

Z23-07
Premier Bank Drive Through

Property Owner: Premier Bank
Applicant: Brian Midock
Location: 830 North Court Street
Zoning: C-3 (General Commercial)
Request: Area Variance to Section 1145.04(a) to allow fewer drive through stacking spaces than permitted

LOCATION AND SURROUNDING USES

The subject site is composed of 0.654 acres located on the east side of North Court Street. Adjacent properties are zoned C-3 and contain the following uses and zoning:

- North – Future Bank
- East – Retail
- South – Bank
- West – Multi-Tenant Building



BACKGROUND & PROPOSED APPLICATION

The site was most recently occupied by US Bank which included a single lane drive through at the rear of the building. The site currently has access from a shared drive to the east and a partial ingress/egress easement with the property to the south. The site contains more than ample parking in the front and rear for a bank use.

The applicant is proposing to add two additional drive through lanes, modify parking to the rear of the building, and alter exterior building elevations.

DRIVE THROUGH STACKING SPACES (SECTION 1145.04(a))

Section 1145.04(a) includes a table which states that banks must have 4 stacking spaces for drive through lanes. The applicant has indicated three total drive through lanes on the east side (rear) of the building, which will be covered by a proposed canopy. Each drive through lane will have 3 stacking spaces, which is less than required by Section 1145.04(a).

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.

Property Location: 830 N. Court St, Medina OH 44256

Applicant: Premier Bank

Existing Site :

Formerly a bank, the vacant building is a one story brick structure with an asphalt shingle roof. The site is mostly paved and the neighboring properties are also commercial.

Project scope includes the following:

A complete build-out of the first floor space to accommodate banking functions as well as making a toilet room and break room accessible on the first floor.

The exterior of the building will be provided with a facelift by repairing and maintaining the existing overall footprint and roofline while adding a drive-thru canopy that extends off the back elevations. Street facing improvement include framing over the top of the existing entry to create a departure from the colonial style that the building currently is. The framed-out portions of the building will allow for proper signage placement on the building and will be done with common commercial materials currently used at other Premier Bank branch locations. The main material introduced is a softly corrugated metal panel that will be used on the new features of the building. In addition, the existing red brick will be painted and windows will be replaced.

The rest of the site will largely remain the same with the exception of some restriping to accommodate the drive-thru traffic. The site contains an abundance of parking which allows us to remove one existing row. Stacking for the drive-thru is 3 cars comfortably per lane but with the addition of 3 lanes the stacking is anticipated to be less than if only 2 are provided. In the event the stacking extends past 3 vehicles the stacking would not stop traffic from reaching parking, exiting the site, or allowing the neighboring property to exit their site.

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;

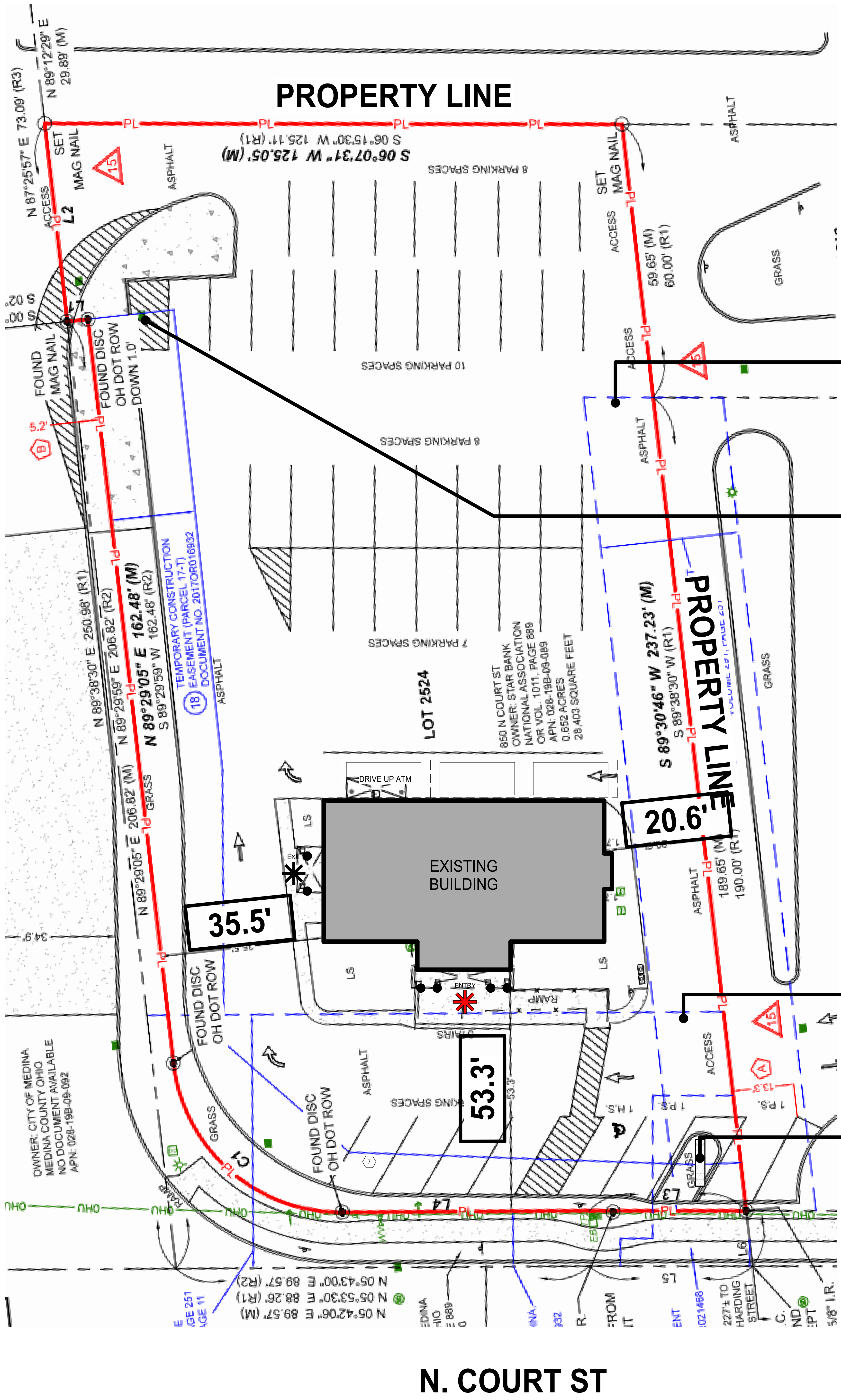
C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

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.



INGRESS / EGRESS EASEMENT

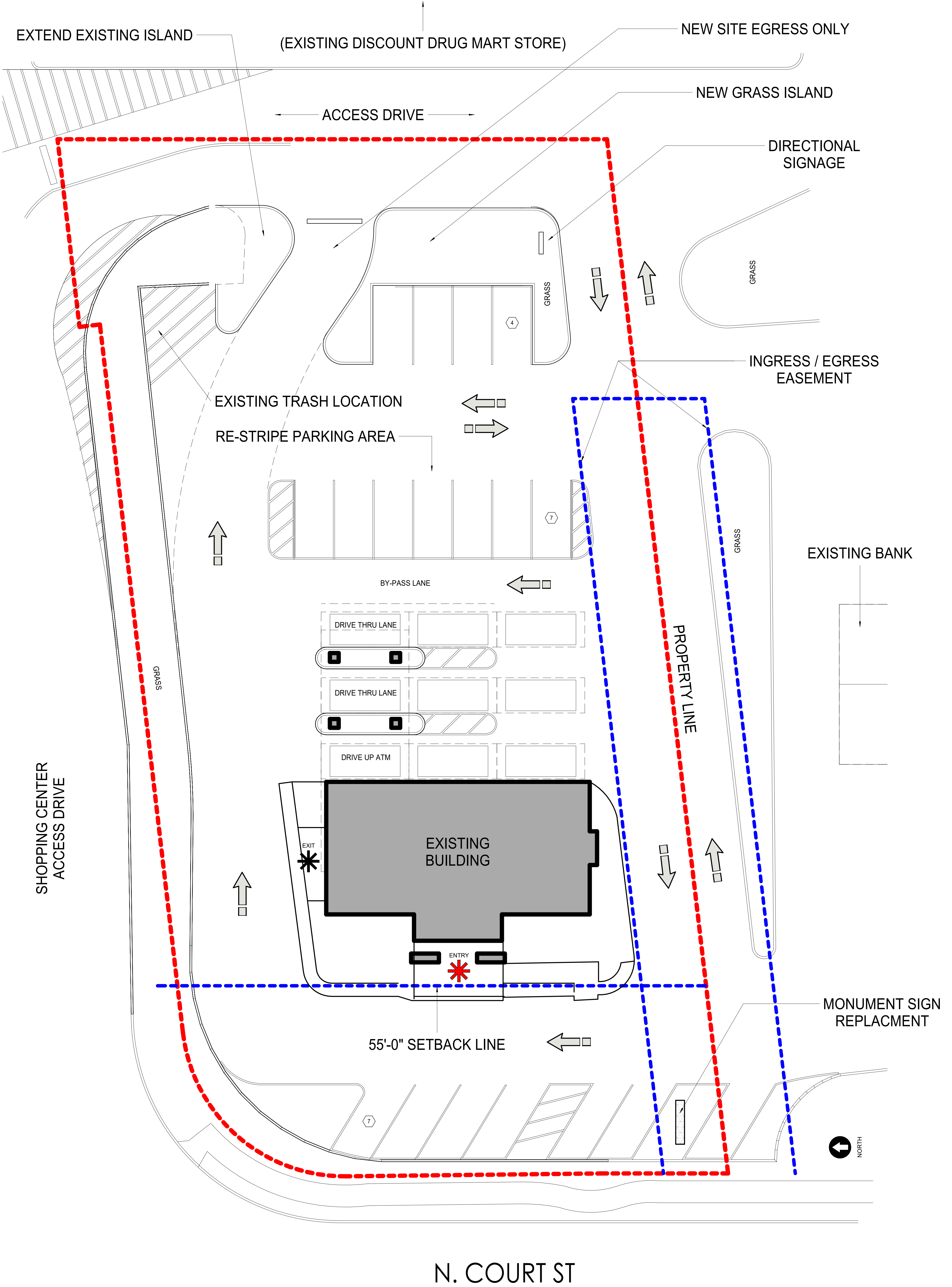
TRASH LOCATION

55'-0" SETBACK LINE

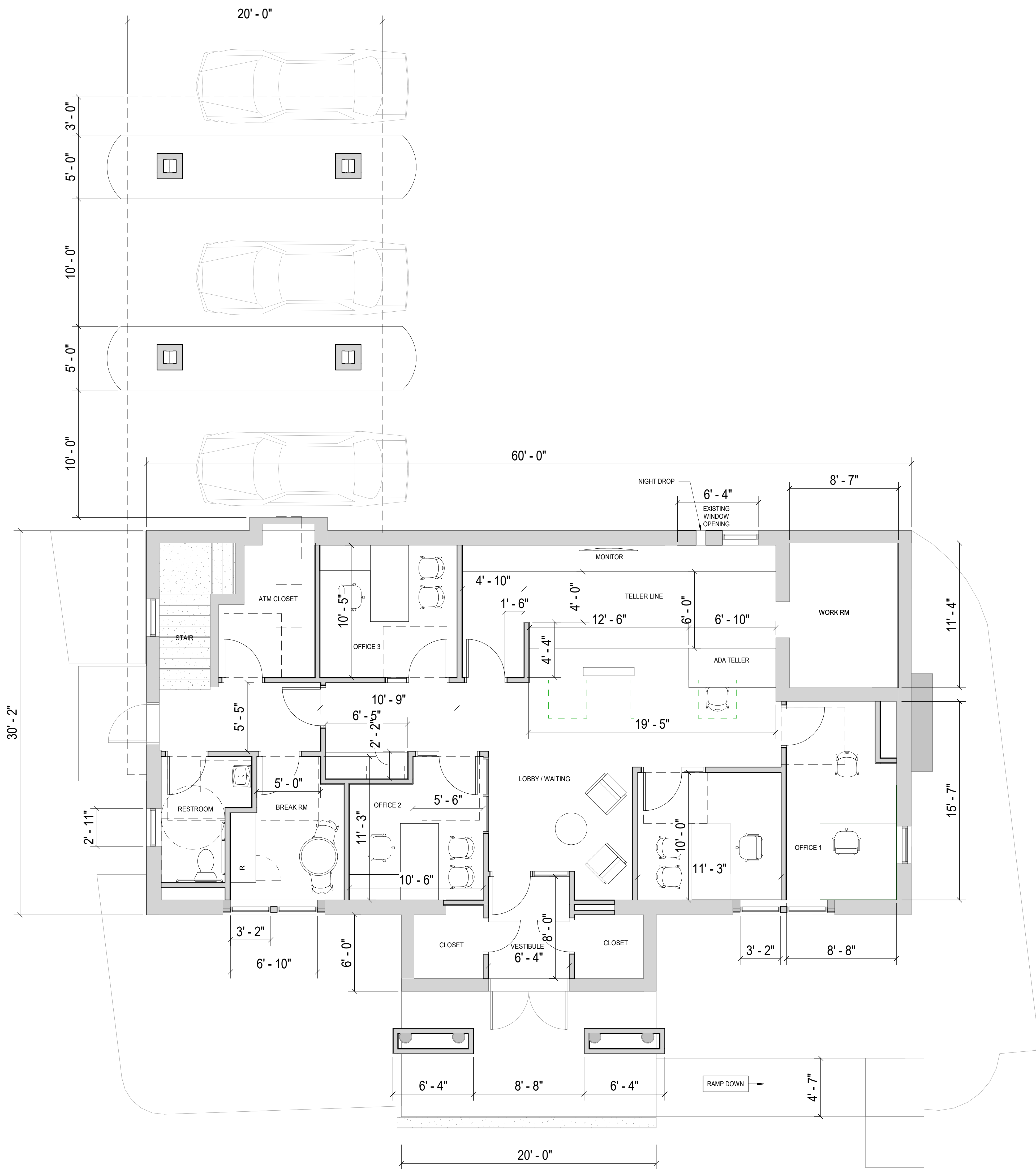
MONUMENT SIGN

N. COURT ST

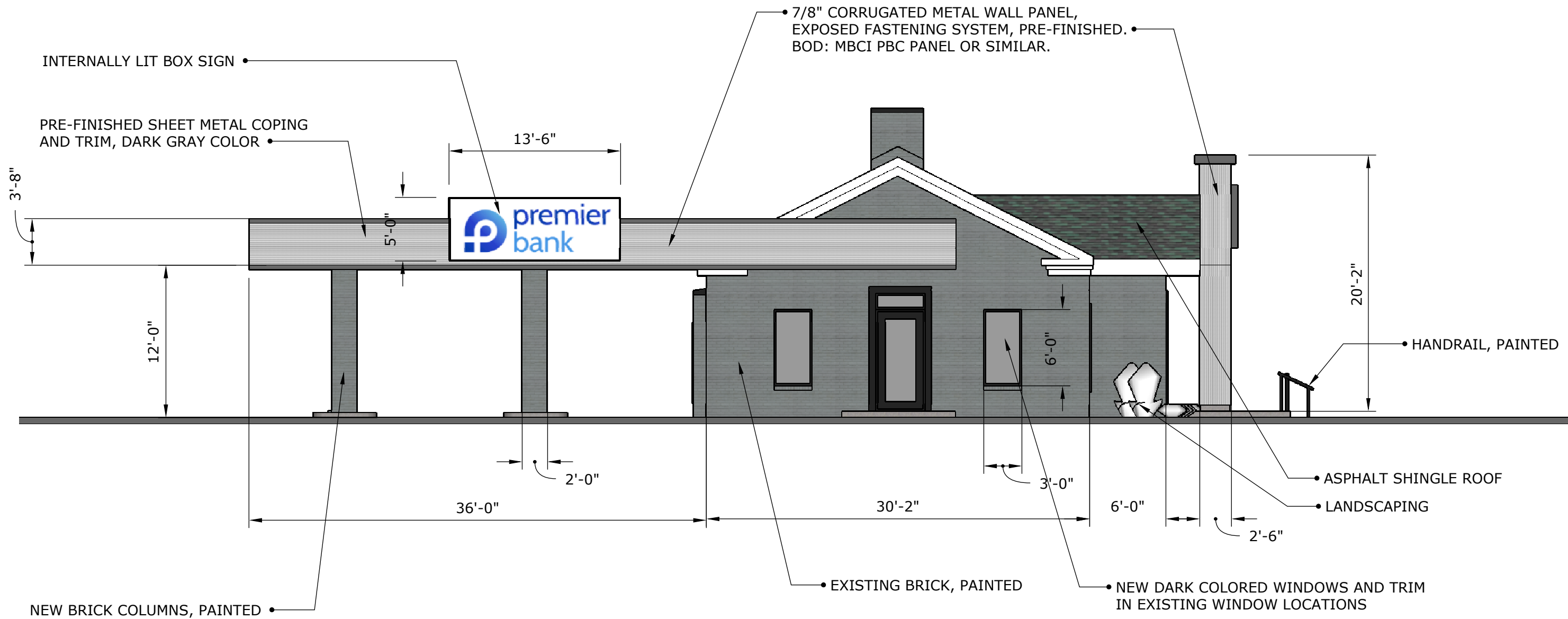
1 SITE PLAN - EXISTING
EXISTING SCALE: 1" = 10'-0"

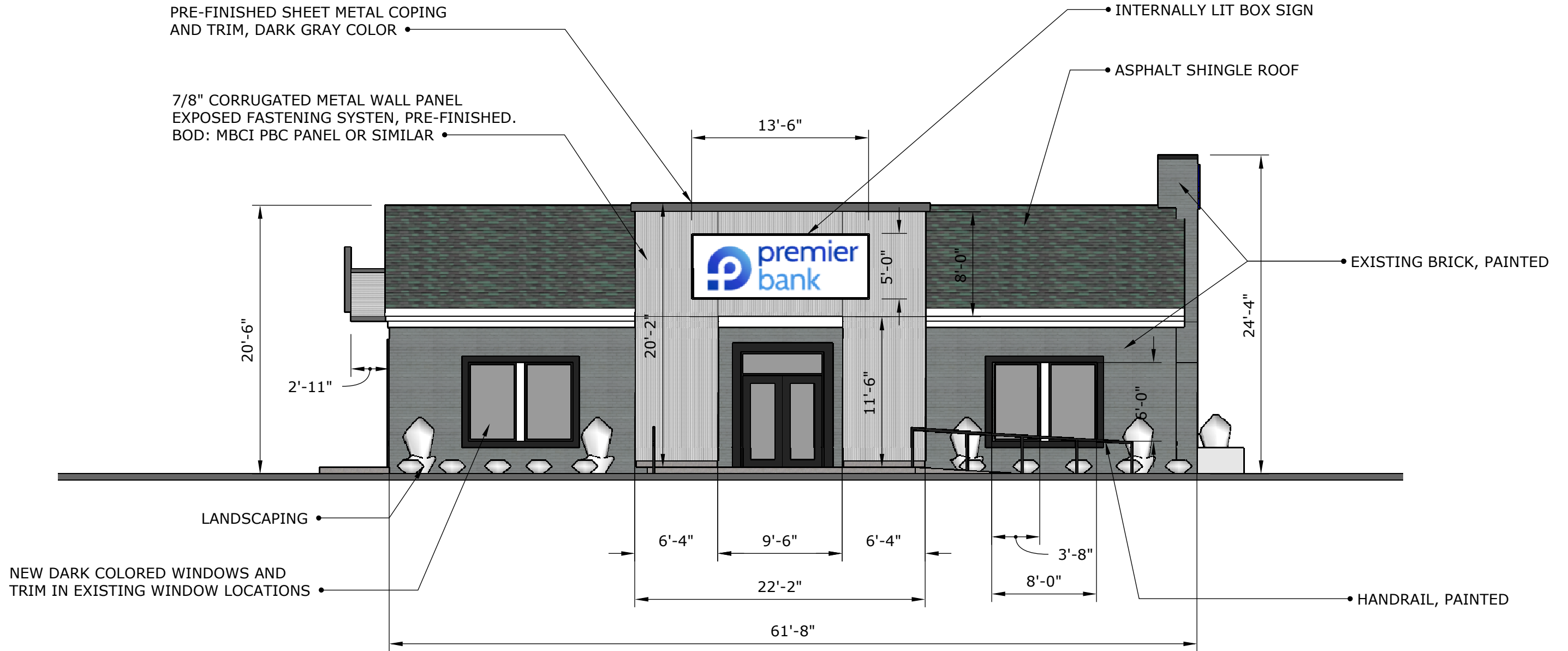


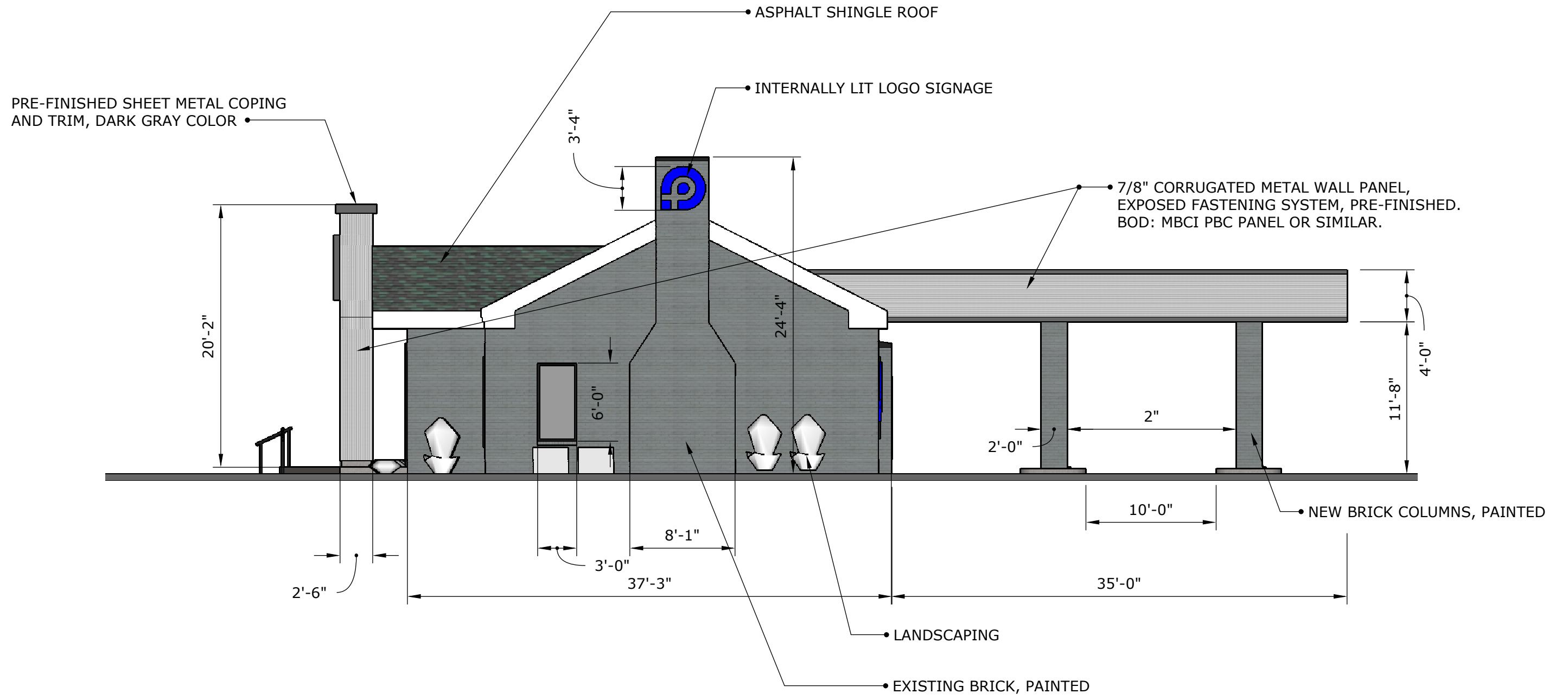
1 SITE PLAN - NEW
SCALE: 1" = 10'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"







NEW DARK COLORED WINDOWS AND TRIM
IN EXISTING WINDOW LOCATIONS

ASPHALT SHINGLE ROOF

7/8" CORRUGATED METAL WALL PANEL,
EXPOSED FASTENING SYSTEM, PRE-FINISHED.
BOD: MBCI PBC PANEL OR SIMILAR

