



BOARDS & COMMISSIONS APPLICATION

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

Application Number **223-16**

GENERAL	Date of Application <u>7/27/2023</u> Property Location <u>740 W Liberty Street</u> Description of Project <u>Halo illuminated wall signs</u>
CONTACT INFORMATION	Applicant Name <u>Joe Jenkins</u> Address <u>1400 Mahoning Ave.</u> City <u>Youngstown</u> State <u>OH</u> Zip <u>44509</u> Phone <u>330-799-3205</u> Email <u>jenkinsco@jenkinsign.com</u> Property Owner Name <u>True North</u> Address <u>10346 Brecksville Rd.</u> City <u>Brecksville</u> State <u>OH</u> Zip <u>44141</u> Phone <u>440-792-4200</u> Email _____
APPLICATION TYPE	Planning Commission Site Plan <input 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	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) 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; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u>Joe Jenkins</u> Date <u>7/27/2023</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>9/14/23</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z23-16 True North Wall Signs

Property Owners: True North Energy
Applicant: Joe Jenkins
Location: 740 W. Liberty Street
Zoning: C-2 (Central Business)
Request: Sign Variance to Section 1147.14(d) to allow a wall sign larger than permitted

LOCATION AND SURROUNDING USES

The subject site is composed of 0.59 acres located on the southeast corner of W. Liberty Street and State Road. Adjacent properties contain the following uses and zoning:

- **North** – Laundromat and Office (C-2)
- **South** – Vacant (C-2)
- **East** – Retail and Vehicle Sales (C-2)
- **West** – Industrial (I-1)



BACKGROUND & PROPOSED APPLICATION

The gas station and convenience store site is located on a high-traffic intersection and has the following existing signs:

- Ground Sign – 40 sq. ft, 5 ft. 4 in. tall
- Canopy Signs (Wall) – Signs on the gas station canopy facing W. Liberty Street, State Road, and east. Each sign is 16 sq. ft. The signs were approved by Variance Z11-23 allowing additional wall signs.
- Wall Signs on the Building – Wall signs facing W. Liberty St. and State Road. Each sign is 28 sq. ft. and has a lower changeable copy section.

The applicant is proposing the replacement of the wall signs on the building with 27 sq. ft. “truenorth” wall signs in the same location.

SECTION 1147.14(d) – PERMANENT WALL SIGN REQUIREMENTS

Section 1147.14(b) allows wall signs in the C-2 District, per the following:

One permanent building sign (wall, awning, or canopy) on the primary building frontage side of the building unit, not exceeding one square foot in area for each one linear foot of primary building frontage...

and one permanent building sign on the secondary building frontage side of the building unit, not exceeding one square foot in area for each four (4) linear feet of secondary building frontage...

The property is a corner lot and has two frontages. Either frontage can be considered the primary frontage or secondary frontage. Therefore, the maximum sign area may be either of the following:

- W. Liberty Street Primary Frontage – 86 sq. ft. facing W. Liberty Street and 15 ft. facing State Road
- State Road Primary Frontage – 58 sq. ft. facing State Road and 22 ft. facing W. Liberty Street

For either option, one of the proposed 27 sq. ft. wall signs exceeds the maximum by either 5 sq. ft. or 12 sq. ft.

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

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 a sign variance should be granted:

- A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;
- B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;
- C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;
- D. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;
- E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;
- F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or
- G. The variance will be consistent with the general spirit and intent of this Ordinance.

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

- The proposed signs are a reduction in size from the existing signs.
- There are obstructions present making conforming signs difficult to read from the road.
- The variance is consistent with the spirit and intent of the ordinance and the white aluminum backer portion results in the sign exceeding size requirements.

FACTORS APPLICABLE TO SIGN 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 a sign variance should be granted:

A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;

The proposed wall signs are replacing larger existing wall signs. No.

B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;

A conforming sign would be difficult to read from the road due to the letter size and the customer vehicles in designated parking spaces; there are limited possible sign locations available

C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;

The proposed wall signs are replacing larger existing wall signs. No.

D. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;

The irregular shape of the building/gas canopy requires two wall signs; one on the North and one on the West faces.

E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;

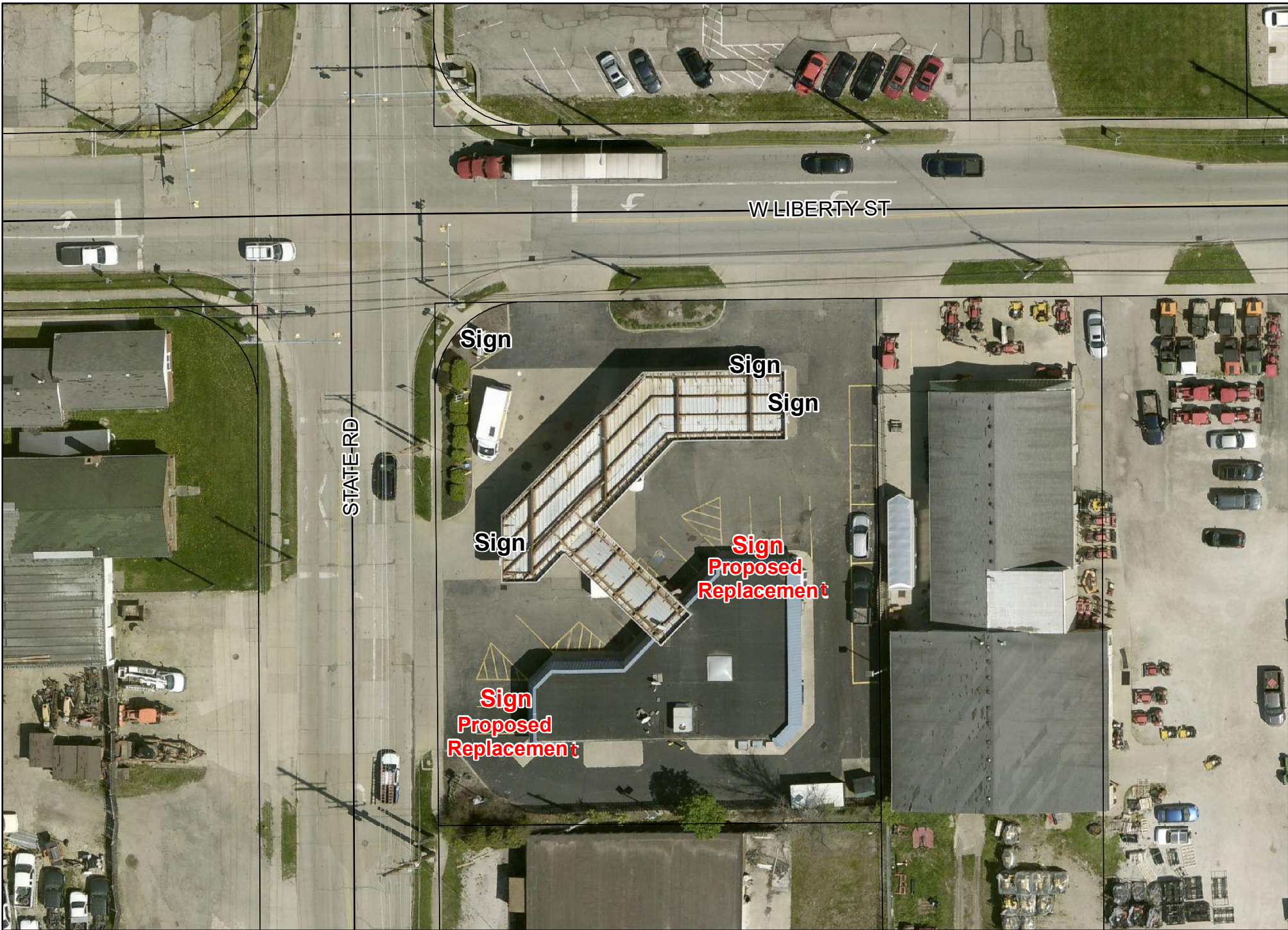
The proposed wall signs are replacing larger existing wall signs. No.

F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or

Yes

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

Yes, the letters/logo are within the permittable square footage. The aluminum backer, which will be painted to match the building wall, exceeds the square footage, but it is necessary for installation and the back-lit nature of the sign.



W LIBERTY ST

STATE RD

Sign

Sign

Sign

Sign

Sign
Proposed
Replacement

Sign
Proposed
Replacement



0 20 40 60 80 Feet

Existing Signs



Wall Sign Facing State Street (28 sq. ft.)



Wall Sign Facing Liberty Street (28 sq. ft.)

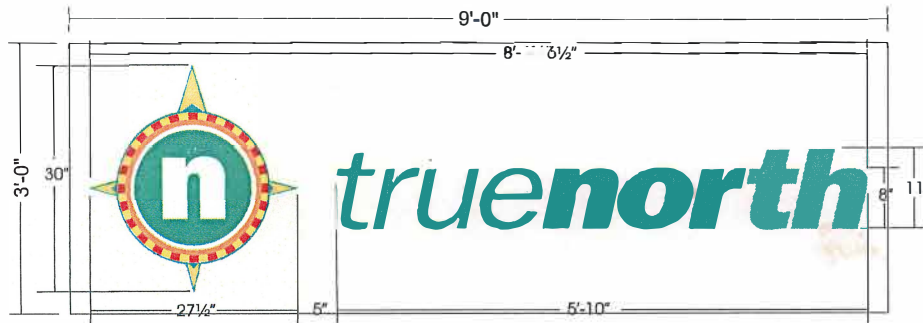


Canopy Signs (3 total, 16 sq. ft. each)

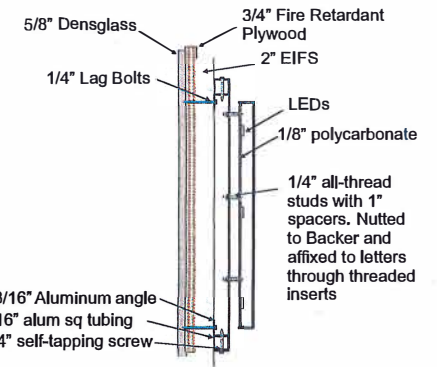


Ground Sign (64 sq. ft.)

Proposed Signs



Illuminated Sign: 27 sq. ft.
Total: 54 sq. ft.



Two(2) Halo-Lit Channel Letter set
.080 aluminum faces with 2" returns, Logo "n" and white ring, white acrylic background with .080 routed aluminum insert painted PMS 334
Letters to be painted PMS 334 with digital print first surface on logo
Letters/Logo will have 1" standoff from 2" Deep aluminum Backer, painted to match block wall
Backer to be 2" square tubing with .080 face
Backer mounted onto wall
Remove existing Free Zone sign

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JENKINS SIGN CO. Youngstown, Ohio Ph.(330) 799-3205	JOB:	TN#382 Westside	DATE:	7/3/2023
	LOCATION:	740 W Liberty St., Medina, OH	SCALE:	3/4"=1'
	DESCRIPTION:	Exterior Signage		
	APPROVAL:			