



BOARDS & COMMISSIONS APPLICATION

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

Application Number 223-04

GENERAL	Date of Application <u>2/10/23</u> Property Location <u>City Lot 5934, Parcel 028-19A-16-044</u> Description of Project <u>Foundry Street Storage Building Project</u>
CONTACT INFORMATION	Applicant Name <u>Kevin McNulty</u> Address <u>1620 Stony Hill</u> City <u>Hinckley</u> State <u>OH</u> Zip <u>44233</u> Phone <u>216-509-8003</u> Email <u>bluesky7@roadrunner.com</u> Property Owner Name <u>Foundry Street Holdings, LLC</u> Address <u>1620 Stony Hill</u> City <u>Hinckley</u> State <u>OH</u> Zip <u>44233</u> Phone <u>216-509-8003</u> Email <u>bluesky7@roadrunner.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input 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 checked="" type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>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;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u></u> Date <u>2-15-23</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>2/9/23</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z22-04 Foundry Street Self-Storage Units Setbacks and Fencing

Property Owners: Foundry Street Holdings LLC
Applicant: Kevin McNulty
Location: West side of Foundry Street with Parcel Number 028-19A-16-044
Zoning: I-1 (Industrial)
Request: Area Variance to Section 1141.05 to allow buildings within the required front yard setback and Section 1155.01(c)(1) to allow a fence taller than permitted in the front yard

LOCATION AND SURROUNDING USES

The subject site is composed of 4.45 acres located on the west side of Foundry Street. Adjacent properties contain the following uses and zoning:

- North – Multi-Family Residential (R-4)
- South – Undeveloped (I-1)
- East – Nursing Facility (R-2) and Park (O-C)
- West – Industrial and Undeveloped (I-1)



BACKGROUND & PROPOSED APPLICATION

The existing undeveloped industrially zoned property has a shallow (209 ft.) and wide (881 ft.) configuration.

In February of 2022, the applicant received Site Plan approval for 96 self-storage units with two small offices. The site was split into two sections separated by an existing drainage swale with a 42 unit northern section and a 54 unit southern section.

The applicant has submitted a revised Site Plan application including the development of only the northern side of the property with 105 units. Many of the storage units are smaller than the previous approval, which accounts for the increase in total units. The proposal also includes a small 200 sq. ft. office.

FRONT SETBACK REQUIREMENTS – SECTION 1141.05

Section 1141.05 includes a table indicating Lot Development Standards in the I-1 District. The table indicates a minimum front yard setback of “100 Feet when Adjacent to a Residential District”.

The following buildings on the site are within the required front yard setback:

- Building “D” – 39 ft. front setback
- Building “E” – 79 ft. front setback
- Building “F” – 25 ft. front setback
- Building “G” – 75 ft. front setback
- Building “I” – 67 ft. front setback

FENCE HEIGHT REQUIREMENTS – SECTION 1155.01(c)(1)

Section 1155.01(c)(1) includes a table noting fence height requirements. The table indicates that fences in the front yard in an industrial district are limited to 6 ft. in height. The front yard is defined as the area between the right-of-way and the nearest building. The nearest portion of a proposed building is 25 ft. from the right-of-way, which defines the front yard.

Fencing around the stormwater management basins in the northeast corner of the site and central portion of the site incorporate 8 ft. tall black chain link fence within the front yard.

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

Factors applicable to area or size-type variances (“practical difficulty”). The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

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

- The property cannot yield a reasonable return or contain a beneficial use as the site is wide and narrow. This configuration cannot be effectively utilized for a permitted industrial use without a variance to the 100 ft. front yard setback.
- The applicant has indicated that the fence height variance is not substantial, provides a uniform appearance, and is necessary for safety concerns.
- Essential character of the neighborhood will not be altered as the use is low impact and the streetscape will be enhanced due to landscaping proposed in the front yard.
- There are no alternatives to the proposed variance due to the site’s configuration and security needs for fencing.



Cunningham & Associates, Inc.

Civil Engineering & Surveying
203 W. Liberty St., Medina, Oh 44256
Phone: (330) 725-5980 * Fax (330) 725-8019

February 15, 2023

City of Medina Planning Department
132 North Elmwood Street
Medina, Ohio 44256

Attn: Andrew Dutton

Re: Foundry Street Storage Building Project

Dear Andrew:

We are requesting a variance from Section 1141.05 "Lot Development Standards" for the Foundry Street Storage Building project. This section indicates that the front setback is 25 feet; however, this is to be increased to 100 feet when adjacent to a residential district.

We are requesting a variance for Buildings D, F, and the proposed office that are located directly across the street from the only impacted residentially zoned property, the Medina Meadows Nursing Home. Buildings D is proposed to be located at a 39-foot setback, Building F is proposed to be located at a 25-foot setback, and the office is proposed to be located at a 49-foot setback..

We feel this variance is justified for the following reasons:

- 1) Enforcing a 100-foot setback is an unreasonable restriction on the property, as the property is only approximately 220 feet in depth. This would severely limit the development potential of the property.
- 2) We do not feel the variance is substantial nor will this adversely impact the adjacent property. The Medina Meadows property is fully developed with the existing nursing home building located approximately 315 feet from the proposed location of the three buildings. Requiring a 100-foot setback would increase this distance to 390 feet. We feel that in both cases the separation between the nursing home and the proposed buildings is substantial and the impact due to the variance is negligible.
- 3) Additional landscaping is proposed along the frontage of the property to help with screening.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nils E. Johnson'.

Nils E. Johnson, P.E.

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Because of the shallow depth of the lot front to back (east to west) and the lot divided by a large drainage swale, situating any structure in the middle of the property impedes truck traffic and onsite circulation.

B. Whether the variance is substantial;

The variance is substantial but improves vehicle circulation and street front image. The difference in fence height is not significant and will provide a more uniform appearance.

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

This proposal will actually enhance the street image. All low impact traffic will be hidden in a secure, enclosed area.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

There are no issues that would adversely affect government services or utilities.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

The property was purchased with knowledge of the current zoning restrictions.

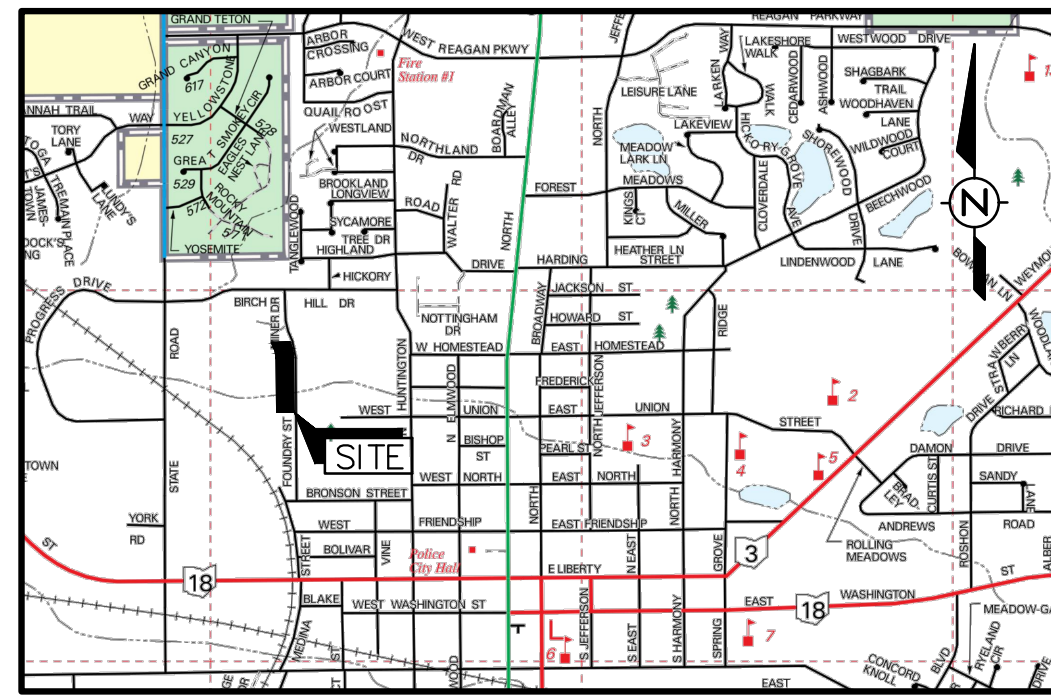
F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

Leaving the front setback requirements would not allow enough circulation onsite for truck traffic, business, and employee parking.

The 8 foot fence is necessary for security and safety reasons.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

Granting this variance would be a significant improvement by providing a low impact and low traffic occupancy without semi-tractor trailer traffic and noise. It would also enhance the existing streetscape adjacent to a residential neighborhood.



LOCATION MAP

LEGEND

	EX. SANITARY SEWER
	EX. SANITARY MANHOLE
	EX. STORM SEWER
	EX. STORM MANHOLE
	EX. STORM INLET MANHOLE
	EX. CURB INLET BASIN
	EX. 2-2-B INLET BASIN
	EX. WATER MAIN
	EX. HYDRANT ASSEMBLY
	EX. LINE VALVE
	EX. WATER SHUTOFF
	EX. WATER METER
	EX. GAS LINE
	EX. GAS LINE MARKER
	EX. GAS LINE VALVE
	EX. TELEPHONE POLE
	EX. POWER POLE
	EX. GUY WIRE
	EX. OVERHEAD LINE
	EX. LIGHT POLE
	EX. SIGN
	EX. CONTOUR
	EX. CREEK
	EX. TREE LINE
	EX. TREE W/ CALIPER SIZE

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	EXISTING CONDITIONS PLAN
2	PRELIMINARY SITE PLAN

ZONING DATA

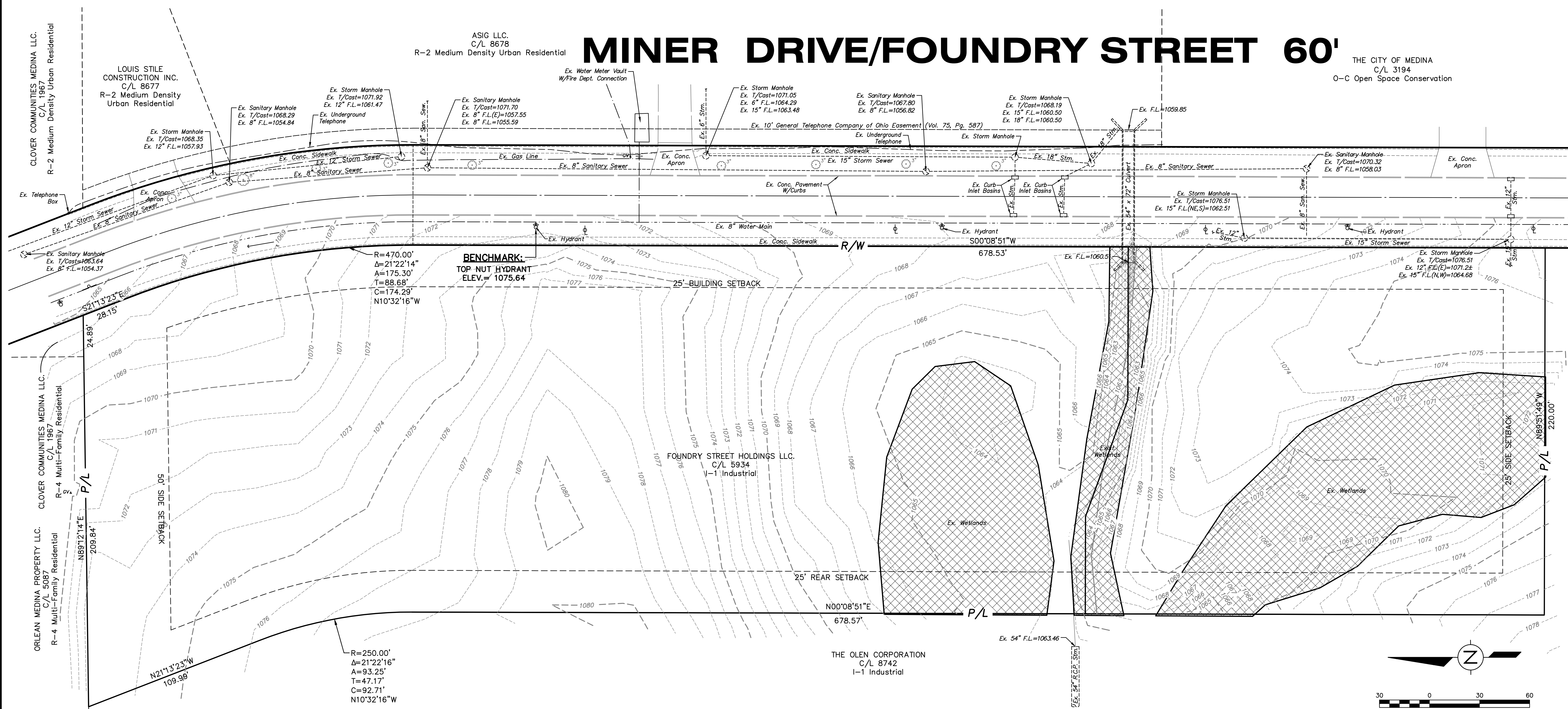
ZONING DISTRICT.....	I-1
SITE AREA.....	4.45 AC.
MINIMUM BUILDING SETBACK.....	25 FT.
MINIMUM BUILDING SETBACK (ADJACENT TO RESIDENTIAL).....	100 FT.
MINIMUM REAR YARD SETBACK.....	25 FT.
MINIMUM REAR YARD SETBACK (ADJACENT TO RESIDENTIAL).....	50 FT.
MINIMUM REAR YARD SETBACK (ACCESSORY STRUCTURE).....	15 FT.
MINIMUM SIDE YARD SETBACK.....	25 FT.
MINIMUM SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL).....	50 FT.
MINIMUM SIDE YARD SETBACK (ACCESSORY STRUCTURE).....	15 FT.
PROPOSED PARKING SPACES.....	20

**PRELIMINARY SITE PLANS
FOR
FOUNDRY STREET
STORAGE BUILDINGS**

LOCATED IN THE CITY OF MEDINA
IN THE COUNTY OF MEDINA
AND STATE OF OHIO

OWNER: **FOUNDRY STREET HOLDINGS LLC.**
KEVIN McNULTY
1620 STONY HILL
HINCKLEY, OHIO 44233
TELEPHONE: (216) 509-8003

MINER DRIVE/FOUNDRY STREET 60'



REVISIONS

NO.	DATE	DESCRIPTION	INT.

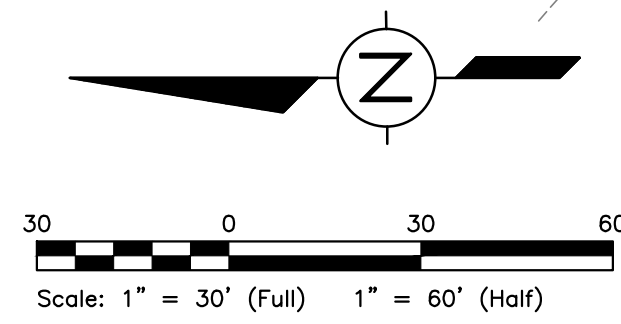
FOUNDRY STREET STORAGE BUILDINGS
CITY OF MEDINA
COUNTY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. - MEDINA, OHIO 44250 330-725-5960

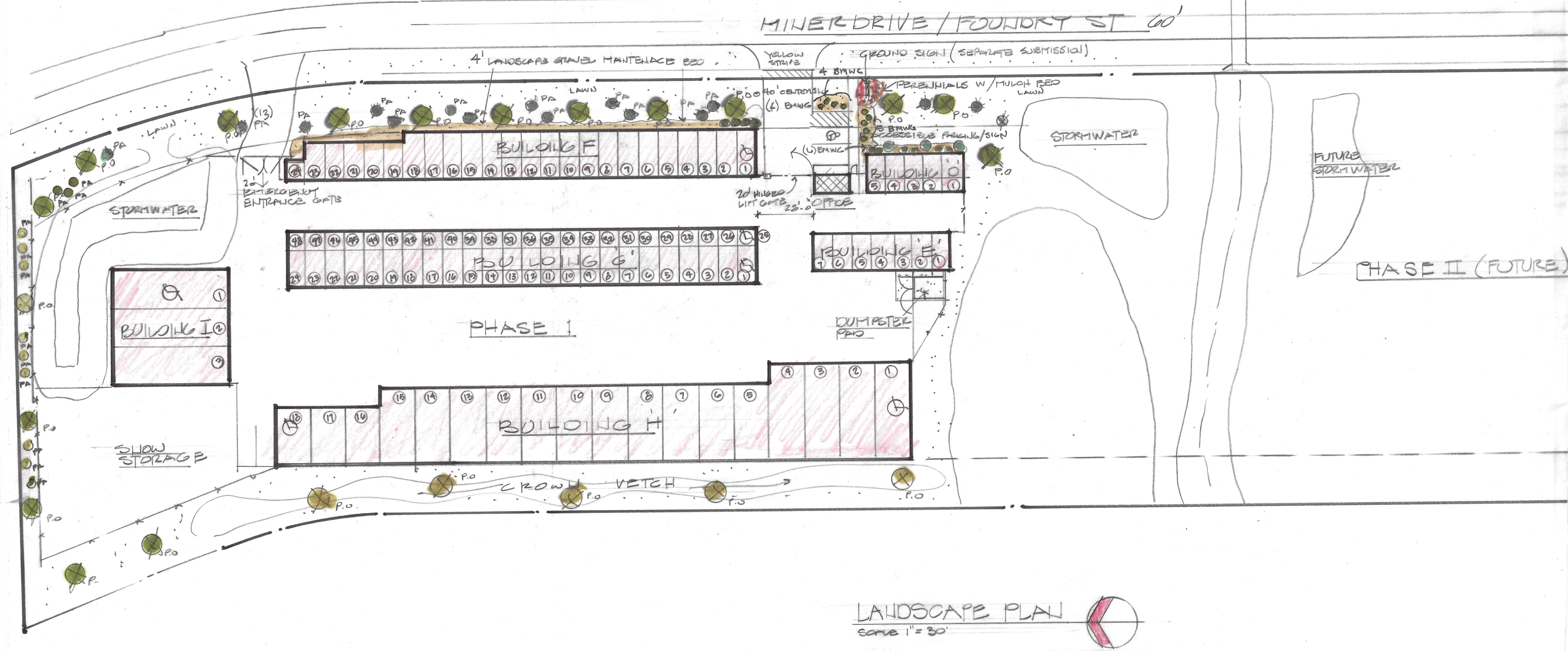
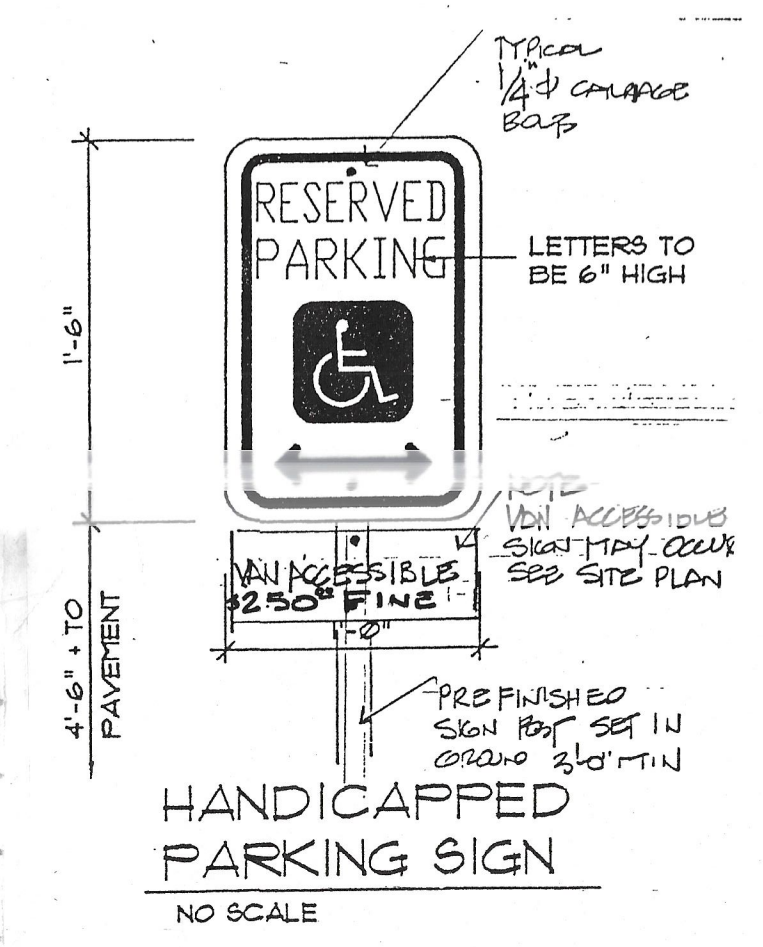
EXISTING CONDITIONS PLAN

DRAWN BY: TEM
DATE: 02/15/23
CHECKED BY:
DATE:
PROJECT No. 17-109
ACAD FILE No. M:\17-109\17109-CP2.dwg

SCALE: PLAN- 1"=30'
PROFILE-Hor. Vert.

SHEET NO.
1
2

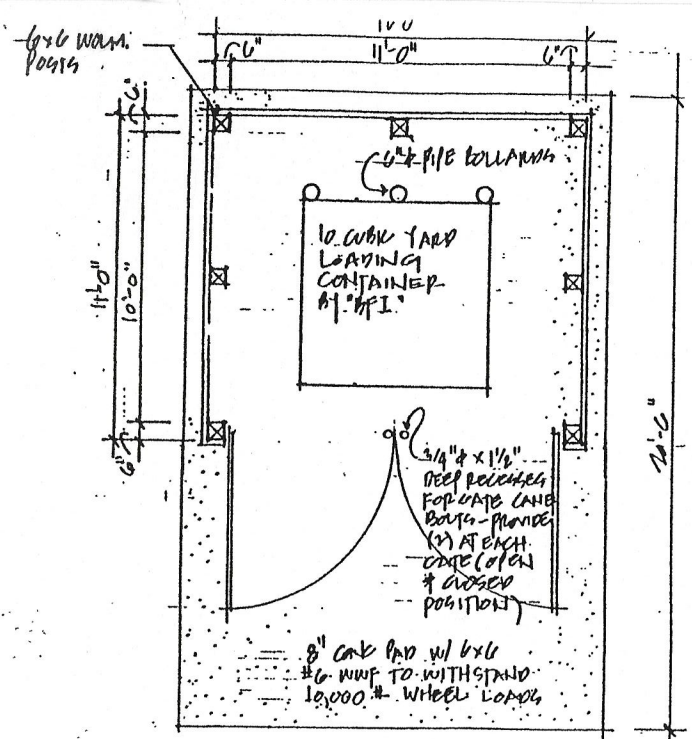




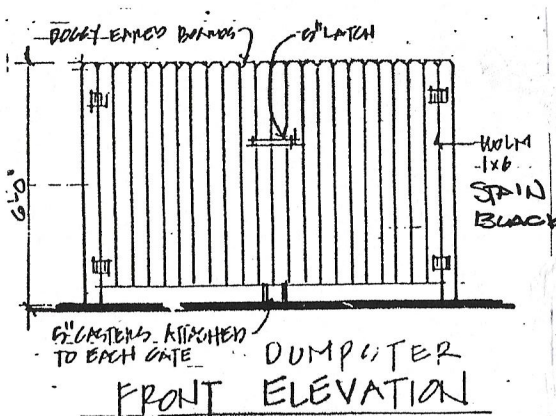
LANDSCAPE SCHEDULE

Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
Trees					
AR		Acer rubrum 'Red Sunset' / Red Maple	2 1/2" Cal.	B&B	See Plan
AMEL		Amelanchier canadensis / Serviceberry	6' Clump	B&B	See Plan
CC		Cercis canadensis / Redbud	2 1/2" Cal.	B&B	30' O.C.
GTI		Gleditsia triacanthos inermis 'Halka' / Halka Honeylocust	2 1/2" Cal.	B&B	See Plan
MV		Magnolia virginiana / Sweetbay Magnolia	6' ht.	B&B	30' O.C.
PA		Picea abies / Norway Spruce	6' ht.	B&B	12' O.C.
TX		TRAXUS ASPERIFOLIA / DUMPER YAN	18"	B&B	
Shrubs					
BMWG		Buxus x 'Green Mountain' / Green Mountain Boxwood	36"	No. 5	3' O.C.
CS		Cornus sericea 'Isanti' / Isanti Dogwood	36"	B&B	4' O.C.
IV		Ilex vert. 'Red Sprite', 'Jim Dandy' / Winterberry	24"	No. 3	3' O.C.
JSB		Juniperus sabinia 'Broadmoor' / Broadmoor Juniper	15"	No. 3	5' O.C.
JGO		Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	36"	No. 5	4' O.C.
RAGL		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	15"	No. 3	4' O.C.
SAL		Salix purpurea 'Nana' / Dwarf Blue Arctic Willow	18"	No. 3	4' O.C.
SBAW		Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spirea	18"	No. 3	3' O.C.
SBC		Spiraea x bumalda 'Coccinea' / Spirea	18"	No. 3	3' O.C.
SP		Syringa patula 'Miss Kim' / Miss Kim Lilac	36"	B&B	4' O.C.
VP		V. plicatum tomentosum 'Shasta' / Shasta Doublefile Viburnum	36"	B&B	4' O.C.
VR		V. rhytidophyllum 'Allegheny' / Allegheny Viburnum	36"	B&B	4' O.C.
Q		QUERCUS PAUSTRIS / AN OAK	2 1/2" Cal.	B&B	40' O.C.
Perennials					
HEM		Hemerocallis 'Happy Returns' / Daylily		No. 2	24" O.C.

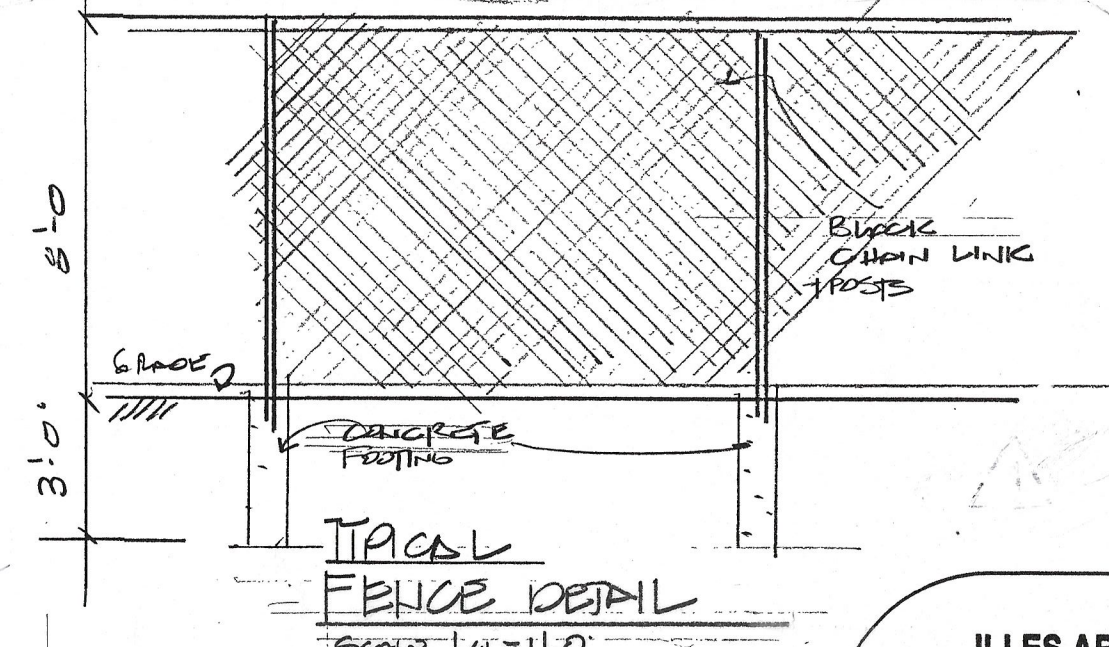
LANDSCAPE PLAN
SCALE 1" = 30'



DUMPSTER FLOOR PLAN



DUMPSTER FRONT ELEVATION

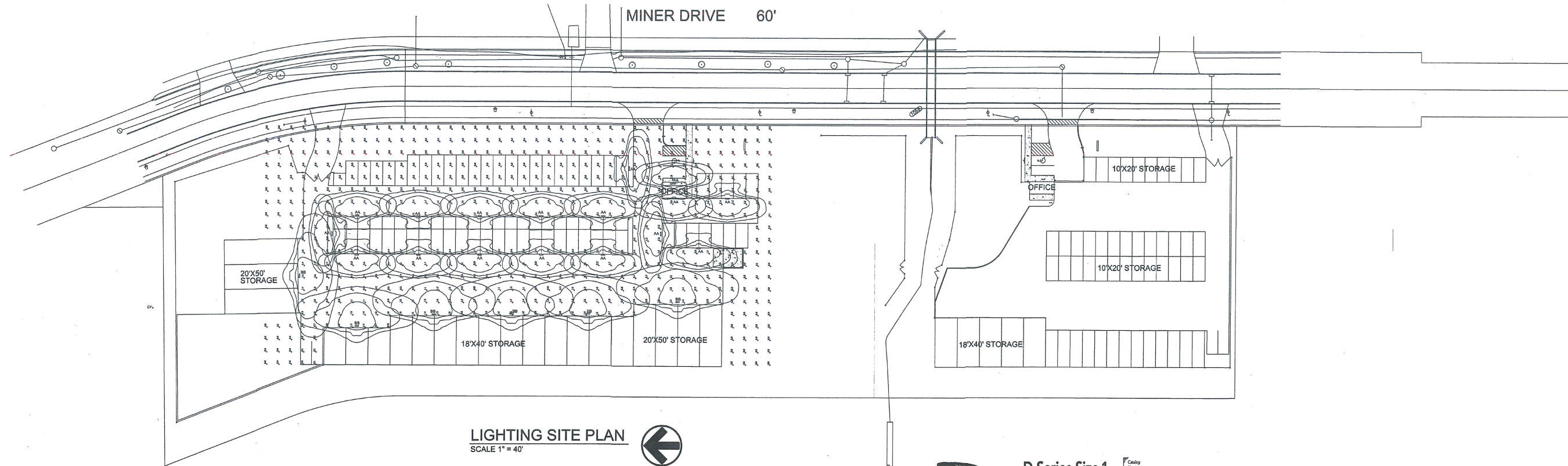


TRUCK FENCE DETAIL
SCALE 1/2" = 1'-0"

4/22/23
REVISED PER
PLANNING COMMISSION
REVIEW

ILLES ARCHITECTS INC.
3697 FOREST RIDGE CIRCLE
MEDINA, OHIO 44256
PH: 330.725.6262

FOUNDRY ST / ILLER DR
A ILLER STORAGE COMPLEX FOR FOUNDRY STREET HOLDINGS LLC
MEANS



LIGHTING SITE PLAN
SCALE 1" = 40'

LUMINAIRE SCHEDULE - MFGR BY LITHONIA OR EQUAL

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
AA	17	DSXW1 LED 10C 350 40K T2M MVOLT MTD 8' AFF	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 350lm.	LED, 1448 LUMENS PHOTOCELL CONTROL.	DSXW1_LED_10C_350_40K_T2M_MVOLT_17	Absolute	1,000	1.00	13.3
BB	8	DSXW1 LED 10C 700 40K T2M MVOLT MTD 16' AFF	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 700lm.	LED, 2894 LUMENS PHOTOCELL CONTROL.	DSXW1_LED_10C_700_40K_T2M_MVOLT_8	Absolute	1,000	1.00	26.2

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	3.0 fc	0.0 fc	N/A	N/A

D-Series Size 1 LED Wall Luminaire

Specifications Luminaire
 Width: 13-3/4" (34.9 cm) | Weight: 12 lbs (5.4 kg)
 Depth: 10" (25.4 cm) | Weight: 10 lbs (4.5 kg)
 Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)
 Width: 13-3/4" (34.9 cm) | Weight: 5 lbs (2.3 kg)
 Depth: 4" (10.2 cm) | Weight: 10 lbs (4.5 kg)
 Height: 6-3/8" (16.2 cm)

Introduction
 The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTD

Code	Description	Options	Notes
DSXW1 LED	DSXW1 LED		
20C	20" (508mm) height		
1000	1000 lumens		
40K	4000K color temperature		
T3M	Type III Medium beam spread		
MVOLT	MVOLT mounting system		
DDBTD	Dark Bronze finish		

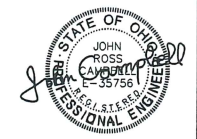
Accessories

Code	Description	Options	Notes
DF	Double End Cap		
HS	Hex Side Mount		
SPD	Spacer/Support		

NOTES

- 20C, 30C is not available with PRL, PRL, PRL or PRL-HR/CV.
- 4000K color temperature is not available for DSXW1 (508mm).
- Single End Cap requires 100, 200 or 300 lumens option. Double End Cap requires 200, 300 or 400 lumens option.
- Only available with 20C, 30C or 4000K. Not available with PRL or PRL-HR/CV.
- Back box is required for some luminaire options. Consult the luminaire data sheet for details.
- Photoeye PFC requires 100, 200, 300 or 400 lumens option. Not available with medium/short beam spread PRL or PRL-HR/CV.
- Reference luminaire data sheet on page 1.
- Some LED color temperatures (CCT) are not available with certain applications. Not available with 300 or 400 lumens options. Emergency components located in back box housing. Emergency mode is located on product page at www.lithonia.com.
- Not available with 30C.
- Not available with 40C.
- Not available with 50C.
- Not available with 60C.

A NEW STORAGE COMPLEX FOR FOUNDRY STREET HOLDINGS LLC FOUNDRY STREET/MINER DRIVE MEDINA, OHIO

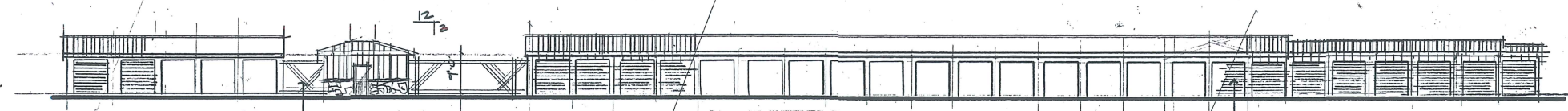


C.A. LEWIS & ASSOCIATES
 10000 SHARON LANE DRIVE
 N.ROYALTON OHIO 44133
 440-724-8986





DATE 2/6/03
FOULRY STREET HOLDINGS

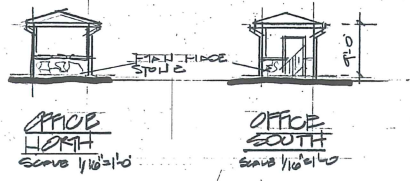


**BUILDING D
EAST ELEVATION**
SCALE 1/16"=1'-0"
OFFICE

**BUILDING F
EAST ELEVATION**
SCALE 1/16"=1'-0"

**BUILDING F
SOUTH ELEVATION**
SCALE 1/16"=1'-0"

**BUILDING F
NORTH ELEVATION**
SCALE 1/16"=1'-0"



**OFFICE
NORTH**
SCALE 1/16"=1'-0"

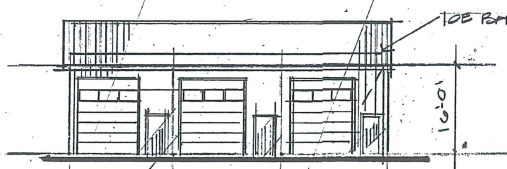
**OFFICE
SOUTH**
SCALE 1/16"=1'-0"



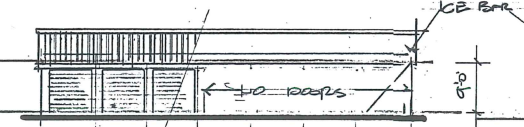
**BUILDING F
WEST ELEVATION**
SCALE 1/16"=1'-0"

OFFICE

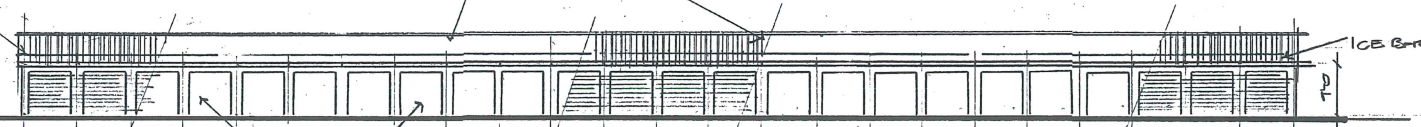
**BUILDING D
WEST ELEVATION**
SCALE 1/16"=1'-0"



**BUILDING I
SOUTH ELEVATION**
SCALE 1/16"=1'-0"



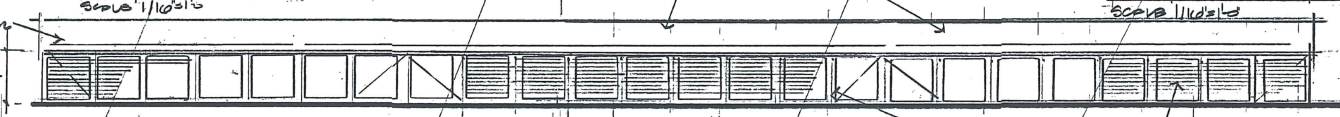
**BUILDING E
EAST ELEVATION**
SCALE 1/16"=1'-0"



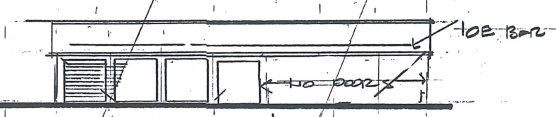
**BUILDING G
EAST ELEVATION**
SCALE 1/16"=1'-0"



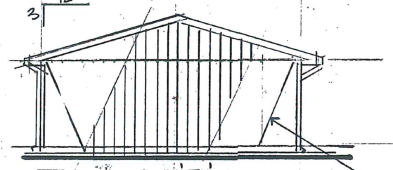
**BUILDING I
EAST ELEVATION**
SCALE 1/16"=1'-0"



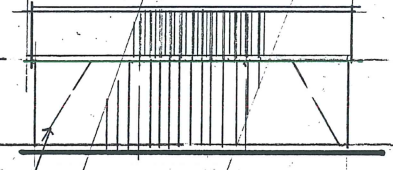
**BUILDING G
WEST ELEVATION**
SCALE 1/16"=1'-0"



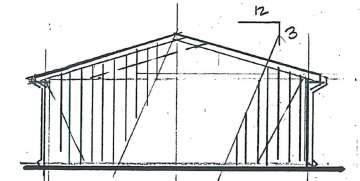
**BUILDING E
WEST ELEVATION**
SCALE 1/16"=1'-0"



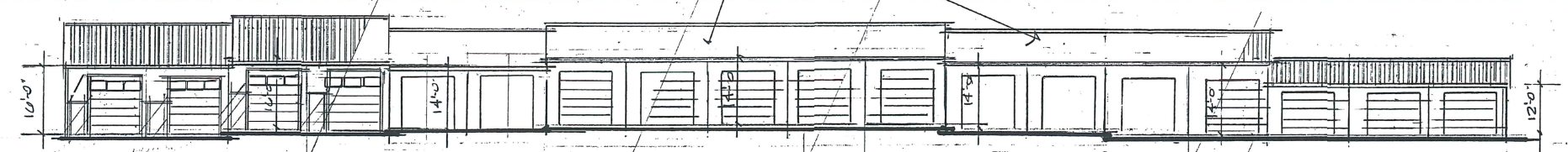
**BUILDING I
WEST ELEVATION**
SCALE 1/16"=1'-0"



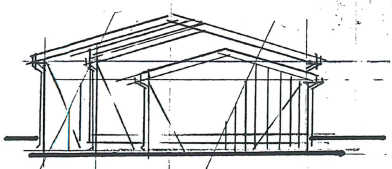
**BUILDING I
NORTH ELEVATION**
SCALE 1/16"=1'-0"



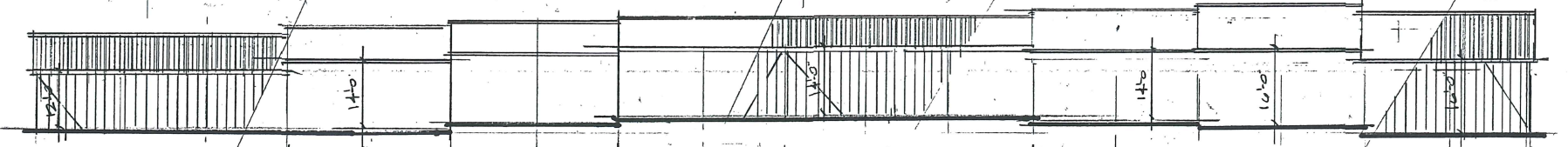
**BUILDING H
SOUTH ELEVATION**
SCALE 1/16"=1'-0"



**BUILDING H
EAST ELEVATION**
SCALE 1/16"=1'-0"



**BUILDING H
NORTH ELEVATION**
SCALE 1/16"=1'-0"

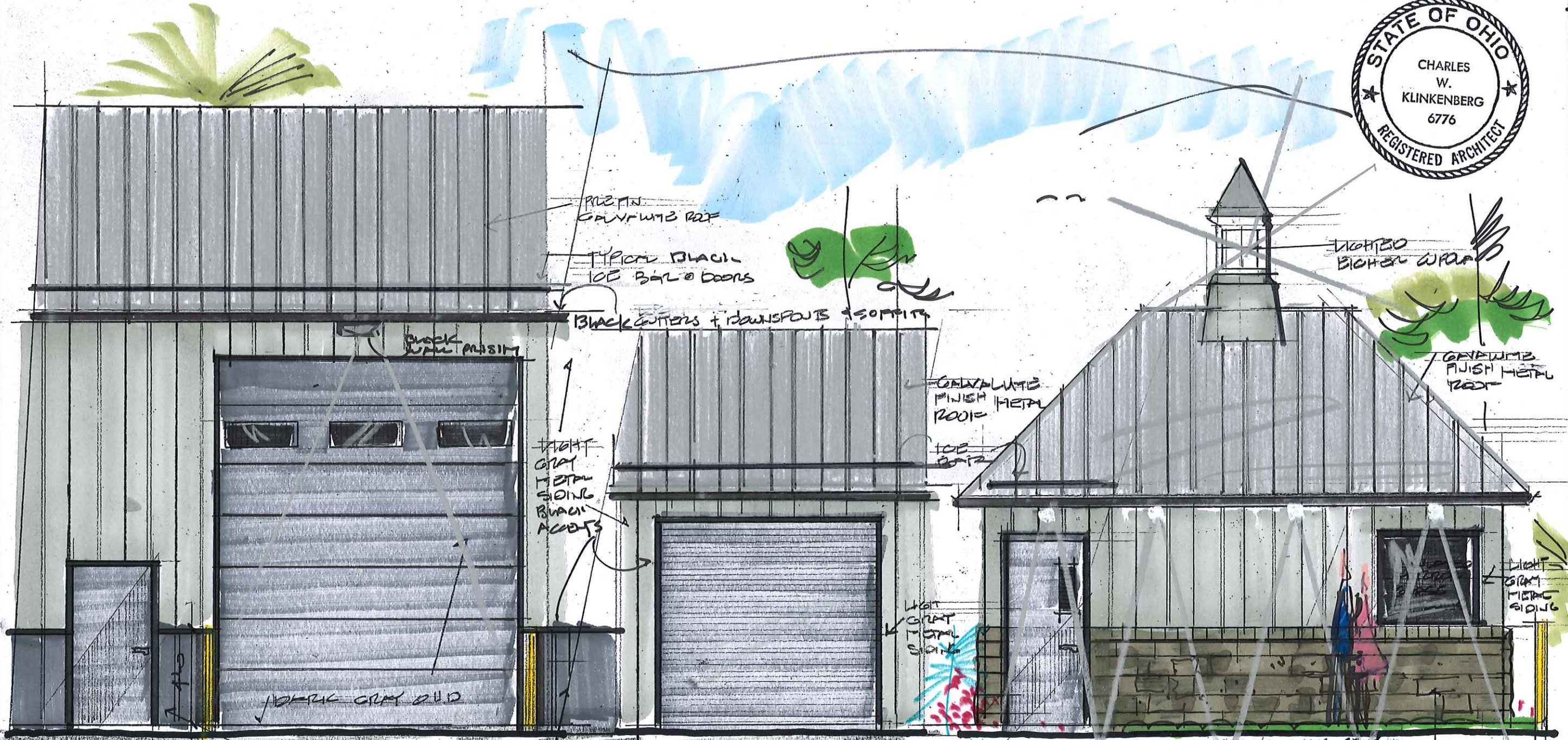


**BUILDING H
WEST ELEVATION**
SCALE 1/16"=1'-0"

NOTE - SEE DRAWINGS BY CUNNINGHAM ASSOCIATES FOR STAIR FLOOR ELEVATIONS

ILLES ARCHITECTS INC.
3697 FOREST RIDGE CIRCLE
MEDINA, OHIO 44256
PH: 330.725.6262

DATE
2/4/21



20x60
10x50 + 18x40 UNITS (10 MAN DOOR)
ALL SIMILAR
SCALE 1/4"=1'-0"

0x20
SCALE 1/4"=1'-0"

APPROX
STREET FRONT ELEVATION
SCALE 1/4"=1'-0"

DETAILS +
MATERIAL + COLOR SCHEDULE
SEE BUILDING ELEVATIONS +
NORTH STAR METAL COLOR SCHEDULE

FOODORY STREET HOLDINGS LLC
STORAGE COMPLEX

21-25

SK 1