



BOARDS & COMMISSIONS APPLICATION

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

Application Number Z23-21

GENERAL	Date of Application _____ Property Location _____ Description of Project _____ _____ _____
CONTACT INFORMATION	Applicant Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____ Property Owner Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ 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 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> <i>Paul Pickett</i> </u> Date _____
OFFICIAL USE	Zoning District <u> I-1 </u> Fee (See Fee Sheet) \$ <u> 601.75 </u> Meeting Date <u> 12/14/23 </u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z23-21
Drug Mart Warehouse Addition Drive

Property Owner: Isomer Group LLC
Applicant: Dave Pontia
Location: 1035 West Smith Road
Zoning: I-1 (Industrial)
Request: Area Variance to Section 1145.09(a)(3)(A.) to allow a gravel drive in the front yard

LOCATION AND SURROUNDING USES

The subject site is composed of 18.8 acres located on the north side of West Smith Road. Adjacent properties are zoned I-1 and contain the following uses and zoning:

- North – Vacant
- South – Industrial and Vacant
- East – Industrial
- West – Industrial and Vacant



PROPOSED APPLICATION

The site currently contains a 74,800 sq. ft. Drug Mart warehouse building with loading docks on the north side of the building. The applicant is proposing a 75,000 sq. ft. warehouse addition to the east side of the existing building.

DRIVEWAY REGULATIONS (SECTION 1145.09(a)(3)(A.))

Section 1145.09(a)(3)(A.) states: Paved parking areas and drives shall extend from the street right-of-way to the rear of the building. Parking areas or drives beyond the rear of the building do not have to be hard surfaced. Compacted gravel, concrete or asphalt may be utilized behind the rear of the building.

The application proposes a fire access drive between the proposed addition and the street right-of-way. The access drive is gravel and does not comply with Section 1145.09(a)(3)(A.). The fire access drive is located approximately 270 ft. from the West Smith Road right-of-way.

The Fire Department has indicated that gravel is an acceptable surface for the fire access drive with a width of at least 24 ft.

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.

APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS

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

- The variance is not substantial as the gravel drive is located at a great distance from West Smith Road and would not have a visual impact.
- The essential character of the neighborhood would not be altered and adjoining properties would not be affected as the surrounding area is industrial.
- The installation of a gravel drive is more economical for the project and the drive will only be used by the Fire Department in an emergency situation.



39 E. Main Street, Suite 101
New Albany, OH 43054
(614) 245-8273 fax. (614) 245-8791

Discount Drug Mart Warehouse Expansion

1035 W Smith Rd
Medina, OH 44256

Project Narrative and Variance Request:

The project consists of a 75,000 square foot warehouse addition to an existing warehouse building. - Five additional loading docks are being provided with the expansion of the depressed loading dock area and concrete pavement which is located in the rear area of the building. The existing trailer parking that was located on the east and visible from Smith Road has been moved to the rear of the building across from the loading docks and is no longer visible from Smith Road.

A convenience gravel access road along the proposed new addition which faces W Smith Road is to provide access to the existing location of the fire main. This gravel access road is not required or requested by the Fire Department but is being added on the owner's own accord to have easy access for the fire department to reach the fire main. This road is approximately 300 feet from W Smith Road

A variance is being sought for Section 1145.09(a)(3)(A.) to allow the fire main access road to be gravel.

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;

The property can be used without the variance. The basis of the variance is to provide a drivable surface for the Fire Department to access the Fire Main Line.

B. Whether the variance is substantial;

The gravel drive is approximately 300' from the public main road and would not have any impact visually at that distance.

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;

The project is located in an industrial area and would not have an impact on the character of the neighborhood.

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

There would be no impact.

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

It is unclear if this was a known item at the time of purchase.

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

The drivable surface is being provided solely as an economical way to provide a convenient drivable surface for the fire department.

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

The request of this variance would not impact the character of the neighborhood while providing a drivable surface for the Fire Department in the case of any emergency to have clear access to the Fire Main.

PLANNING COMMISSION SITE PLAN & VARIANCE
 APPLICATION SUBMITTAL
 11-01-2023



WAREHOUSE ADDITION
 1035 W SMITH RD
 MEDINA, OH 44256

PROJECT NOTES

APPLICATION SUBMITTAL FOR PLANNING COMMISSION
 SITE PLAN & VARIANCE

PROJECT TEAM

Pontia Architecture
 39 E. Main Street, Suite 101
 New Albany, Ohio 43054
 614-245-8273

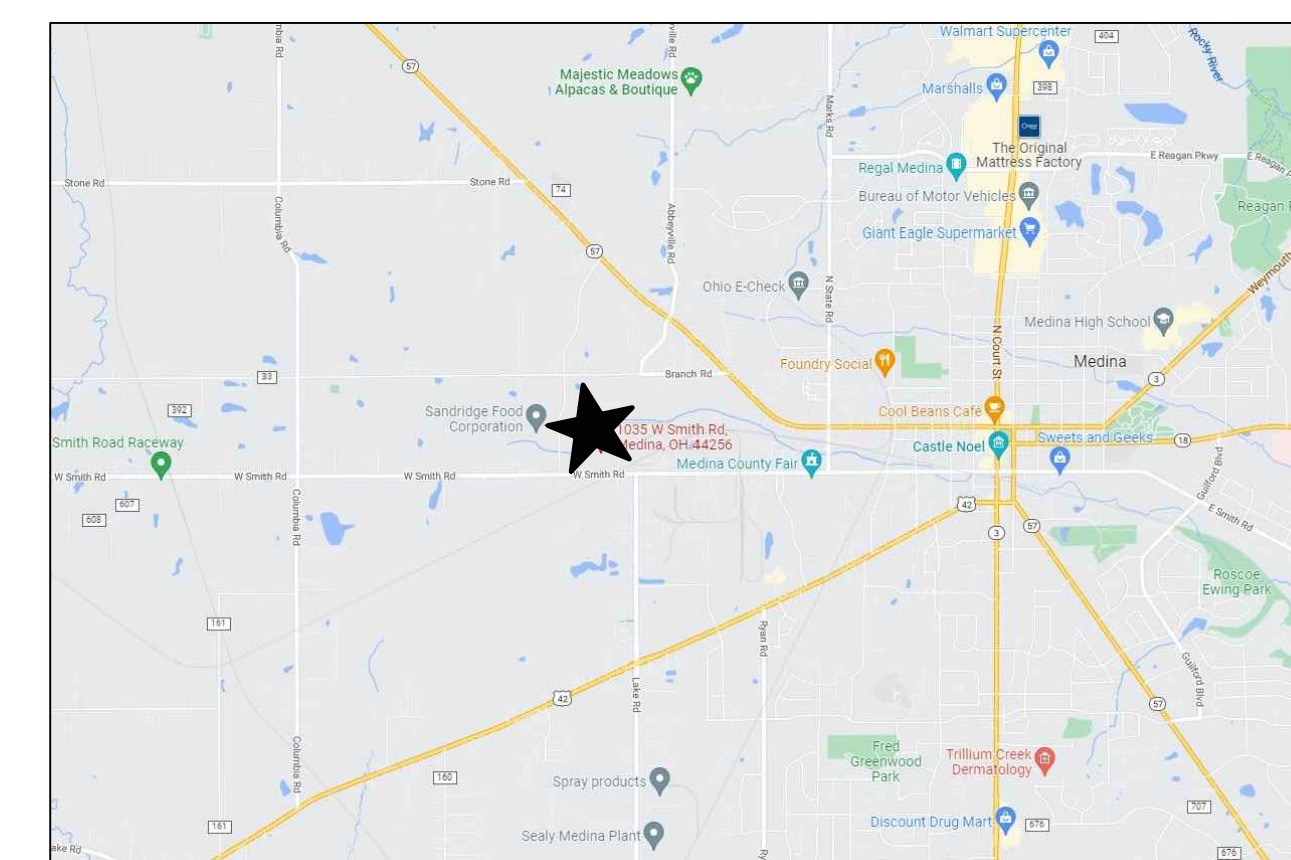
Chagrin Valley Engineering Ltd.
 22999 Forbes Rd, Suite B
 Cleveland, OH 44146
 440-439-1999
 440-439-1969

Applied Engineering Group Ltd.
 7402 East Broad Street
 Blacklick, OH 43004
 614-322-7050
 614-322-7049

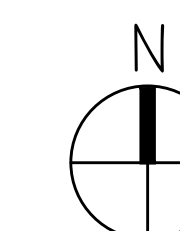
Jezennac Geers & Assoc., Inc.
 5640 Frantz Rd.
 Dublin, Ohio 43017
 614-766-0066
 fax: 614-766-1223

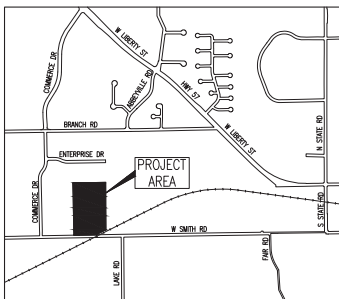
DRAWING INDEX

	COVER SHEET
1	EXISTING CONDITIONS/DEMOLITION PLAN
2	SITE PLAN
3	GRADING & STORMWATER POLLUTION PREVENTION PLAN
4	UTILITY PLAN
5	STANDARD DETAILS
6	STORMWATER POLLUTION PREVENTION NOTES
7	STORMWATER POLLUTION PREVENTION DETAILS
A1.0	OVERALL PLAN LIFE SAFETY PLAN
A1.1	FLOOR PLAN
A3.1	BUILDING ELEVATIONS
1/1	EXTERIOR LIGHTING LEVELS



VICINITY MAP
 MEDINA, OHIO

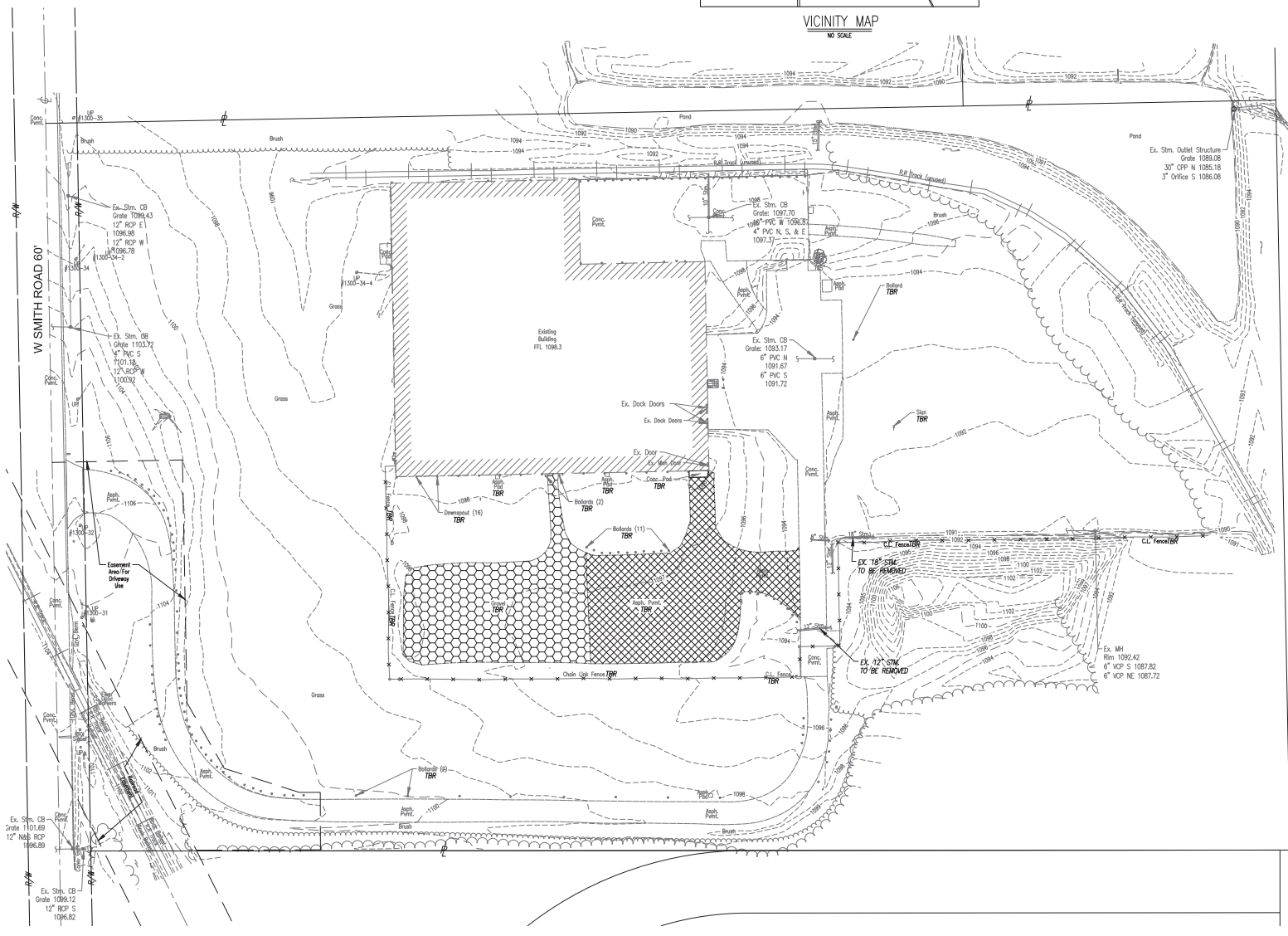
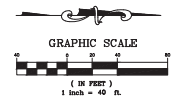




VICINITY MAP
NO SCALE

INDEX OF SYMBOLS

- | | | | |
|-----------------------|-------------------|-----------------------|-----------------------|
| Monument Box | Electric Meter | Sewer Manhole | Water Manhole |
| Iron Pin | Fiber Optic Box | Sprinkler Control Box | Sprinkler Control Box |
| MAG Nail | Gas Meter | Downspout | Water Valve Box |
| Cable Box | Gas Manhole | Headwall | Utility Line Marker |
| Air Conditioning Unit | Gas Stop Box | Telephone Box | Bollard |
| Electric Box | Gas Valve Box | Telephone Box (8FT) | Flagpole |
| Electric Box (CE) | Gas Vent Pipe | Telephone Manhole | Light Pole |
| Electric Manhole | Unknown Manhole | Water Manhole | Utility Pole |
| Electric Pull Box | Monitoring Well | Water Gate Valve | Sign |
| Electric Vault | Sanitary Cleanout | Hydrant | Stop |
| | | Siamese Hydrant | Pullbox |
-
- | | |
|---------------------|-------------------------------------|
| | GRAVEL AREA TO BE REMOVED |
| | ASPHALT PAVEMENT AREA TO BE REMOVED |
| TBR = TO BE REMOVED | |



SHEET SCHEDULE	
1	EXISTING CONDITIONS/DEMOLITION PLAN
2	SITE PLAN
3	GRADING & STORMWATER POLLUTION PREVENTION PLAN
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6	STORMWATER POLLUTION PREVENTION NOTES
7	STORMWATER POLLUTION PREVENTION DETAILS



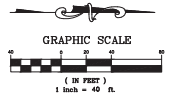
REVISIONS

SITE PLAN
DDM SMITH RD. WAREHOUSE EXPANSION
CITY OF MEDINA
COUNTY OF MEDINA
STATE OF OHIO

DESIGNED BY:
DRAWN BY:
CHECKED BY: 06/16/2022
DATE: 1"=40'
SCALE:

PROJECT NUMBER
22217
Drawing Name
22217 Master.dwg

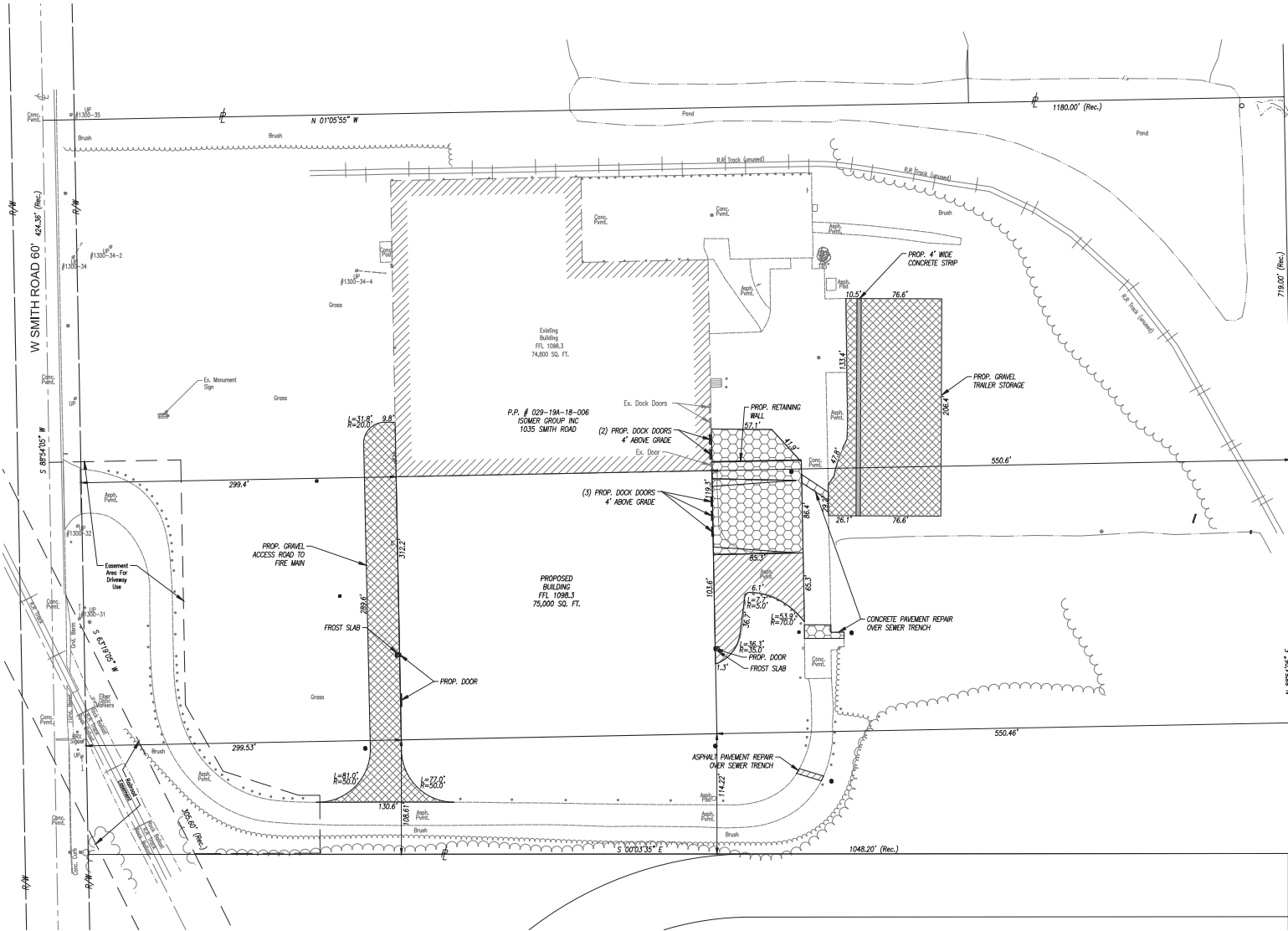
SHEET: 1
TOTAL SHEETS: 1



INDEX OF SYMBOLS

Monument Box	Electric Meter	Water Manhole
Iron Pin	Fiber Optic Box	Sprinkler Control Box
MAG Nail	Gas Meter	Water Valve Box
Cable Box	Gas Manhole	Utility Tone Marker
Air Conditioning Unit	Gas Stop Box	Ballport
Electric Box	Gas Valve Box	Telephone Box
Electric Box (CE)	Gas Vent Pipe	Telephone Box (DB)
Electric Manhole	Unknown Manhole	Telephone Manhole
Electric Pull Box	Monitoring Well	Water Gate Valve
Electric Vault	Sanitary Cleanout	Hydrant
		Siamese Hydrant

	DENOTES CONCRETE PAVEMENT
	DENOTES ASPHALT PAVEMENT
	DENOTES GRAVEL AREA

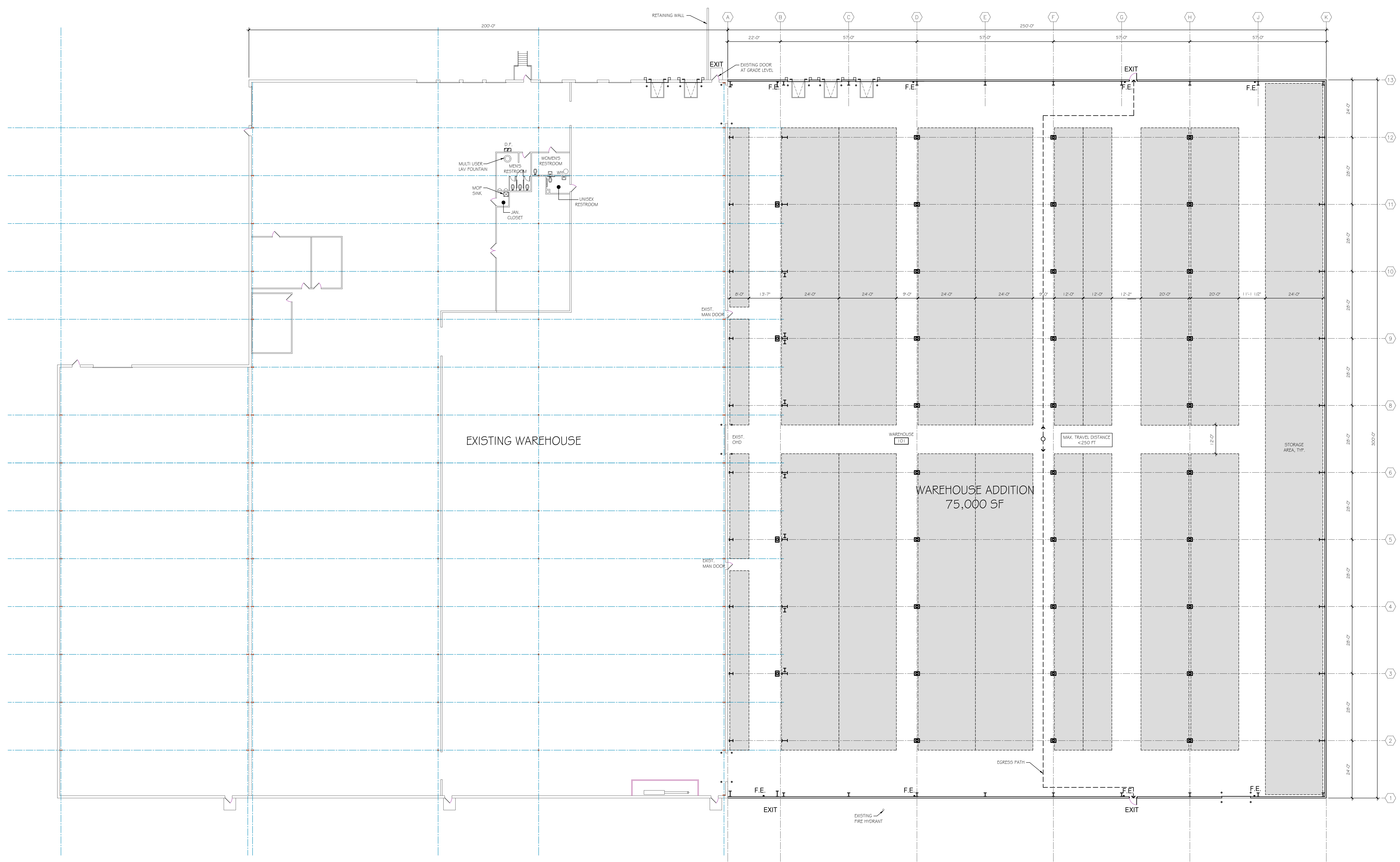


FIRE EXTINGUISHERS

PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LBS SHALL BE INSTALLED SO THAT THEIR TOPS ARE NOT MORE THAN 6'7" A.F.F.

HAND-HELD PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT EXCEEDING 40 LBS SHALL BE INSTALLED SO THAT THEIR TOPS ARE NOT MORE THAN 42" A.F.F.

HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED. HANGERS OR BRACKETS SHALL BE SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MFG.'S INSTALLATION INSTRUCTIONS.



**DISCOUNT DRUG MART
WAREHOUSE EXPANSION**
1035 W Smith Rd
Medina, OH 44256

DAVID PONTIA, #9310464
EXPIRATION DATE 12/31/2023



SHEET TITLE
**OVERALL BUILDING
FLOOR PLAN/
LIFE SAFETY PLAN**

SHEET INFORMATION

PROJECT NUMBER	2237
DRAWN BY	SBT
CHECKED BY	GP
SCALE	AS NOTED
ISSUE FOR	ZONING REVIEW
DATE	11-01-2023
REVISIONS	

SHEET NUMBER

LIFE SAFETY PLAN 
1/16"=1'-0"

A1.0







1035





JOIN OUR TEAM



