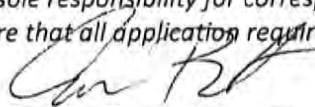




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number P24-15

GENERAL	Date of Application <u>4.18.2024</u> Property Location <u>124 N. COURT ST MEDINA OH 44256</u> Description of Project <u>ADDING SEATING IN FRONT OF SHOP OUTSIDE.</u>
CONTACT INFORMATION	Applicant Name <u>COSMIN BOTA</u> Address <u>124 N. COURT ST</u> City <u>MEDINA</u> State <u>OH</u> Zip <u>44256</u> Phone <u>239.745.5381</u> Email <u>COZBOTA@gmail.com</u> Property Owner Name <u>BIRCH FAMILY LIMITED</u> Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input checked="" type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u></u> Date <u>4.18.24</u>
OFFICIAL USE	Zoning District _____ Fee (See Fee Sheet) \$ <u>300</u> Meeting Date _____ Check Box when Fee Paid <input type="checkbox"/>

P24-15 The Grind Outdoor Dining

Property Owner: Birch Family Limited Partnership IV
Applicant: Cosmin Bota
Location: 124 North Court Street
Zoning: C-2 (Central Business)
Request: Conditional Zoning Certificate approval for outdoor dining

LOCATION AND SURROUNDING USES

The subject site is composed of 0.30 acres located on the east side of North Court Street. Adjacent properties are zoned C-2 and contain the following uses:

- North – Restaurant
- South – Parking, Retail, & Restaurant
- East – Parking
- West – Insurance Office



BACKGROUND & PROPOSED APPLICATION

The Grind Coffee Bar currently occupies the western part of the building and is requesting to designate two outdoor dining areas near the entrance:

- A 20 ft. x 20 ft. section located on existing accessible parking spaces with 4 tables and seating for 8 to 10 guests. The accessible spaces will be shifted to the south and planters will separate parking from the seating area.
- A 10 ft. x 20 ft. section located in an existing flower bed adjacent to the building with 4 tables and seating for 8 to 10 guests. The bed will be replaced with pavers and pebbles.

The patio areas will be open during business hours, which are currently Monday through Friday 7 am to 7 pm, Saturdays 8 am to 8 pm, and Sundays 7 am to 10 am.

CONDITIONAL USE REGULATIONS (SECTION 1153.04(a))

- (39) Outdoor dining facilities. Outside areas adjacent to restaurants for the consumption of food or beverages shall be subject to the following provisions:
- A. Alcoholic beverages may be served in outdoor dining facilities only from 11:00 a.m. to midnight weekdays and until 1:00 a.m. weekends and must be in conjunction with the service of food and meals.
 - B. Outdoor dining facilities shall be buffered with opaque landscaping and/or fencing to provide a visual and acoustic barrier to surrounding residential uses.
 - C. No outdoor dining facility shall be permitted within the minimum building setbacks.
 - D. No outdoor entertainment or activities, whether by radio, band, musician, organized games, loudspeaker, or microphone shall be permitted.

CONDITIONAL ZONING CERTIFICATE BASIS OF DETERMINATION

The Planning Commission shall establish beyond reasonable doubt that the general standards and the specific standards pertinent to each use indicated herein are satisfied by the completion and operation of the proposed development. The Planning Commission may also impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use on the proposed location:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;
- (6) Will be in compliance with State, County and City regulations;
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends approval of application P24-15, as submitted.

Andrew Dutton

From: Cosmin Bota <cozbota@gmail.com>
Sent: Thursday, April 18, 2024 2:08 PM
To: Andrew Dutton
Cc: Cosmin Bota
Subject: application for outdoor seating

hello Andrew.

See attached application and photos for submitting of the approval.

phase one will be to add seating right in front of the window. We will put concrete blocks instead of mulch. See attached for reference to table and chairs and possibly some umbrellas.

Phase 2 will be where the current front parking spots are to add additional seating and tables. these will be open for use only during business operation hours. Current times are Monday through Friday 7 AM -7 PM Saturdays 8 AM to 8 PM and Sundays 7 AM - 10 AM.

thank you.

cosmin.



N COURT ST

THE GRIND

*Relocated
Accessible
Spaces*



0 10 20 30 40 Feet

CURRENTLY:



**PROPOSED PLAN: CURENT PARKING SPACES MOVED BACK, CONCRETE PAINTED, METAL FLOWER POTS ADDED AS BARRIER
SPACE SIZE - 20'X20' SEATING OF 4 TABLES / 8-10 GUESTS**

PROPOSED UPDATE:



**FLOWERBED TRANSITIONING TO SEATING AREA:
SPACE SIZE - 10'X20' SEATING OF 4 TABLES / 8-10 GUESTS**



**PATIO REPLACING EXISTING FLOWER BED
MADE WITH PAVERS AND PEBBLES**



PAVER PATIO EXAMPLE:

4 TABLES: FOLDABLE AND BROUGHT INDOORS AT NIGHT

