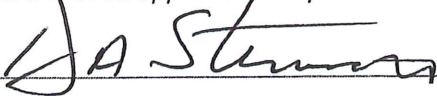




BOARDS & COMMISSIONS APPLICATION

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

Application Number 223-20

GENERAL	Date of Application <u>9-21-2023</u> Property Location <u>203 South Court, Medina, Ohio 44256</u> Description of Project <u>Installation of Blade Sign at street level door for 2nd floor office</u> <u>10" x 26" - 2 sided - 1,8 SF on single bar sign bracket.</u>
CONTACT INFORMATION	Applicant Name <u>Dave Sterrett - Medina Signs Inc.</u> Address <u>411 West Smith Rd.</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u> Phone <u>330-723-2484</u> Email <u>medinasigns@gmail.com</u> Property Owner Name <u>Rose Companies</u> Address <u>4015 MedinaTd. Suite 200</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u> Phone <u>330-725-6767</u> Email <u>dramirez@roseplaces.com</u>
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	<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>9-21-2023</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>10/12/23</u> Check Box when Fee Paid <input type="checkbox"/>

Z23-20
Sandbar Architects Projecting Sign

Property Owners: Park Exchange Ltd.
Applicant: Dave Sterrett
Location: 203 South Court Street
Zoning: C-2 (Central Business)
Request: Sign Variance to Section 1147.15(e) to allow a projecting sign for an upper floor building unit

LOCATION AND SURROUNDING USES

The subject site is composed of 0.04 acres located at the southwest corner of Court Street and Washington Street. Adjacent properties are zoned C-2 and contain the following uses:

- **North** – Retail
- **South** – Retail
- **East** – Bank
- **West** – Restaurant



BACKGROUND & PROPOSED APPLICATION

Sandbar Architects is occupying a second floor corner office space on Court Street and Washington Street. A 1.8 sq. ft. projecting sign (10 in. x 26 in.) has been proposed at the first-floor entrance, which is located off of South Court Street. The sign has a black background and white lettering. In addition, two 3 sq. ft. window signs are proposed facing each street, which incorporate white lettering.

SECTION 1147.15(e) – PROJECTING SIGN REQUIREMENTS

Section 1147.14(e) allows projecting signs in the Historic District, per the following:

One permanent projecting sign, not exceeding four (4) square feet per side, for each ground floor nonresidential building unit with not less than twelve (12) linear feet of primary building frontage.

Though the projecting sign meets area requirements, the office space is not on the ground floor and has an entrance area of approximately 4 ft. in width adjacent to South Court Street.

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:

- There are no impacts on driver visibility.
- The sign is of a size that is permitted by the Zoning Code.
- The sign is consistent with the spirit and intent of the ordinance as it will aid in the public identifying the office location.

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;

No Impact on driver visibility

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

No Impact on driver visibility

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;

No Impact

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;

Size of sign is under the allowable area

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

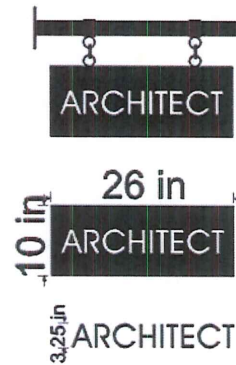
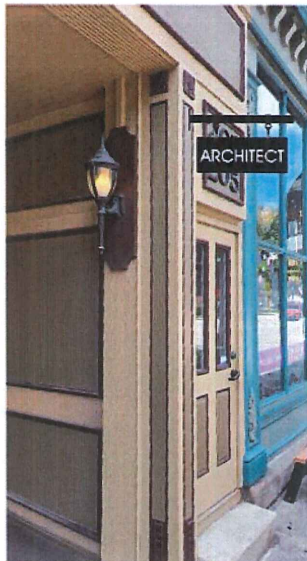
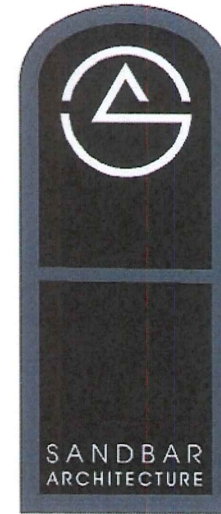
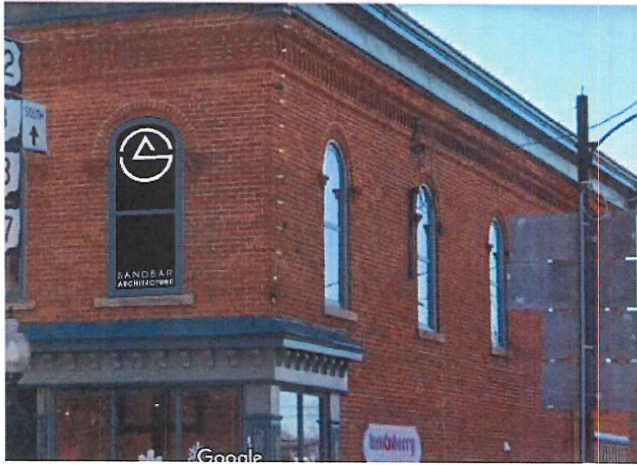
No impact

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.

The sign will aid the public in identifying the office location



Render

Customer:	Matt Strehle
Company:	SANDBAR ARCHITECTURE
Address:	203 South Court
City:	Medina Ohio 44256
Phone:	330 227 2165
Email:	mstrehle@sandbararc.com

Medina Signs
Since 1947

411 West Smith Rd.
Medina, Ohio 44256
330-723-2484
medinasigns.com

Job No.:	NA	Date:	9/15/2023
Order Date:		Salesperson:	Dave Sterrett
Need By Date:		Estimate:	0.00
Comments:			