



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
330-722-9023

MEMORANDUM

DATE: October 5, 2023
TO: Board of Zoning Appeals
FROM: Andrew Dutton, Community Development Director
SUBJECT: Hotel Project Extension Request

Initial Approval

Application Z22-24, James Gerspacher requesting an Area Variance to Sections 1135.06 regarding maximum building footprint and minimum front setback, 1135.08(a) regarding the location of parking in the front yard, and 1135.13(b)(4) regarding the division of the building into storefronts at 253 and 257 South Court Street in a C-2 (Central Business) zoning district, was approved by the Board of Zoning Appeals on November 11, 2022.

Extension Request

Per Section 1107.07(h), if construction has not commenced within twelve (12) months after the Board grants a variance to permit the erection or alteration of a building or structure and completed within two (2) years of the Board approval date, then the variance becomes null and void. At this time, construction has not commenced on the project.

The applicant has requested the extension of the Variance approval for one additional year from the initial approval. If the extension request is approved, construction must commence by November 11, 2024 and be completed by November 11, 2025.

For reference, the mixed-use Liberty View project on West Liberty Street has received multiple extensions and a revision, which were approved by the Historic Preservation Board.

Please let me know if you have any questions regarding the proposed revision and extensions.

Andrew Dutton

From: Nils Johnson <nils@cunninghamengineering.com>
Sent: Wednesday, September 20, 2023 10:17 AM
To: Andrew Dutton
Cc: Jason Stevenson; Jim Gerspacher; Cindy Haltrich
Subject: RE: Hotel Project
Attachments: 22-137 SITE.pdf

Andrew,

On behalf of the owner/applicant, we would like to request the extensions as spelled out in your email below. Attached is an update site plan depicting the changes we discussed:

- 1) Stopping the fence at the southeast corner of the "King" barn.
- 2) Adding the egress drive connection at the northwest corner of the site...labeled as "exit" on the plan.
- 3) The landscaping is slightly adjusted along the west property line as depicted on our plan. The rest of the landscaping will follow the original plan prepared by Illes architects.

You indicated that a new application is not needed at this time. Please let me know if there is anything else you need from us.

Thank you,

Nils E. Johnson, P.E.

President

Cunningham and Associates, Inc.

Civil Engineering and Surveying

203 West Liberty Street

Medina, Ohio 44256

330-725-5980

nils@cunninghamengineering.com

Andrew Dutton

From: Andrew Dutton
Sent: Friday, September 15, 2023 3:13 PM
To: 'Nils Johnson'
Subject: RE: Hotel Project
Attachments: Board and Commission Approval Text 8-29-23.pdf; Hotel Landscaping Plan - PC.pdf; Approval Letters 11-9-22.pdf

Nils,

Regarding the Hotel approval extensions, I'd suggest the following, but you are able to request whatever you'd like:

- **H22-19 Certificate of Appropriateness (HBP)** – Extension of the approval for one additional year to receive all permits and commence construction (November 11, 2024). All conditions of approval will remain in full effect.
- **P22-19 Site Plan & Conditional Zoning Certificate (PC)** – Extension of Site Plan approval for one additional year to commence construction (November 11, 2024) and complete construction (November 11, 2025). Extension of Conditional Zoning Certificate approval for two additional years to commence the hotel use (November 11, 2025). All conditions of approval will remain in full effect.
- **Z22-24 Variance (BZA)** – Extension of the approval for one additional year to commence construction (November 11, 2024) and complete construction (November 11, 2025).

As we spoke about, we'll also need a revision to the Site Plan for the proposed access drive in the NW corner of the property. I've also attached the previously approved Landscape Plan for reference.

-Andrew

Andrew Dutton

Community Development Director

City of Medina

adutton@medinaoh.org

330-722-9023





CITY OF MEDINA

Community Development Department

132 N. Elmwood Ave. Medina, OH 44256

Phone: 330-722-9056 Fax: 330-764-4385

November 14, 2022

James Gerspacher
870 Beechwood Dr
Medina, OH 44256

Dear Mr. Gerspacher,

At the November 10, 2022 meeting of the City of Medina Board of Zoning Appeals, the Board considered application Z22-24: James Gerspacher requesting an Area Variance to Sections 1135.06 regarding maximum building footprint and minimum front setback, 1135.08(a) regarding the location of parking in the front yard, and 1135.13(b)(4) regarding the division of the building into storefronts at 253 and 257 South Court Street in a C-2 (Central Business) zoning district. After discussion, a motion was made to approve the application as submitted.

The motion receive the necessary votes as the Board determined that the application met the requirements of Section 1107.08(i), and your variance **application was approved.**

This action of the Board of Zoning Appeals does not constitute approval of a Zoning Certificate, Sign Permit, Site Plan, Conditional Use, Building Permit, Engineering Permit, or other application required by the City of Medina Codified Ordinances. The approved project shall commence within one year of the Board's decision or the variance shall become null and void.

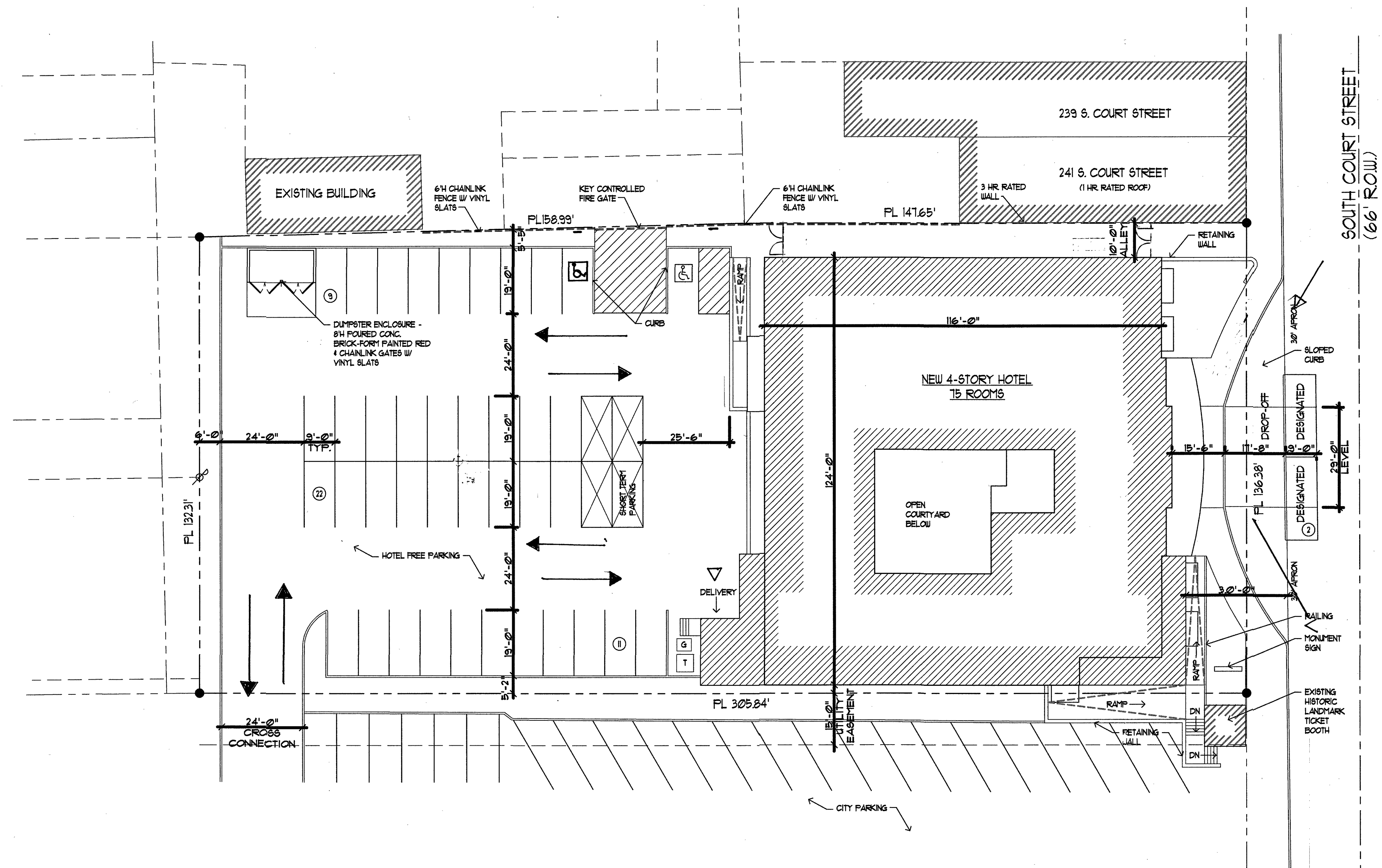
Please feel free to contact me at (330) 722-9023 or adutton@medinaoh.org if you have any questions or need any further information.

Sincerely,

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

Andrew Dutton
Community Development Director

Conditionally Approved Site Plan 11-8-22



SITE PLAN
SCALE = 1" = 20'
NOTE:
NOT A SURVEY. ALL DIMENSIONS TO BE VERIFIED IN-FIELD

Conditionally Approved Landscaping Plan 11-8-22

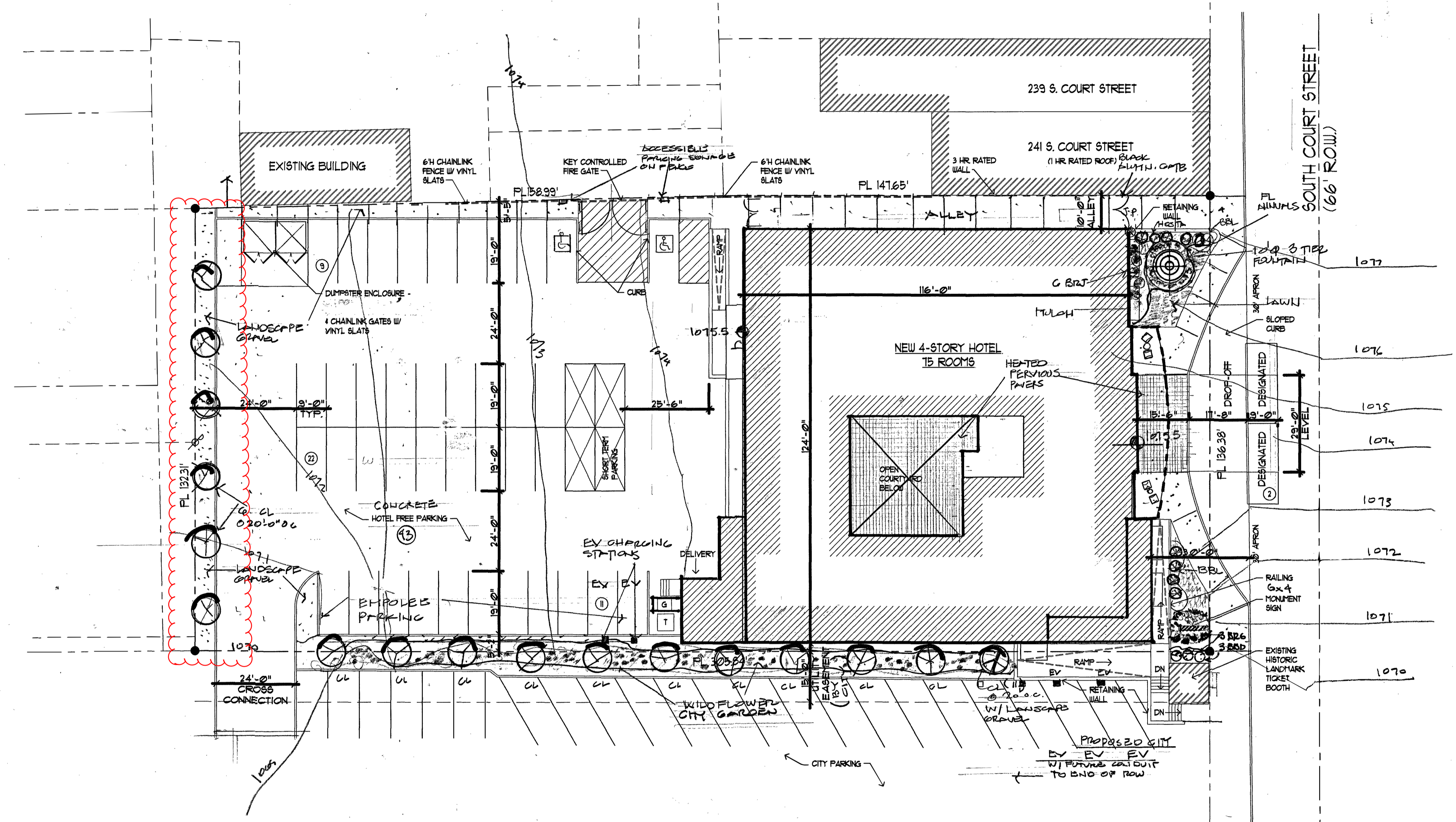
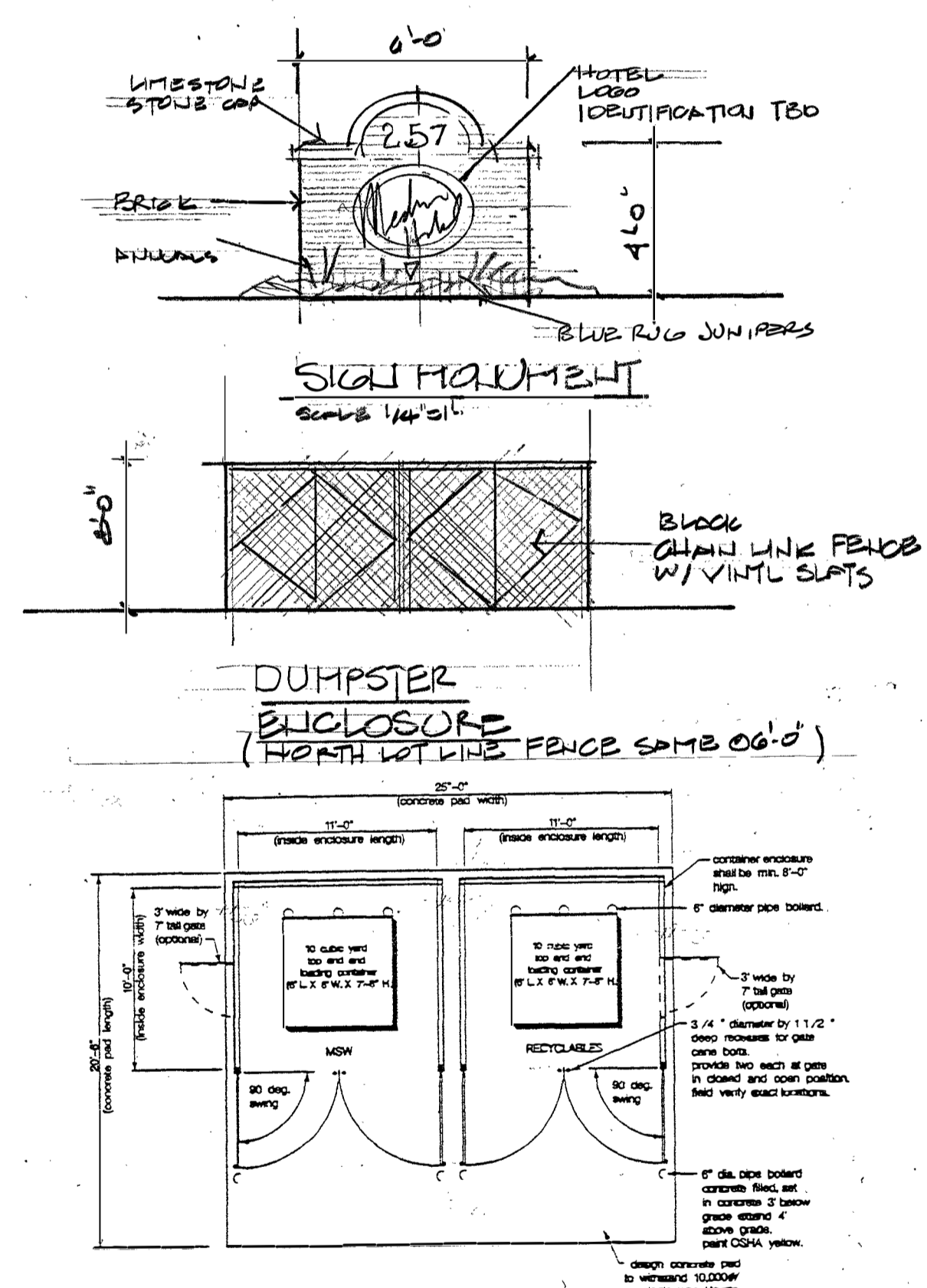
PLANT MATERIAL LIST

KEY	QTY.	SIZE	COMMON NAME	SCIENTIFIC NAME	SPACING	REMARKS	
JP	SEE DUG.	5'	SEAGREEN JUNIFER	JUNIFERUS CHINENSIS	AS SHOWN	---	
BBD	SEE DUG.	24"	DUF. BURNING BUSH	EUONYMUS ACATA 'COMPACTA'	AS SHOWN	---	
BBL	SEE DUG.	32"	STD. BURNING BUSH	EUONYMUS ALATUS	AS SHOWN	---	
CL	SEE DUG.	6'-1"	CLEVELAND PEAR	PYRUS	AS SHOWN	2' CALF	
HL	SEE DUG.	6'-1"	SUNBURST HONEY LOCUST	GLEDITSIA SKYLINE	AS SHOWN	2' CALF	
SP	SEE DUG.	6'-1"	ALBERTA SPRUCE	GLAUCA CONICA	AS SHOWN	2' CALF	
NOTE A	HOSTA	SEE DUG.	8'-12"	HOSTA	FORTUNEI 'AUREO MARGINATA'	AS SHOWN	---
FL	SEE DUG.	12"	FLOWERING ANNUALS	DAYLILLY, RED IMPATIANS, COREOPSIS, SWEET WILLIAM'S, ASTER, GERANIUMS	AS SHOWN	---	
ORN GRASS	SEE DUG.	18"	ORNAMENTAL GRASS	ELYMUS ARENARIUS	AS SHOWN	---	
BB	SEE DUG.	6'-1"	VIOLA BLUE SPRUCE	P. GLAUCA 'VIOLA'	AS SHOWN	2' CALF	
NOTE A	PHLOX	SEE DUG.	6"	CREEPING PHLOX	PHLOX SUBULATA - WHITE AND PINK	AS SHOWN	---
BRJ	SEE DUG.	5'	BLUE RUG JUNIFER	WILTONII	AS SHOWN	---	

FLOWERING DOGWOOD OPTIONAL BASED ON AVAILABILITY

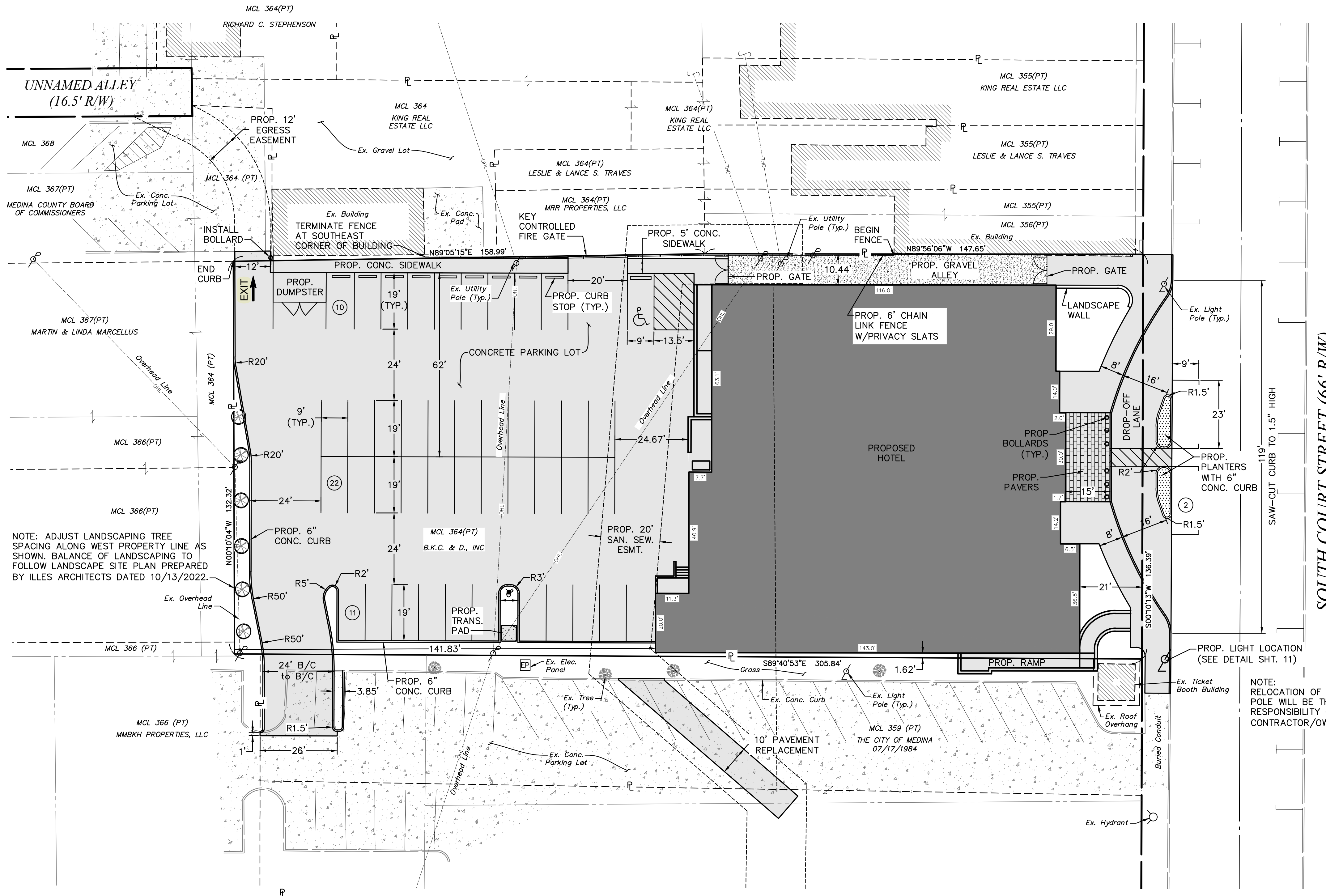
NOTE A PER PLANNING COMMISSION'S RECOMMENDATION - IF PHLOX OR HOSTA ARE NOT AVAILABLE AT TIME OF PLANTING OWNER CAN SUBSTITUTE DAYLILLY, RUDBECKIA, COREOPSIS, ASTER, CONE FLOWER, SEDUM OR GERANIUM

SITE IRRIGATION
WILL COMPLY WITH CITY REQUIREMENT OF LANDSCAPE SITE IRRIGATION SYSTEM



LANDSCAPE SITE PLAN
SCALE = 1" = 20'
NOTE: NOT A SURVEY. ALL DIMENSIONS TO BE VERIFIED IN-FIELD

Revised Site Plan 9-20-23



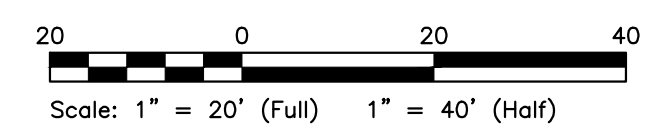
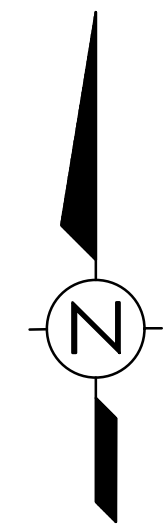
NOTE: ADJUST LANDSCAPING TREE SPACING ALONG WEST PROPERTY LINE AS SHOWN. BALANCE OF LANDSCAPING TO FOLLOW LANDSCAPE SITE PLAN PREPARED BY ILLES ARCHITECTS DATED 10/13/2022.

NOTE: RELOCATION OF LIGHT POLE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

LEGEND

- EX. HYDRANT ASSEMBLY
- EX. LIGHT POLE
- EX. POWER POLE
- PROP. LIGHT POLE
- EX. OVERHEAD LINE
- EX. SIGN
- EX. TREE
- EX. CONCRETE PAVEMENT
- PROP. CONCRETE PAVEMENT

NOTE: FENCING TO BE INSTALLED ALONG THE PERIMETER OF THE SITE CONSTRUCTION TO SEPARATE THE PUBLIC FROM THE CONSTRUCTION ZONE, SEE SHEET 10.



DATE	DESCRIPTION	BY
9/20/23	FENCE EXISTENCES (M)	

257 SOUTH COURT STREET
 COUNTY OF MEDINA
 CITY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

SITE DIMENSION & PAVING PLAN

DRAWN BY: CAH
 DATE: 06/15/2023
 CHECKED BY:
 DATE:
 PROJECT No.
 22-137
 ACAD FILE No.
 M:\...122-137 PP
 M.C.S.E.#
 S-500/200-188.1

SCALE: PLAN- 1"=20'
 PROFILE-Horz.
 Vert.

SHEET NO.
4 / **13**

Revised Site Plan w/Areas of Notable Change 9-20-23

DATE	DESCRIPTION	BY
9/20/23	FENCE EGRESS EASEMENT	CAH

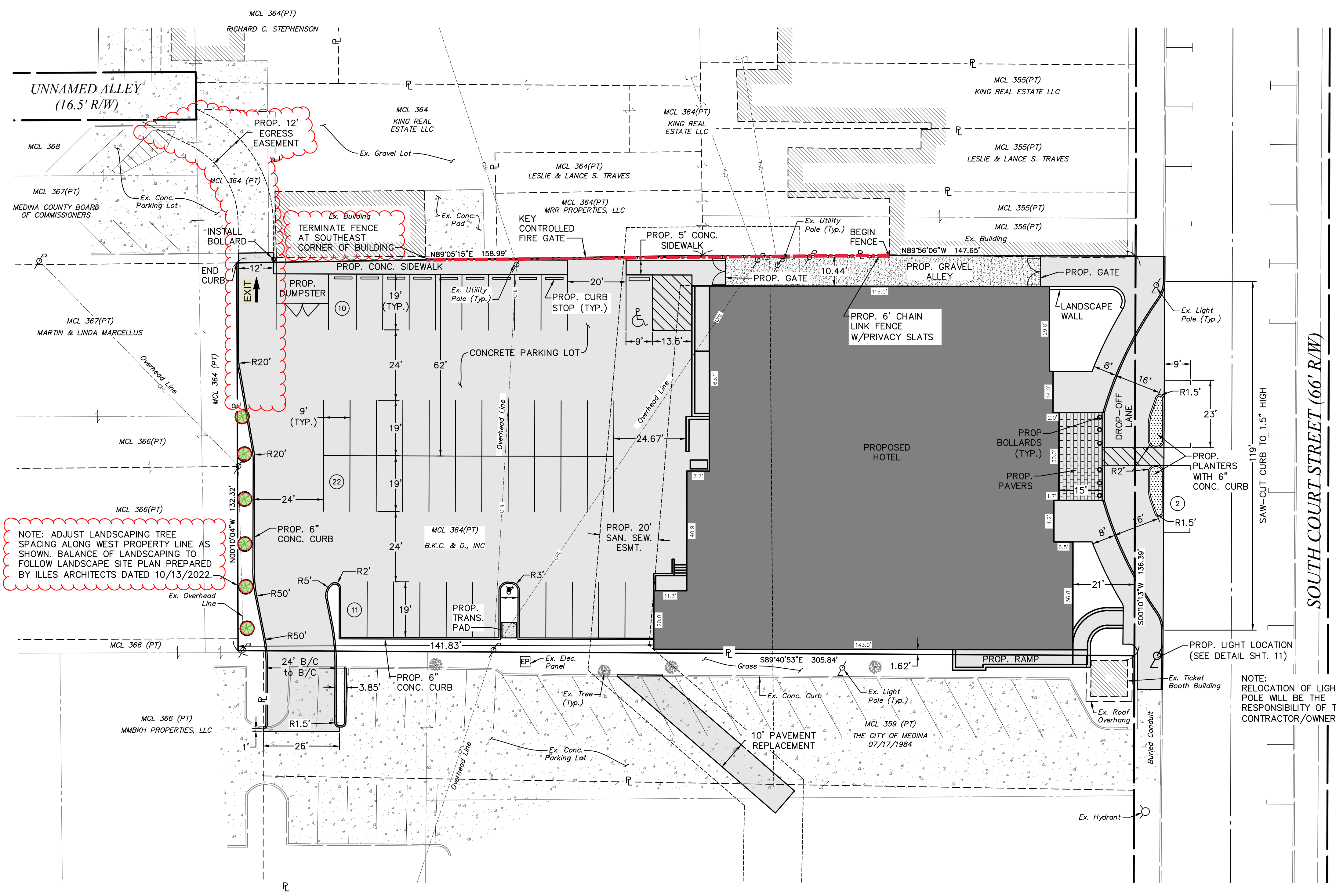
257 SOUTH COURT STREET
 LOCATED IN
 COUNTY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
 CIVIL ENGINEERING and SURVEYING
 203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5980

SITE DIMENSION & PAVING PLAN

DRAWN BY: CAH
 DATE: 06/15/2023
 CHECKED BY:
 DATE:
 PROJECT No.
 22-137
 ACAD FILE No.
 M:\...122-137 PP
 M.C.S.E.#
 S-500/200-188.1

SCALE: PLAN- 1"=20'
 PROFILE-Horz.
 Vert.

SHEET NO.
4
13



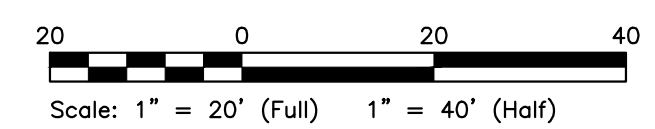
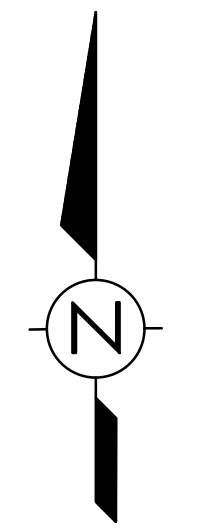
LEGEND

- EX. HYDRANT ASSEMBLY
- EX. LIGHT POLE
- EX. POWER POLE
- PROP. LIGHT POLE
- EX. OVERHEAD LINE
- EX. SIGN
- EX. TREE
- EX. CONCRETE PAVEMENT
- PROP. CONCRETE PAVEMENT

NOTE:
 FENCING TO BE INSTALLED ALONG THE PERIMETER OF THE SITE CONSTRUCTION TO SEPARATE THE PUBLIC FROM THE CONSTRUCTION ZONE, SEE SHEET 10.

NOTE:
 RELOCATION OF LIGHT POLE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

NOTE: ADJUST LANDSCAPING TREE SPACING ALONG WEST PROPERTY LINE AS SHOWN. BALANCE OF LANDSCAPING TO FOLLOW LANDSCAPE SITE PLAN PREPARED BY ILLES ARCHITECTS DATED 10/13/2022.



X:\Jobs_Folders\2022\22-137\Drawings\Improvement_Plan\22-137_PP.dwg, 9/20/2023 10:00 AM, Autocad

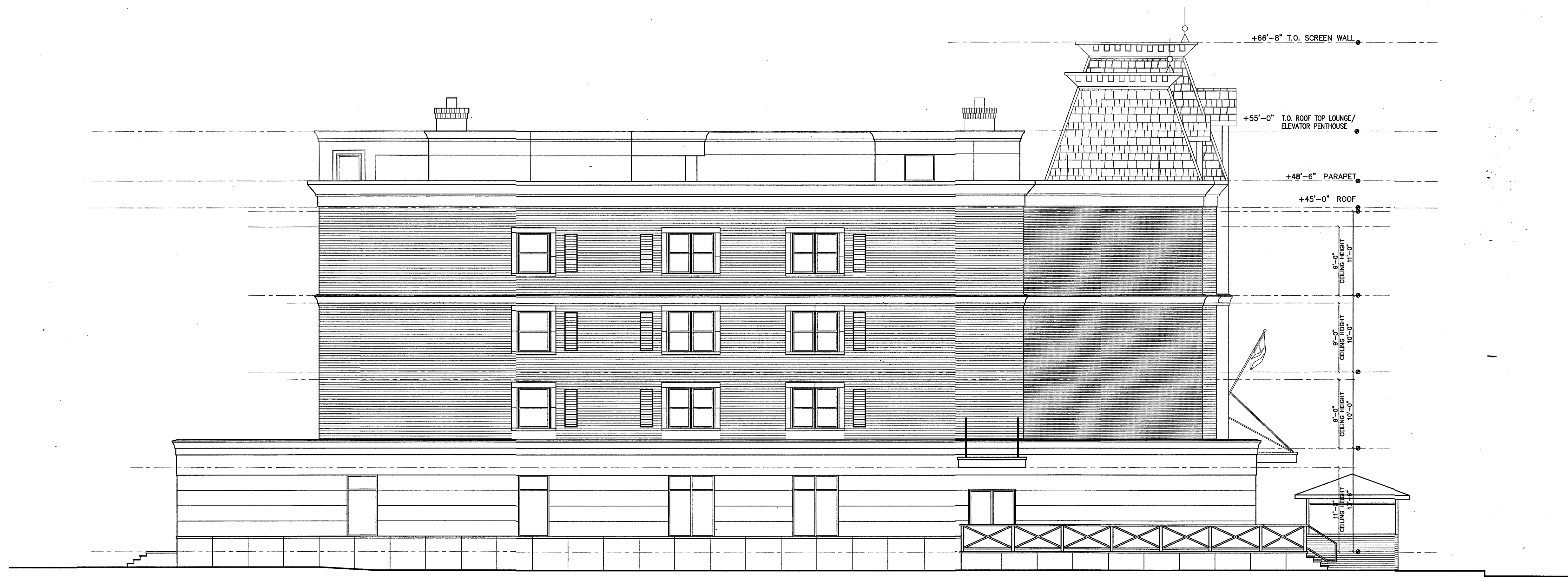


EAST/FRONT ELEVATION
SCALE: 1/8" = 1'-0"



WEST/REAR ELEVATION
SCALE: 1/8" = 1'-0"

**Conditionally
Approved Building
Elevations -
For Reference Only
- No Proposed
Changes**



SOUTH/SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH/SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

**Conditionally
 Approved Building
 Elevations -
 For Reference Only
 - No Proposed
 Changes**