



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
Phone: 330-722-9056 Fax: 330-764-4385

MEMORANDUM

DATE: February 1, 2024
TO: Board of Zoning Appeals
FROM: Andrew Dutton, Community Development Director
SUBJECT: Z21-06 Extension

Variance application Z21-06, a request by Anthony Cerny for a variance from Section 1135.06 allowing a building with a footprint larger than 5,000 sq. ft. at 135 West Liberty Street, was approved by the Board of Zoning Appeals on April 8, 2021. Per Section 1107.08(h), construction must commence within one year of the Variance approval and be completed within two years of the Variance approval.

On March 11, 2022, an extension was granted by the Board requiring that construction must commence by April 8, 2023 and be completed by April 8, 2024, or the Variance approval shall expire.

In addition, on March 9, 2023, an extension was granted by the Board requiring that construction must commence by April 8, 2024 and be completed by April 8, 2025, or the Variance approval shall expire.

At this time, the Porter's Shoe Repair building on the site has been demolished. In addition, building plans have been submitted for the project for review by the City of Medina Building Department, however, a Building Permit has not been issued. The building plans do not include any substantive exterior changes to the building from the Certificate of Appropriateness approval.

Processes have been delayed on the project due to matters concerning the demolition of the Porter's Shoe building, assembling the property, acquiring easements, and other items. Therefore, the applicant has requested another extension for the project.

Staff recommends the granting of an extension to the approval requiring that construction must commence by **April 8, 2025** and be completed by **April 8, 2026**, or the variance approval shall expire.

Please let me know if you have any questions or need any further information regarding the request.

Andrew Dutton

From: Tony Cerny <architectural_design_studios@hotmail.com>
Sent: Monday, January 22, 2024 3:05 PM
To: Andrew Dutton
Cc: Lisa Haid; Brendan Rose; Mike Rose
Subject: Uptown Thirteen Five (formerly Liberty View) Extension Request

Andrew,

We are requesting an additional one-year extensions for the Uptown Thirteen Five project (previously known as Liberty View) for the various approvals listed below. We are requesting this extensive as we finalize our pricing with the contractor for the project. Our goal is to try and get construction started this spring.

- Historic Preservation Board (H21-05): Certificate of Appropriateness approval from the Historic Preservation Board to demolish an existing building and construct a new four-story mixed-use building. Previous extension granted 4/8/23.
- BZA (Z21-06): Variance approval from the Board of Zoning Appeals from Section 1135.06 to allow a building with a footprint larger than 5,000 sq. ft. Previous extension granted 4/8/23.
- Planning Commision (P21-08): Site Plan approval from the Planning Commission to construct a new four-story mixed-use development. Previous extension granted 4/8/23. Revised Site Plan approval for site plan modifications to the south and east building elevations granted 5/11/23.

We are also requesting a two-year extension of the following Conditional Use approval as it relates to the subsequent use/occupancy requirement upon building construction completion.

- Conditional Use (P23-04): Approval for first floor residential units. Approved 3/9/23.

Respectfully submitted,

Tony Cerny
Architectural Design Studios
620 East Smith Road Ste E-2
Medina, Ohio 44256
330.723.6975



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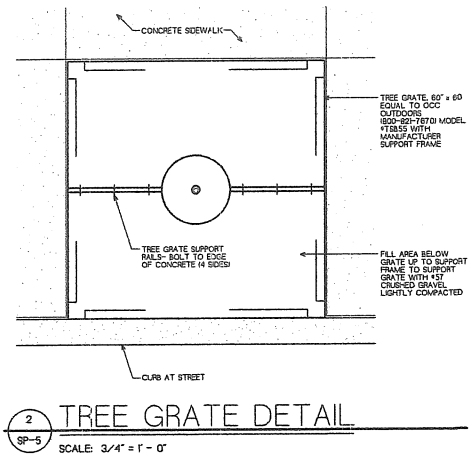
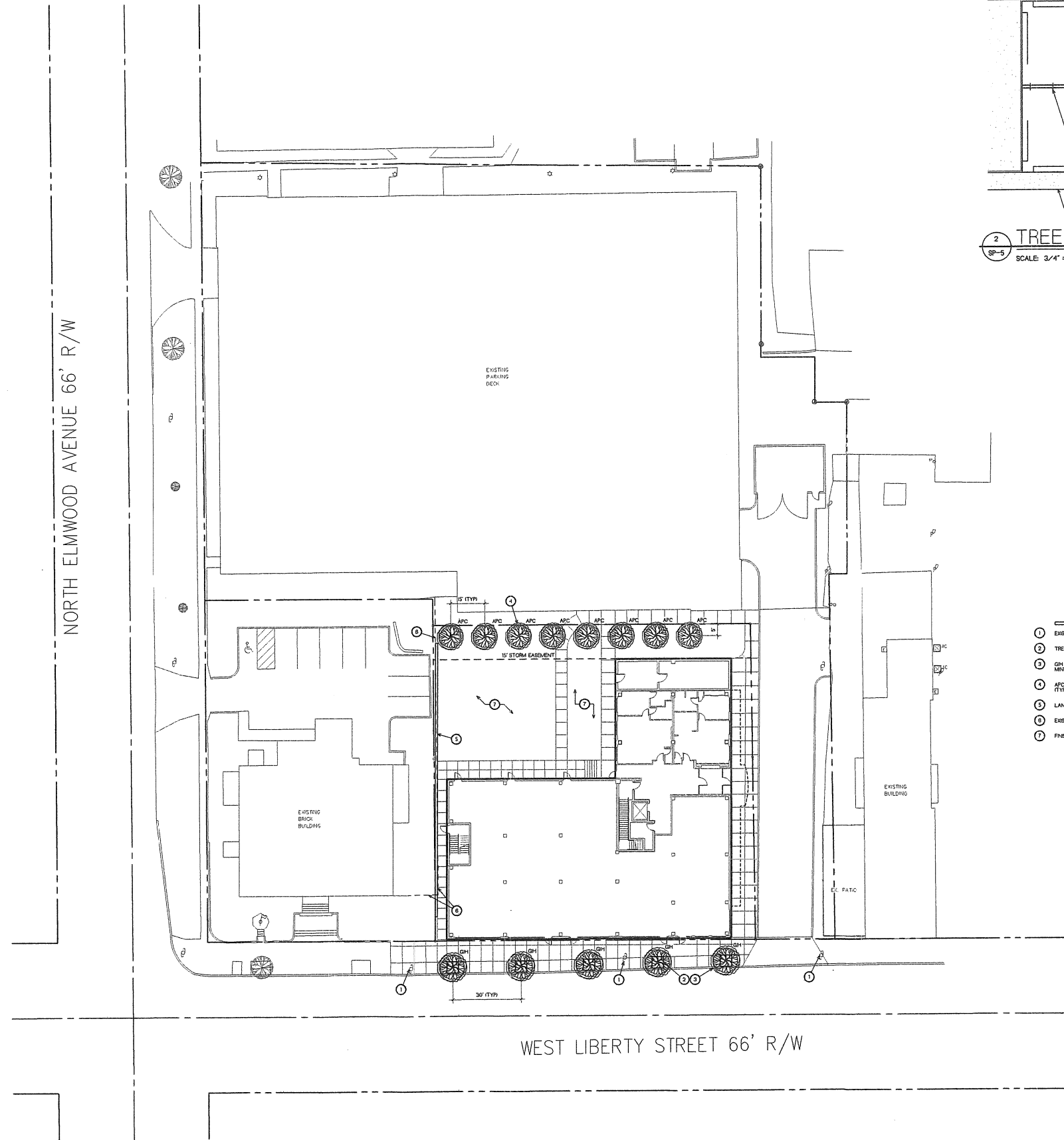
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Subject Site



0 25 50 100 150 200 Feet

Site Plan



2 TREE GRATE DETAIL
SP-5 SCALE 3/4" = 1' - 0"

SITE LANDSCAPE PLAN NOTES

- 1 EXISTING UTILITY POLES TO REMAIN.
- 2 TREE GRATES ALONG SIDEWALK. REFER TO DETAIL THIS SHEET.
- 3 GH - GLEDITSIA TRIANGULATOS VARIETY WEINER, IMPERIAL THORNLESS HONEYLOCUST, MINIMUM 2" CALIPER (TYPICAL AS NOTED).
- 4 APC ACER PLATA MODES COLLANNADE, COLLANNA NORWAY MAPLE, MINIMUM 2" CALIPER (TYPICAL AS NOTED).
- 5 LANDSCAPE RETAINING WALL. REFER TO GRADING PLAN.
- 6 EXISTING PRIVACY FENCE TO BE REMOVED.
- 7 FINISH GRADE AND SEED.

NORTH
1 SITE LANDSCAPE PLAN
SP-5 SCALE 1" = 20' - 0"

PLOTTED 10/18/2021

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LIBERTY VIEW
135 WEST LIBERTY STREET
MEDINA, OHIO 44256

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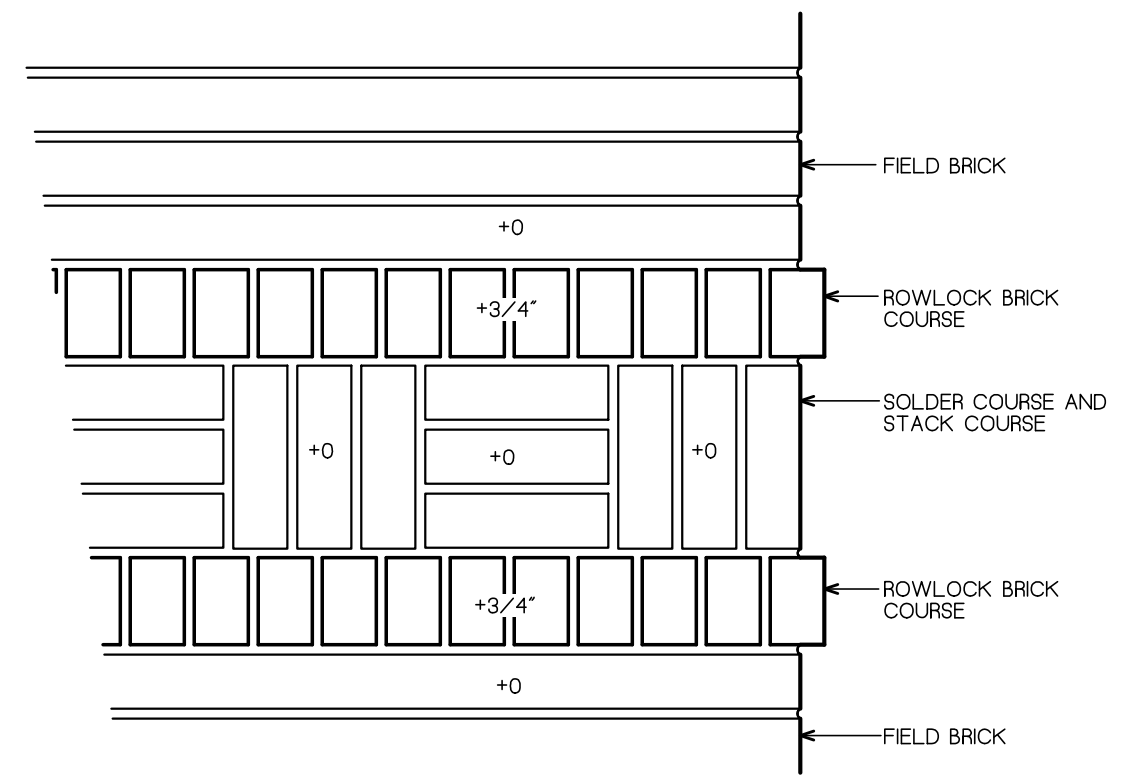
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SP-5



Know what's below.
Call before you dig.

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BRICK BASKETWEAVE
 SCALE: 1-1/2" = 1'-0"

Building "A"				
	PRODUCT	MANUFACTURER	COLOR	NOTES
A	Split Face 8" x 16"	Rockcast	Buffstone	Mortar - Limestone #58H
B	Bullnose 4"	Rockcast	Buffstone	Mortar - Limestone #58H
C	Modular Brick	Belden	St. Anne Blend 'A'	Mortar - Limestone #58H
D	Modular Brick	Belden	St. Anne Blend 'A'	Mortar - Limestone #58H
E	EIFS	DRYVIT	#105 Suede	Limestone Finish
F	Window Frame & Trim	Andersen	Sandtone SW #9174 Moth Wing	
G	Cornice			Refer to Details Sheets FA-4.3 & A-4.4 for paint color
H	Sillstone 4"	Rockcast	Buffstone	
J	Injection Molded Letters	Gemini	#0314 Old Copper	Stud Mounted
K	Fascia	Metal Era	Medium Bronze	
L	Aluminum Storefront Framing	Tubelite	Light Champagne	

NOTES:

Building "B"				
	PRODUCT	MANUFACTURER	COLOR	NOTES
A	Modular Brick	Belden	Midland Blend 'A'	Mortar - Hearthstone #51H
B	Chamfered 5 5/8" #HD-2258	Rockcast	Buffstone	Mortar - Limestone #58H
C	Modular Brick	Belden	Rosewood Clear 'A'	Mortar - Hearthstone #51H
D	Windows	Andersen	Canvas	
E	Window Trim & Head		SW #2834 Birdseye Maple	
F	Cornice			Refer to Details Sheet A-4.5 for paint color
G	Awning	Sunbrella	Eastland Redwood	
H	Sillstone 4"	Rockcast	Buffstone	
J	Injection Molded Letters	Gemini	Metallic Gold	Stud mounted
K	Fascia	Metal Era	Sierra Tan	
L	Aluminum Storefront Framing	Tubelite	Medium Bronze	

NOTES:

Building "C"				
	PRODUCT	MANUFACTURER	COLOR	NOTES
A	Modular Brick	Belden	Meadow Blend 'A'	
B	Modular Brick	Belden	Brandywine Velour 'A'	
C	Roof - Copper Standing Seam			
D	Window	Andersen	Sandtone	
E	Window Trim & Panel		SW #9149 Inky Blue SW #2837 Aurora Brown SW #7045 Intellectual Gray	
F	Cornice			Refer to Sheet A-4.6 for paint color
G	Awning	Sunbrella	Mediterranean Tweed	
H	EIFS	Dryvit	#105 Suede	Limestone Finish
J	Injection Molded Letters	Gemini	Old Copper	Stud mounted
K	Fascia	Metal Era	Slate Blue	
L	Aluminum Storefront Framing	Tubelite	Dark Bronze	

NOTES:

Building "D"				
	PRODUCT	MANUFACTURER	COLOR	NOTES
A	Modular Brick	Belden	Kingsport-Dart Buckingham	Discontinued
B	Modular Brick	Belden	Brandywine Velour 'A'	
C	EIFS	DRYVIT	#111 Prairie Clay	Sandblast Finish
D	Window	Andersen	Sandtone	
E	Window Trim		SW #2818 Renwick Heather	
F	Window Trim		Light Champagne	.060 aluminum brake metal to match storefront framing
G	Awning	Sunbrella	Eastridge Cocoa	
H	Medallions 12"x 12"	Pineapple Grove	Oak Leaf - Brownstone	
J	Injection Molded Letters	Gemini	Metallic Gold	Stud mounted
K	Fascia	Metal Era	Sierra Tan	
L	Aluminum Storefront Framing	Tubelite	Light Champagne	

NOTES:



1 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

PLOTTED 4/18/2023



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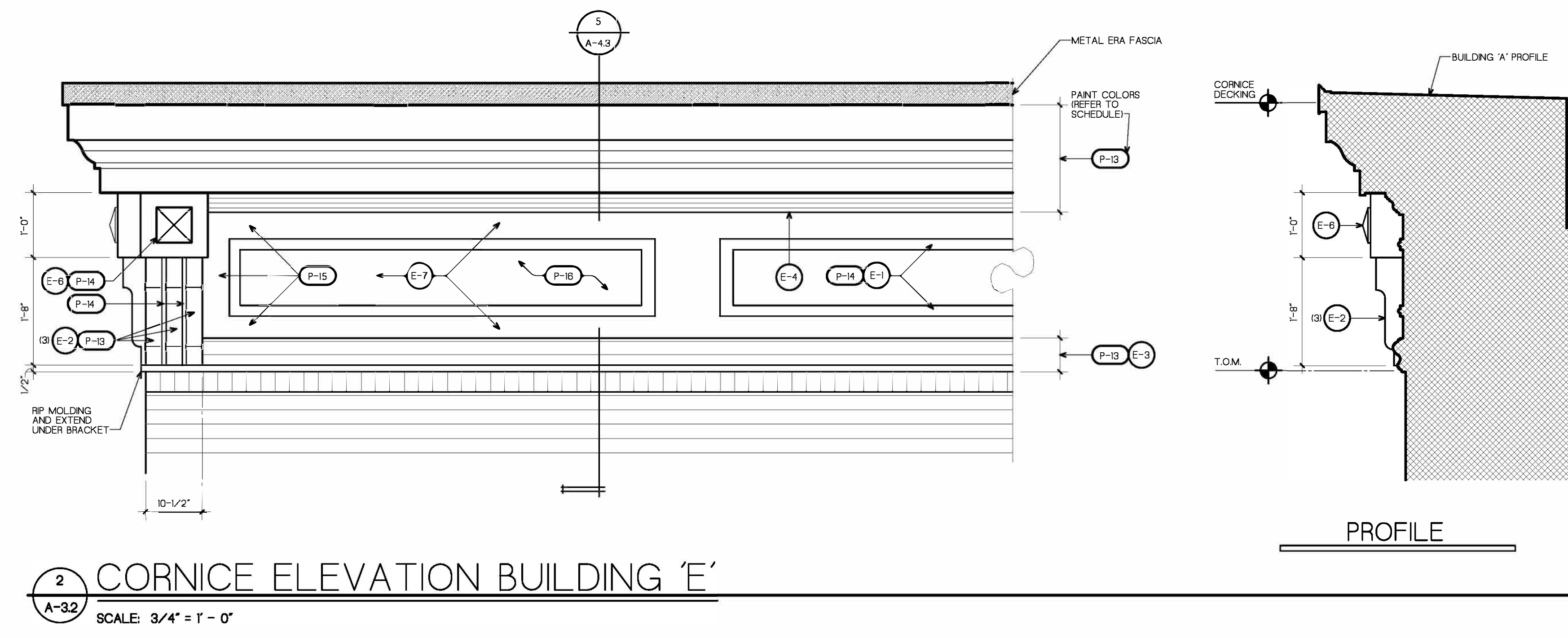
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**GENERAL NOTES
BUILDING 'E'**

- E-1 FYPON MOULDING MLD68
- E-2 FYPON BRACKET BKT5X20 GABLE (3" WITH 1/2" 3/4" PVC SPACERS BETWEEN
- E-3 FYPON MOULDING MLD639 SURROUND
- E-4 FYPON MOULDING MLD240 CORNICE
- E-5 FYPON MOULDING MLD371 CROWN FASCIA
- E-6 FYPON MOULDING PST7X7P
- E-7 1" FYPON PANEL

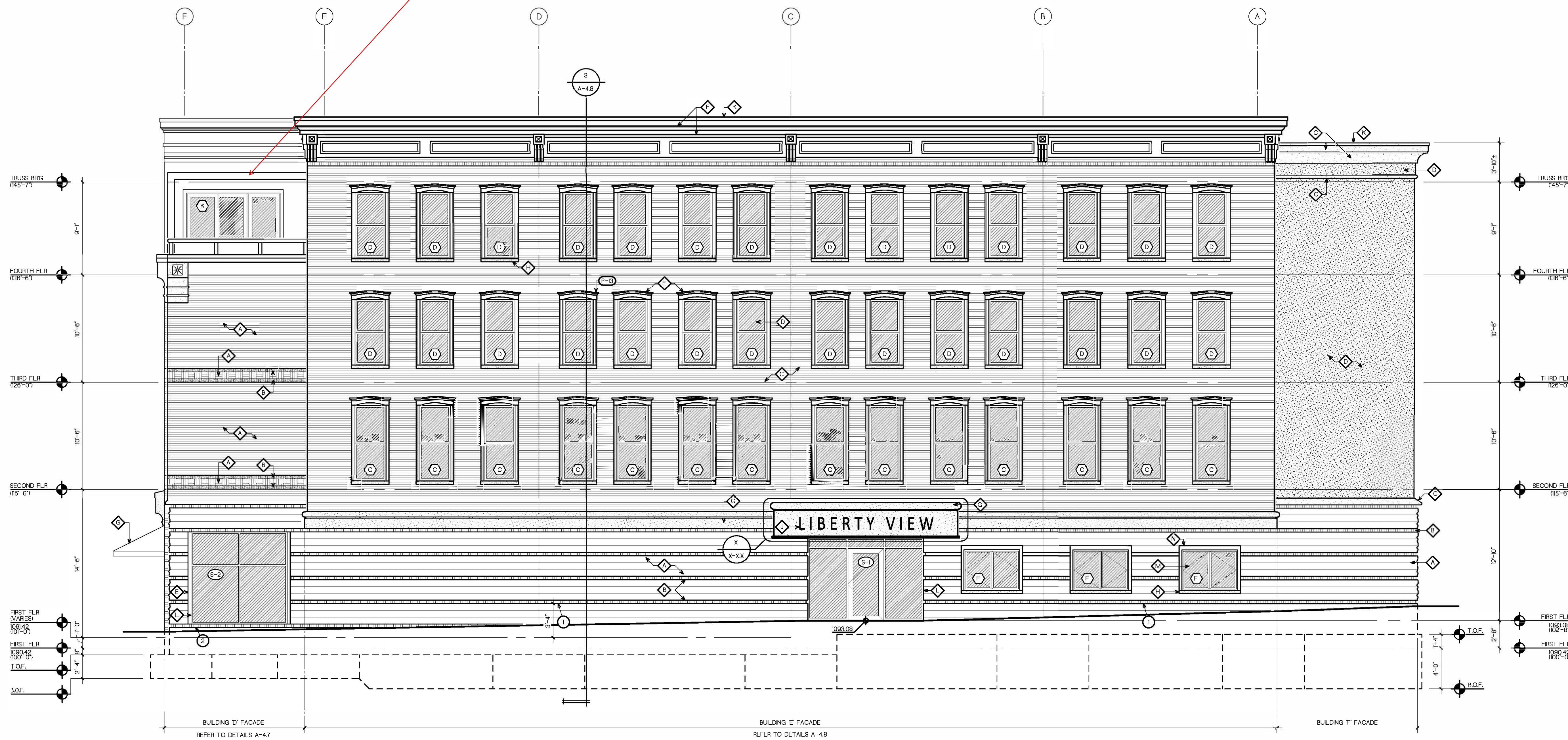
Building "E"				
PRODUCT	MANUFACTURER	COLOR	NOTES	
A	Split Face 8" x 16"	Schory	Chalk	
B	Modular Brick	Belden	Rosewood Clear A	
C	Modular Brick	Belden	Rosewood Clear A	
D	Windows	Andersen	Canvas	
E	Window Trim & Head		SW #2860 Sage	
F	Cornice		Refer to Details this Sheet for Cornice Paint Colors	
G	EIFS	DRYVIT	#105 Suede	Limestone
H	Sillstone (4")	Rockcast	Buffstone	
J	Injection Molded Letters	Gemini	#0314 Old Copper	
K	Fascia	Metal Era	Medium Bronze	Stud Mounted
L	Aluminum Storefront Framing	Tubelite	Medium Bronze	
M	Window	Andersen	Terratone	
N	Window Trim	Andersen	Terratone	

NOTES:

2 CORNICE ELEVATION BUILDING 'E'
SCALE: 3/4" = 1' - 0"

East Elevation Proposed

Revised to create patio space for apartment on 4th floor



1 EAST ELEVATION
SCALE: 3/16" = 1' - 0"

ELEVATION NOTES

- 1 TOP OF CMJ AT 3'-4" ABOVE FINISH FLOOR 101'-01". STEEL STUDS AND MASONRY VENEER ABOVE. REFER TO SECTION 3/A-48.
- 2 STEP DOWN TOP OF CMJ AT 1'-0" ABOVE FINISH FLOOR 101'-01" AT WINDOW. REFER TO WINDOW SILL DETAILS.

PLOTTED 4/18/2023

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SEPTEMBER 2018
#18052

A-3.2

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Building "F"				
PRODUCT	MANUFACTURER	COLOR	MORTAR	NOTES
A	Solid Face 8" x 16"	Schory	Chalk	
B	Modular Brick	Bogen	Rosewood Clear A'	
C	EIFS	DRYVIT	#1C4 Dover Sky	Sandblast Finish
D	EIFS	DRYVIT	#305 Plum	Quartzite Finish
E	EIFS	DRYVIT	#526 Fern Ridge	Quartzite Finish
F	Not Used			
G	Paint	Shawin Williams	Paint N.M. Doors SW 27946 Prairie Grass	
H	Window	Andersen	Sanitone	
J	Window	Andersen	Dark Bronze	
K	Fascia	Metal Era		
L	Aluminum Storefront Framing	Tubelite	Medium Bronze	

NOTES:

PLOTTED 02/27/2021



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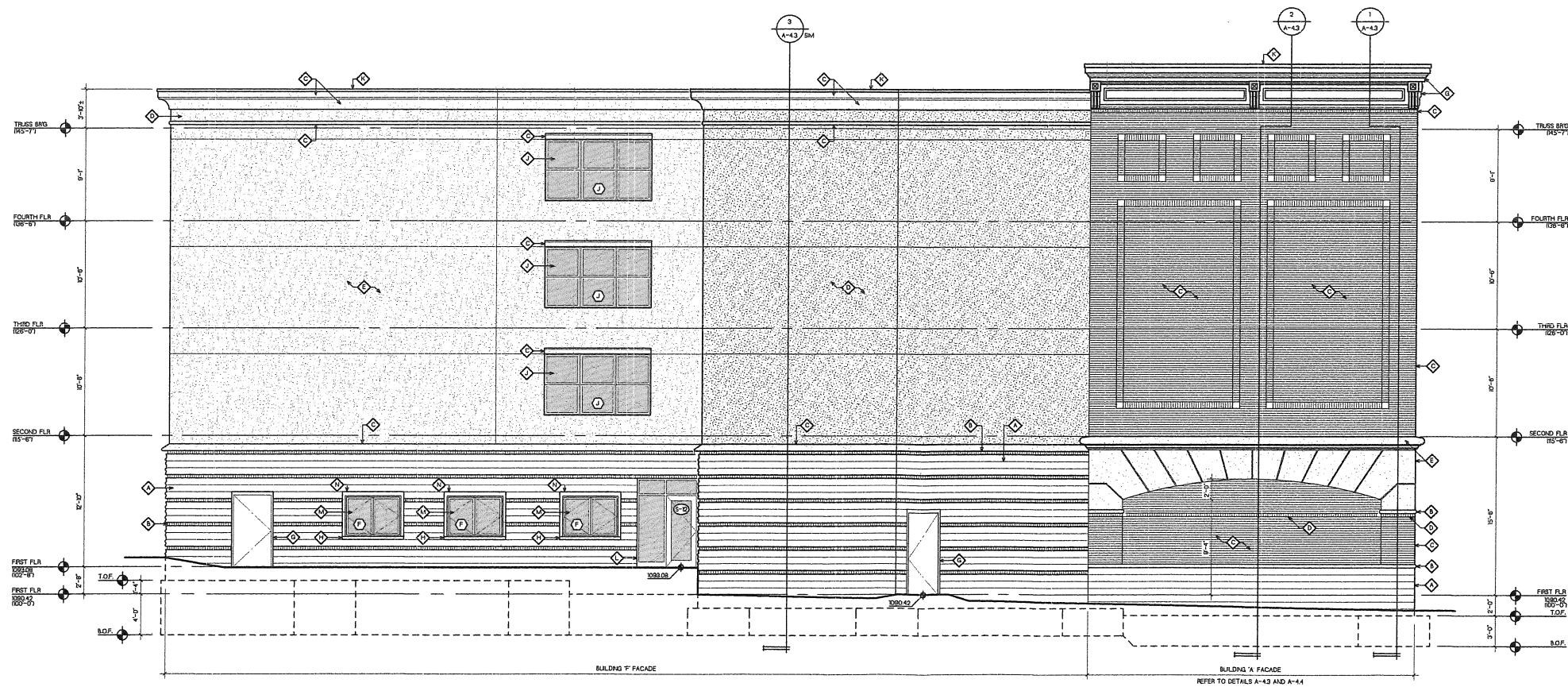
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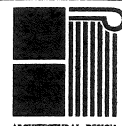
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

INCORPORATING WIP MODULAR BRICK ENVIRONMENTAL



1 WEST ELEVATION
A-34
SCALE 3/16" = 1'-0"

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REVIEW & BUDGETING

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LIBERTY VIEW
135 WEST LIBERTY STREET
MEDINA, OHIO 44256

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Liberty View



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