



BOARDS & COMMISSIONS APPLICATION

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

Application Number 223-17

GENERAL	Date of Application <u>8-7-23</u> Property Location <u>220 N. State Rd Medina OH 44256</u> Description of Project <u>PICKLEBACKS - MARKET BAR AT COMMON GROUND WHPSE</u>
CONTACT INFORMATION	Applicant Name <u>MIKE BROCK</u> Address <u>220 N. State Rd</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-241-1448</u> Email <u>builtmedina@gmail.com</u> Property Owner Name <u>SAME AS ABOVE</u> Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
APPLICATION TYPE	<u>Planning Commission</u> Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input checked="" 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"/> <u>Board of Zoning Appeals</u> Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> 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>[Signature]</u> Date <u>8-7-23</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>9-14-23</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

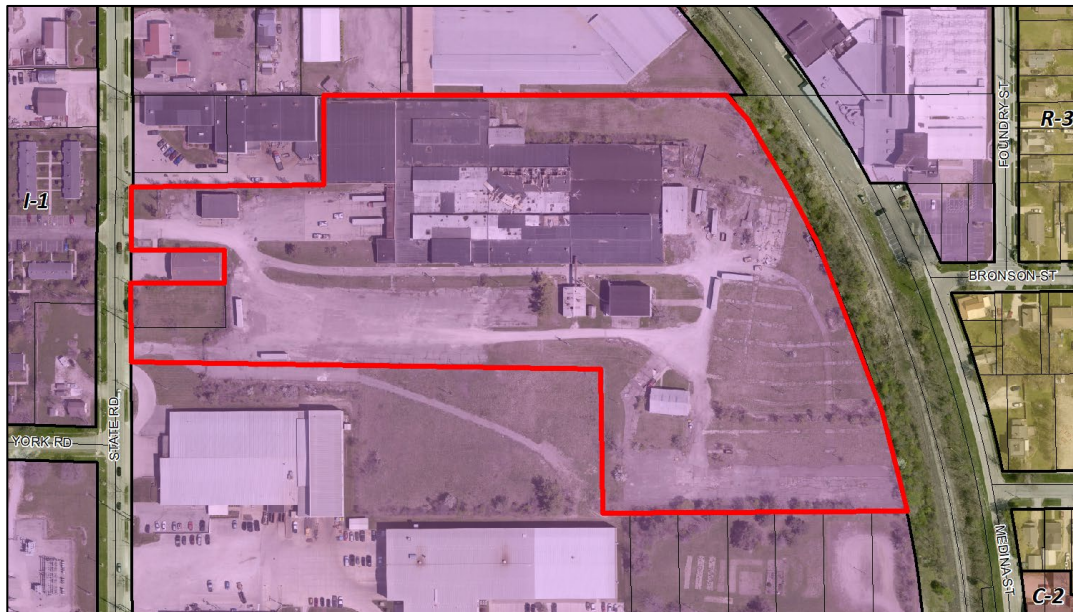
Z23-17
Pickleback's Restaurant/Bar/Outdoor Dining

Property Owners: Whiskey Bravo LLC
Applicant: Mike Brock
Location: 220 North State Road
Zoning: I-1 (industrial)
Request: Use variance to Section 1141.02 to allow nonpermitted restaurant, bar or tavern, and outdoor dining uses

LOCATION AND SURROUNDING USES

The subject site is composed of 13.6 acres located on the north side of North State Road. Adjacent properties contain the following uses and zoning:

- **North** – Industrial (I-1)
- **East** – Commercial Entertainment (I-1), Single and Multi-Family Residential (R-3), & Railroad
- **South** – Industrial (I-1)
- **West** – Multi-Family Residential (I-1)



BACKGROUND & PROPOSED APPLICATION

The site is the location of a large industrial building with the following users:

- CT Crates – A 16,800 sq. ft. industrial use
- MK Airsoft – A 32,000 sq. ft. commercial recreation use
- Common Ground – A 40,000 sq. ft. indoor market with over 50 vendors including retail and food service. In addition, there is also commercial recreation space with 4,000 sq. ft. for rock climbing and 3,400 sq. ft. for axe throwing.

A smaller industrial building near North State Road is also located on the site and is occupied by The Dog Wizard, which provides dog training.

The applicant is proposing to locate a 3,611 sq. ft. bar and restaurant in an area on the north side of the building. The establishment will include a 960 sq. ft. outdoor dining area on a proposed deck. An existing gravel parking area exists on the north side of the building to accommodate parking for the use. Though similar vendors may exist in the Common Ground, the proposed use is larger, separated, and will have additional hours.

USE REQUIREMENTS – SECTION 1141.02

Section 1141.02 includes a table indicating permitted uses in the I-2 zoning district. “Restaurant” and “Bar or Tavern” uses are not included in the permitted uses for the district and they are 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 variance is a result of a unique condition as the building is a former industrial property redeveloped as a mixed-use commercial development.
- The granting of the variance will not adversely affect adjacent property owners, which include the Foundry Social/High Voltage Karting.
- The use will not adversely affect public health, safety, or general welfare and will support the existing uses on the site.
- The building no longer has an economically viable industrial use.

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;

Old industrial property brought back to life as mix-used tenant space

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

just adding to the existing market, axe throwing, rock climbing, etc.

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

the Foundry backs up to property and they are doing same thing.

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

with the market existing the variance will add to and support market

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

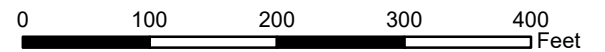
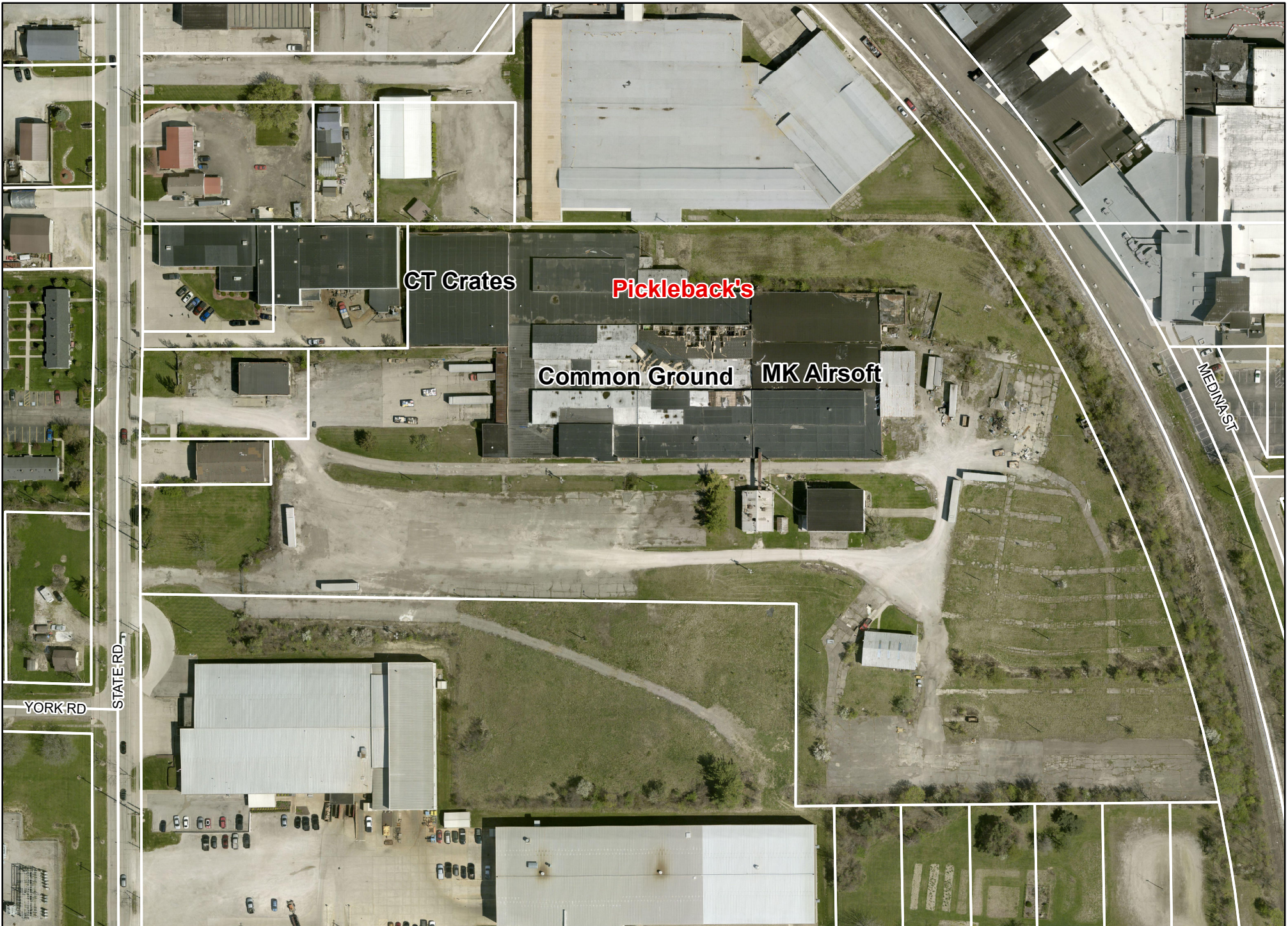
this variance will accommodate the existing market and market bar

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

location is set-up for mix use and not an industrial setting anymore

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

- the building will no longer be an industrial building -







PICKLEBACKS



RECEIVED
 AUG 01 2023
 BY: 23-859

SEAL:

DATE: 05-21-23
 ISSUED FOR: Owner Review

CLEVELAND
DRAW
 ARCHITECTURE

**WHISKEY
 BRAVO, LLC.**

**Pickleback's
 Bar**

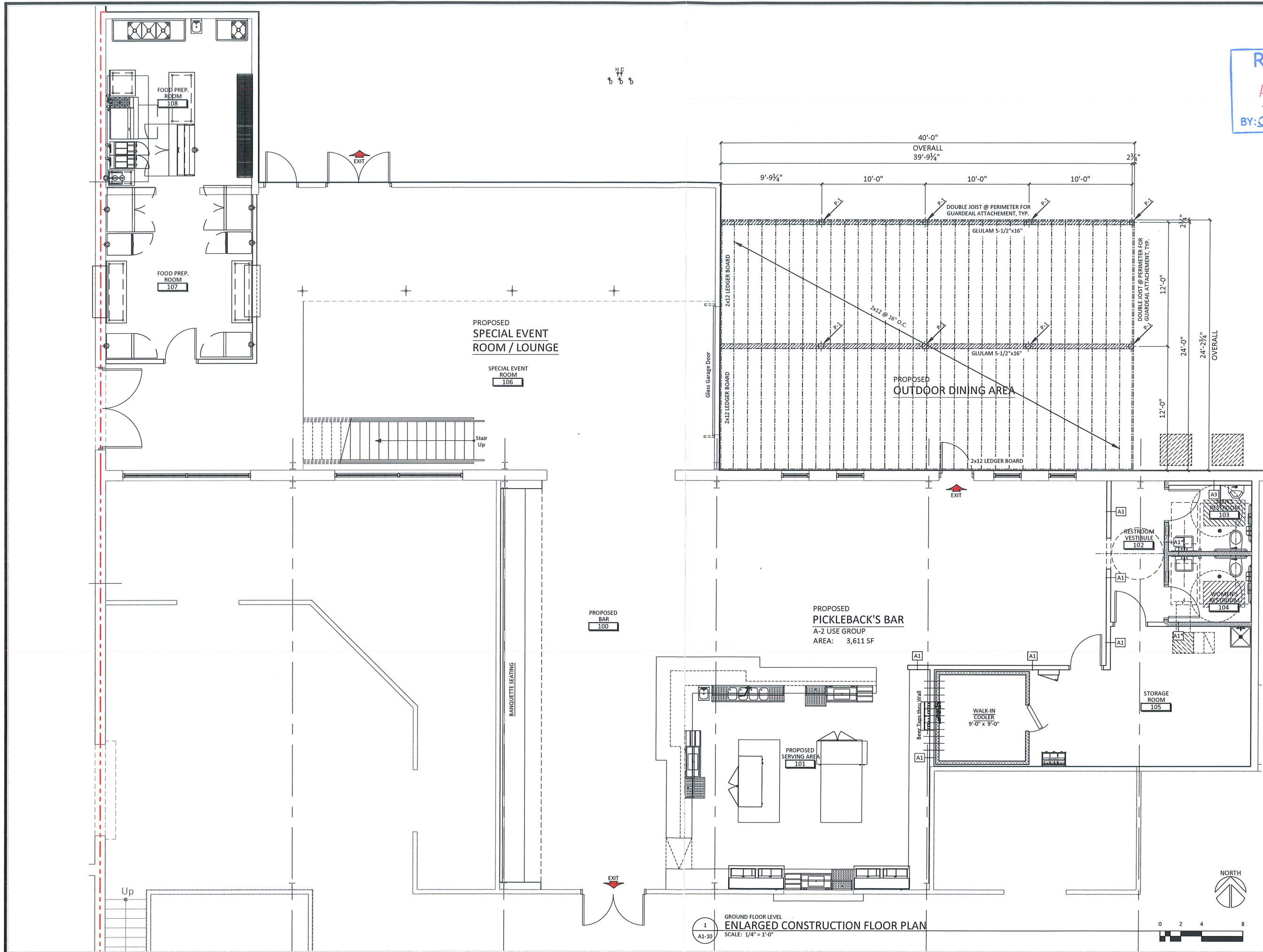
220 N. State Road
 Medina, Ohio 44256

Proposed Interior
 Renovation of a Portion
 of an Existing Mixed-Use
 Market Building to
 accommodate a New Bar
 & Lounge Area

TITLE:
**STRUCTURAL
 FRAMING PLAN -
 EXTERIOR DECK**

ISSUE: DATE: 05-21-23

SHEET:
S1-01



GROUND FLOOR LEVEL
ENLARGED CONSTRUCTION FLOOR PLAN
 SCALE: 1/4" = 1'-0"



