



APPLICATION FOR ZONING APPEAL

Name: John Benedict - Brilliant Electric Sign Co., LTD	
Agent for Akron Area Electrical JATE	
Address: 4811 Van Epps Rd., Cleveland, OH 44131	
Phone No. (A.M.) 216-741-3800	(P.M.) 727-597-9128
Address of Property where Variance is requested: 2650 S. Main St.	
Name, address and telephone number of property owner (include zip code):	
International Brotherhood of Electrical / Matt Curzei	
2650 S. Main, Coventry Township, OH 44319 (330)-620-0401	
Zoning District: B-3	
Variance Requested: Requesting 128 sq ft of sign area where 50 sq ft is allowed.	
Proposed construction will be:	
Internally Illuminated Wall Sign Cabinet	
Your Reasoning for Requesting a Variance (applicant may attach a statement on separate paper):	
- see Attached -	



Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS ROAD, CLEVELAND, OHIO 44131-1082

(216) 741-3800 / (800) 969-7446 / FAX (216) 741-8733 / www.brilliantsign.com

Purpose for variance request:

The Akron Area Electrical JATC delivers high quality training to apprentices of all different levels of education. The proposed wall sign is to improve identification of the facility. The restrictive nature of the code greatly hinders the readability of the sign.

1. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.

The variance request is related solely to the exterior signage.

2. Whether the variance is substantial

The variance is not a substantial area variance request when considering the size of the building, the lot and the distance from the roadway and adjacent properties.

3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment"

The essential character of the neighborhood would not be substantially altered, and no adjoining properties would suffer a substantial detriment as a result of the variance.

4. Whether the variance would adversely affect the delivery of governmental services

The variance would not adversely affect the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restrictions.

No.

6. Whether the problem can be solved by some manner other than the granting of a variance.

No. The increase in area is important for the readability of the signage due to the distance of the building from the roadway.

7. Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.

The granting of the requested variance is in no way a detriment nor does it inhibit the spirit of the zoning resolution.



Adjacent Owners: Names	Mailing Address and Zip Code:
ARWR LLC	2604 S. Main St 44319
TESTA EYECARE PROPERTIES LLC	2694 S. Main St. 44319
SWIATKOWSKI COMPANY LLC	90 Logan Pkwy 44319
CITY OF AKRON	81 Vaughn Rd 44319
COUNTY OF SUMMIT	133 Vaughn TRLE 44319
METRO PARKS SERVING SUMMIT	40 Axline Rd. 44319

Signature of Applicant:*	Date:
<i>John N. Benecis</i>	8/22/25

Date of Hearing:

**By signing this application, the applicant acknowledges they have read the attached "Procedure for Zoning Variance," "Guidelines for Decisions on Variances," "Conduction of Zoning Appeals Meeting," and "Coventry Township Board of Zoning Appeals" before the hearing.*

Please attach the required site plan and any additional drawings to this application.

FOR OFFICE USE ONLY

TYPE	FEE AMOUNT	DATE	PAYMENT TYPE	RECEIPT NUMBER
VARIANCE APPLICATION FEE	\$250.00			
CONDITIONAL USE APPLICATION FEE	\$300.00			



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



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COMPANY NAME		AKRON AREA ELECTRICAL JATC		SALESMAN	JRM	DATE	8/8/25	REVISION	8/25/25CP	DESIGN NO.	B25-1082
LOCATION		2650 S. MAIN ST. COVENTRY TOWNSHIP, OH 44319		DESIGNER	CP	SCALE	SHOWN	COPYRIGHT ©			2025
								FILE NAME	charlotte/ akron area electrical		

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SIGN ELEVATION: 3/8"=1'-0'

- Notes
- Manufacture & install one (1) single face, internally illuminated, aluminum, cabinet with flex face; whole sign to be mounted on the side of the building
 - Graphics to be first surface, digital print
 - Cabinet & trim to be painted black

RATED 120 VOLTS



PHOTO RENDERING NTS

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COMPANY NAME	AKRON AREA ELECTRICAL JATC	SALESMAN	JRM	DATE	8/7/25	REVISION		DESIGN NO.	B25-1069
LOCATION	2650 S. MAIN ST. COVENTRY TOWNSHIP, OH 44319	DESIGNER	CP	SCALE	SHOWN			COPYRIGHT ©	2025
						FILE NAME		charlotte/ akron area electrical	







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ARWR LLC ,
CITY OF AKRON ,
KING GREGORY J II ,
OWS ACQUISITION CO LLC ,
SWIATKOWSKI COMPANY LLC ,
TESTA EYECARE PROPERTIES LLC ,
METRO PARKS SERVING SUMMIT COUNTY

pstladdress

9109 STATE ROUTE 250 NW ,
166 S HIGH ST #508 ,
1263 MAXFLI DR ,
2321 ENERGY DR STE 300 A ,
90 LOGAN PKWY ,
3477 SADDLEBORO DR ,
975 TREATY LINE RD

pstlcity__pstlstate__pstlzip5

STRASBURG , OH 44680
AKRON , OH 44308
AKRON , OH 44312
LOUISVILLE , OH 44641
AKRON , OH 44319
UNIONTOWN , OH 44685
AKRON OH 44313



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