road, Suite B • Cincinnati, OH 45241 1517

CLIENT: Brick Street
LOC: 36 E. High St.
Oxford, OH 45056
DRAWING NO: BS.3.2541

039

DATE: 7 / 30 / 13
SCALE: 1/2" = 1'-0"
BY: Brian Marco
REP: Vince Klusty

APPROVED BY: _____ **DATE:** _____
LANDLORD APPROVAL: _____ **DATE:** _____

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