



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

MEMORANDUM

DATE: March 2, 2023
TO: Board of Zoning Appeals
FROM: Andrew Dutton, Community Development Director
SUBJECT: Extension of Z21-06 Approval

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 permits must be obtained and construction must commence by April 8, 2023 and be completed by April 8, 2024, or the Variance approval shall expire.

At this time, 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.

A Demolition Permit has been approved for the Porter's Shoe Repair Building on the site. Demolition is expected to begin on March 6th.

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 Variance approval requiring that permits must be obtained and construction must commence by April 8, 2024 and be completed by April 8, 2025, 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: Thursday, February 2, 2023 9:34 AM
To: Andrew Dutton; Lisa Haid
Cc: Brendan Rose; Mike Rose
Subject: Re: Request for extensions

Andrew,

We will be submitting revised documents to the building department, but I do not believe we will have a permit in hand by April 8. I think it is advisable to request the extension from the boards.

Tony Cerny
Architectural Design Studios
620 East Smith Road
Medina, Ohio 44256
330.723.6975

Andrew Dutton

From: Lisa Haid <lhaid@roseplaces.com>
Sent: Wednesday, February 1, 2023 1:52 PM
To: Andrew Dutton
Cc: Brendan Rose; Mike Rose; Tony Cerny
Subject: Request for extensions
Attachments: BZA_Z21-06_Extension_APPROVED_220310a.pdf; HPB_H21-05_Extension_APPROVED_220310a.pdf; PC-P21-08_Extension_APPROVED_220310a.pdf

Hi Andrew,

In the spring of 2022, we asked for approval extensions for the Liberty View project. Please find letters confirming those extensions attached.

As you are probably aware, we are still working through the details of the project with the city. It is most likely that the date of commencement for construction will not occur before the deadline in the letters of April 8, 2023. May I request an extension of this date again for these three committees?

Please advise if you need anything additional from our company to proceed with this request. Thank you!

Best Regards,

Lisa Haid

ROSE COMPANY

4015 Medina Road, Suite 200
Medina, Ohio 44256
330.725.6767 x300
330.725.1307 direct dial
216.240.2207 cell

www.RosePlaces.com

We have moved! Our new address is 4015 Medina Road, Suite 200, Medina OH 44256. Please update your records and systems!



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

March 11, 2022

Anthony Cerny
Architectural Design Studios
620 East Smith Road
Medina, OH 44256

Dear Mr. Cerny,

At the March 10, 2022 meeting of the Board of Zoning Appeals, a motion was made by the Board to extend the approval of application Z21-06, a variance from Section 1135.06 allowing a building with a footprint larger than 5,000 sq. ft. at 135 West Liberty Street, for one additional year.

The motion received the necessary votes of the Board and the application was **approved**.

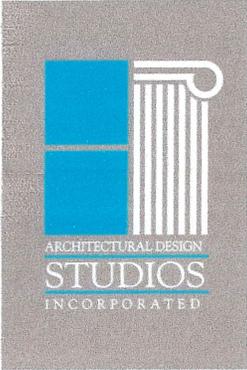
Per the Board's extended approval, permits must be obtained and construction must commence within two years of the Variance approval (April 8, 2023) and be completed within three years of the Variance approval (April 8, 2024).

Please feel free to contact me at (330) 722-9023 or adutton@medinaoh.org if you have any questions or need any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Dutton", written in a cursive style.

Andrew Dutton
Community Development Director



March 3, 2022

Board of Zoning Appeals
c/o, Andrew Dutton, Community Development Director
City of Medina
132 North Elmwood Street
Medina, Ohio 44256

Re: Liberty View
Variance Approval
Extension Request
Case No. Z21-06

Architecture
Preservation
Graphics
Planning
Interior Design

Dear Board Members,

We are requesting a one year extension of the variance granted by this board on April 8, 2021 for a new 4-story mixed use building located at 135 W. Liberty Street. We have not advanced the project because the City of Medina has not transferred all necessary property to the Medina City Development Corporation (MCDC). Once the property has been transferred and the full development site established and platted, Rose Company can enter into a lease with MCDC and proceed with development. We are hopeful this will happen soon.

The Resolution is attached for your reference.

Respectfully Submitted,

Anthony Cerny
2022-03-07
T10:55:47-05:00

Anthony J. Cerny
Architectural Design Studios, Inc.

620 East Smith Rd
Medina, Ohio
44256

330.723.6975
(phone)

330.723.7129
(fax)

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Request_220303a.wpd

**RESOLUTION
BOARD OF ZONING APPEALS**

April 14, 2021

Tony Cerny
Architectural Design Studio
620 E. Smith Rd., Ste. E2
Medina, Ohio 44256

PROPERTY: 135 W. Liberty St.

CASE NO: Z21-06

WHEREAS, YOUR APPLICATION WAS DULY PROCESSED AND AFTER APPROPRIATE REVIEW AND STUDY THE BOARD HAS PASSED THE FOLLOWING RESOLUTION:

At the April 8, 2021 meeting of the Board of Zoning Appeals, the board approved a variance request from Section 1135.06 to allow a new building with a 11,465 sqft building footprint instead of the maximum allowed 5,000 sqft. based on the finding that the essential character of the neighborhood will not be substantially altered and the adjoining properties would not suffer substantial detriment as a result of the variance. Also the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Sincerely,



Jonathan Mendel
Community Development Director





N ELMWOOD AVE

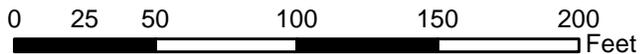
S ELMWOOD AVE

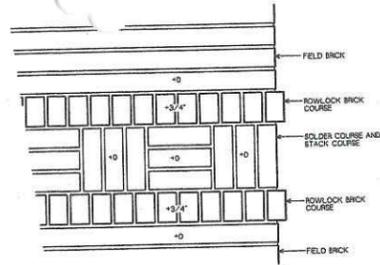
W LIBERTY ST

N COURT ST

S COURT ST

Subject Site





BRICK BASKETWEAVE
 2
 A-31
 SCALE 1/2" = 1'-0"

Building "A"				
PRODUCT	MANUFACTURER	COLOR	MORTAR	NOTES
A	Split Face 8" x 16"	Rockcast	Buffstone	
B	Bullnose 4"	Rockcast	Buffstone	
C	Modular Brick	Belden	St. Anne Clear	
D	Modular Brick	Belden	St. Anne Blend 'A'	
E	EIFS	DRYVIT	#111 Prairie Clay	Limestone Finish
F	Window Frame & Trim	Andersen	Sandstone	Refer to Details Sheets FA-4.3 & A-4.4 for paint color
G	Comice			
H	Silestone 4"	Rockcast	Buffstone	
J	Injection Molded Letters	Gemini	#0314 Old Copper	Stud Mounted
K	Fascia	Metal Era	Light Champagne	
L	Aluminum Storefront Framing	Tubelite	Light Champagne	

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

Building "C"				
PRODUCT	MANUFACTURER	COLOR	MORTAR	NOTES
A	Modular Brick	Belden	Mesow Blend 'A'	
B	Modular Brick	Belden	Brandywine Valour 'A'	
C	Roof - Copper Standing Seam			
D	Window	Andersen	Sandstone	
E	Window Trim & Panel		SW #2819 Downing Slate SW #2837 Aurora Brown SW #2818 Remwick Heather	Refer to Sheet A-4.6 for paint color
F	Comice			
G	Awning	Sunbrella	Mediterranean Tweed	
H	Not Used			
J	Injection Molded Letters	Gemini		Stud mounted
K	Fascia	Metal Era		
L	Aluminum Storefront Framing	Tubelite	Dark Bronze	

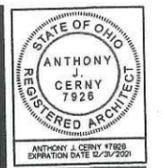
Building "D"				
PRODUCT	MANUFACTURER	COLOR	MORTAR	NOTES
A	Modular Brick	Belden	Kingsport Dart	
B	Modular Brick	Belden	Brandywine Valour 'A'	
C	EIFS	DRYVIT	#111 Prairie Clay	Sandblast Finish
D	Window	Andersen	Sandstone	
E	Window Trim	Andersen	SW #7629 Grapy	Refer to details on Sheet A-4.7
F	EIFS Comice			
G	Awning	Sunbrella	Eastridge Cocoa	
H	Medallions 12" x 12"	Pineapple Grove	Oak Leaf - Brownstone	
J	Injection Molded Letters	Gemini		Stud mounted
K	Fascia	Metal Era		
L	Aluminum Storefront Framing	Tubelite	Light Champagne	



1 SOUTH ELEVATION
 A-31
 SCALE 3/16" = 1'-0"

ELEVATION NOTES

- 1 XXXXX
- 2 XXXXX



ARCHITECTURAL DESIGN STUDIOS
 INCORPORATED
 Architecture
 Preservation
 Graphics
 Planning
 Interior Design
 620 E. Smith Road
 Medina, Ohio 44256
 330.9723.66975
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 Medina, Ohio 44256
 330.725.0107 | www.rosecompany.com

ISSUED
 09/02/2021
 ISSUED FOR
 PLANNING
 [Series of small triangular symbols]

LIBERTY VIEW
 135 WEST LIBERTY STREET
 MEDINA, OHIO 44256

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SEPTEMBER 2018
 #18052

A-3.1