

Z23-01
Lafayette Road Freemason Meeting Hall

Property Owners: Medina Lodge 58 of Free and Accepted Masons of Ohio
Applicant: Matt Strehle
Location: 378 Lafayette Road
Zoning: R-3 (High Density Urban Residential)
Request: Use Variance to Section 1125.02 to allow a nonpermitted meeting hall use

LOCATION AND SURROUNDING USES

The subject site is composed of 1.0 acres located on the south side of Lafayette Road. Adjacent properties are zoned R-3 and contain the following uses:

- North – Single-Family Residential
- East – Single-Family Residential
- South – Single-Family Residential
- West – Two-Family Residential



BACKGROUND & PROPOSED APPLICATION

The site includes an existing non-residential building in the northwest part of the site that may have originally been a church. In addition, the site also includes a parking area on the northeast side and a wooded area with a stream on the south side. The site has been utilized for a number of non-residential uses in the past including a church, fitness center, and other general commercial uses.

The applicant is proposing to use the existing building and parking area for a Medina Freemasons meeting hall. The proposal does not include any significant changes to the building exterior or site. The use will consist of approximately eight meetings a month, typically with less than 20 participants. The application does not include the use of the site as a conference center or banquet facility.

USE REQUIREMENTS – SECTION 1135.03

Section 1125.02 includes a table indicating permitted uses in the R-3 zoning district. A “Meeting Hall” use is not included in the permitted uses for the district and is thus prohibited.

STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))

Standards applicable to use variances ("unnecessary hardships"). The applicant shall demonstrate by clear and convincing evidence that all of the following standards have been met in order to find an unnecessary hardship exists so as to justify the granting of a use variance, as determined by the Board:

- A. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;
- B. The hardship condition is not created by actions of the applicant;
- C. The granting of the variance will not adversely affect the rights of adjacent owners;
- D. The granting of the variance will not adversely affect the public health, safety or general welfare;
- E. The variance will be consistent with the general spirit and intent of this Ordinance;
- F. The variance sought is the minimum which will afford relief to the applicant; and
- G. There is no other economically viable use which is permitted in the zoning district.

The applicant has indicated the following regarding the Standards for Variances and Appeals:

- The existing non-residential building is an existing condition that is unique to the area.
- Area property owners will not be affected as the site will only be used approximately 8 times a month for meetings, which will not produce negative externalities.
- Use of the building and site for a permitted use in the R-3 district is not economically viable.

Andrew Dutton

From: Matthew Strehle <strehle278@gmail.com>
Sent: Monday, February 13, 2023 9:22 AM
To: Andrew Dutton
Subject: 378 Lafayette Rd. Variance Application
Attachments: 01 Application_-_Boards__Commissions_Fillable.pdf; 06 Site Final.pdf; 08 Pictures.pdf; 04 Planning_and_Zoning_Code_10-12-22.pdf; 05 Variance_Responses_-_Use_Variance - 378 Lafayette Rd.pdf

Good Morning Andrew,

Attached are the documents for our variance request for the building located at 378 Lafayette Rd.

The building was purchased by the Medina Freemasons and we are going to be using it for our meetings. We have a total of eight meetings per month (four involving adults and four involving our youth groups). The typical meeting has less than twenty participants and we do not have any events that would produce any noise outside of the building.

We are not planning on renting the space to outside parties.

Prior to the Masons purchasing the building, it was used as a commercial rental space that would allow tenants of an unknown use and noise level to lease the space. We will be using the space for a designated meeting area that will be controlled and consistent.

The property is located in a residential zone, but the building is not proper for a residence as it was originally built to be a church. The layout of the space would not be appropriate for residential use and it is not the kind of building that could be converted into a retro style look to attract higher end tenants. If it were to be converted into a residential space, it would not attract the kind of tenants that would be desirable as neighbors.

Please consider our Application for a Variance of our space. I will deliver the check for \$200 for the Application Fee to your office today.

Thank you,

Matt Strehle

STANDARDS APPLICABLE TO USE VARIANCES ("UNNECESSARY HARDSHIPS")

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A. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;

B. The hardship condition is not created by actions of the applicant;

C. The granting of the variance will not adversely affect the rights of adjacent owners;

D. The granting of the variance will not adversely affect the public health, safety or general welfare;

E. The variance will be consistent with the general spirit and intent of this Ordinance;

F. The variance sought is the minimum which will afford relief to the applicant; and

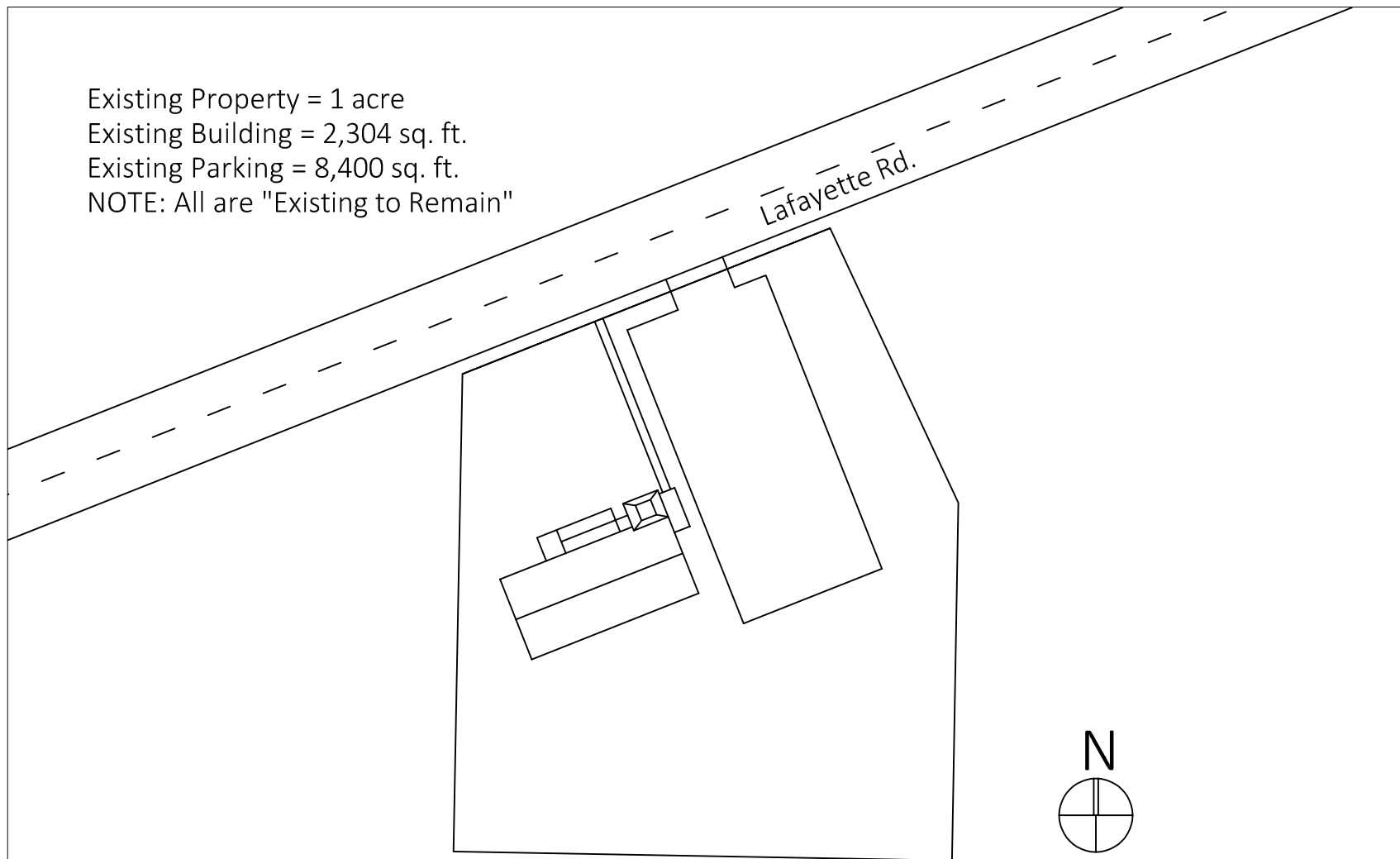
G. There is no other economically viable use which is permitted in the zoning district.

Site Final



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Existing Property = 1 acre
Existing Building = 2,304 sq. ft.
Existing Parking = 8,400 sq. ft.
NOTE: All are "Existing to Remain"



378 Lafayette Rd.
Medina, OH 44256

Scale - $\frac{1}{64}'' = 1'-0''$



