



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
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Application Number 422-07

GENERAL	Date of Application <u>3/18/2022</u> Property Location <u>108 Public Square</u> Description of Project <u>Sign Installation and paint color modification to fascia</u> _____ _____
CONTACT INFORMATION	Applicant Name <u>Dave Sterrett - Medina Signs</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>BIRCH FAMILY LIMITED PARTNERSHIP II</u> Address <u>3790 RESERVE DR</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u> Phone <u>(330) 391-0858</u> Email <u>meganharbath@gmail.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 checked="" type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<p><i>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.</i></p> Signature <u></u> Date <u>3/18/2022</u>
OFFICIAL USE	Meeting Date <u>4/14/22</u> Fee (See Fee Sheet) \$ <u>50</u> Meeting Outcome _____ Check Box when Fee Paid <input checked="" type="checkbox"/> Zoning District <u>C-2</u>

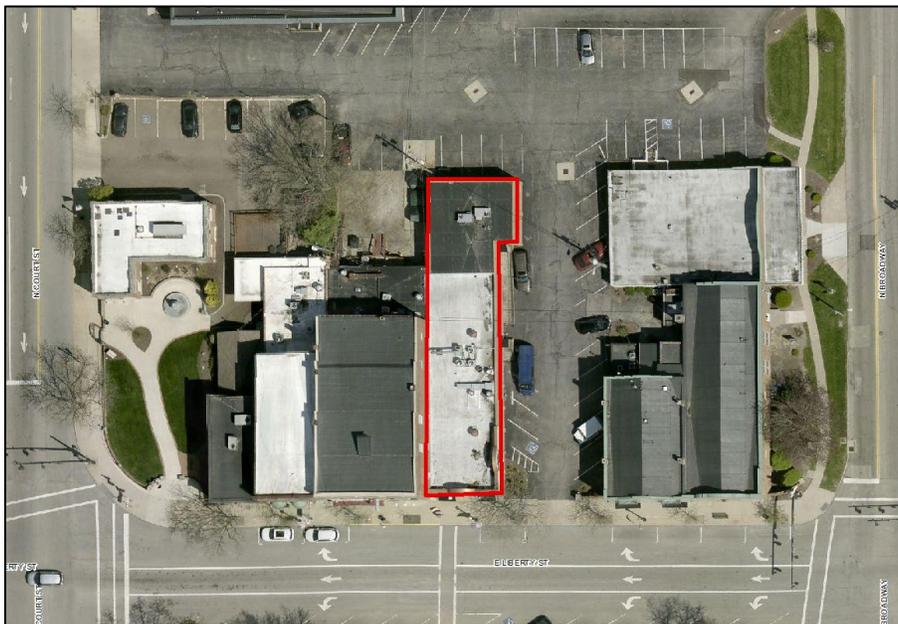
H22-07 Monarca Cantina Paint Color and Sign

Property Owner: Birch Family Limited Partnership II
Applicant: Dave Sterrett – Medina Signs
Location: 108 Public Square
Request: Certificate of Appropriateness approval for painting and Conditional Sign approval for a wall sign

LOCATION AND SURROUNDING USES

The subject site is composed of 0.11 acres located on the north side of Public Square. Adjacent properties contain the following uses:

- North – Restaurant/Parking Lot
- East – Parking Lot
- South – Public Square
- West – Restaurant/Community Organization



BACKGROUND & PROPOSED APPLICATION

The property is a vacant restaurant space, formerly home to Amuse Euro Bistro. The applicant is proposing to paint the background of the upper portion of the front building facade black. In addition, a wall sign is also proposed on the front facade containing white pin-mounted acrylic letters.

Per Section 1147.06(a) of the Zoning Code, the size of the proposed wall sign is determined by a rectangle encompassing the *total* height and width of the sign. As indicated in the submitted plans, the sign is 47.27 in. tall and 267.76 in. wide for a calculated sign area of 87.89 sq. ft., which is far larger than the permitted 30 sq. ft. of sign area.

The applicant has also calculated the sign area when removing much of the background area. The sign size, when computed in this manner, is 34.48 sq. ft., which is slightly larger than permitted.

A variance has been submitted to the size of the sign, which will be heard by the Board of Zoning Appeals later in the evening on April 14th.

DESIGN GUIDELINES (SECTION 145.07)

- (a) Preservation/rehabilitation/renovation. With respect to preservation/rehabilitation/renovation generally it is the interest of the Board that buildings within the Historic District be preserved, thus maintaining the character of the Historic District. Consistent with the U.S. Secretary of the Interior, Standards for the Treatment of Historic Properties, the intent of these Guidelines is to preserve and restore the features which establish a building's architectural character while making alterations and renovations necessary for the efficient and contemporary use of the building.

The rehabilitation process assumes that some alterations may be necessary to meet the needs of the building owner and the health, safety, and welfare of the building's occupants. Such alterations should be done so as not to destroy the materials and features which help to define a building's historic, cultural and/or architectural character. The historic materials, features and/or craftsmanship are important in defining the building character and should be retained, protected, and repaired when possible.

When the preservation of architectural features is not possible, alterations should be done in a manner respectful of the existing character but done in a manner that is representative of architectural design and construction of contemporary times.

CONDITIONAL SIGN PERMIT DESIGN GUIDELINES (SECTION 1147.16)

In reviewing a proposal for a conditional sign permit, the Historic Preservation Board and Planning Commission shall consider whether the proposal meets the following design guidelines, which are in addition to the design criteria for all signs listed in Section 1147.07(d):

- (a) Lettering should be large enough to be easily read but not overly large or out of scale with the building or site.
- (b) The ratio between a message and its background should permit easy recognition of the message.
- (c) The size, style, and location of a proposed sign should be appropriate to the site and use with which the sign is associated.
- (d) A sign should complement the building with which it is associated, as well as adjacent buildings, by being designed and placed to enhance the architecture of the building.
- (e) The color of a sign should be compatible with the color of the building facade with which it is associated. A sign should be designed with a minimum number, and harmonious use, of colors.
- (f) A permanent window sign should be comprised of individual letters, logos or design elements that are not encompassed by a solid opaque background, so as not to obscure the view through the window with which the sign is associated.
- (g) The size of the lettering and graphics on a projecting sign should be appropriate for viewing by pedestrians.
- (h) A ground sign that provides a directory of occupants for a multi-occupant building should have simplicity of design, to compensate for the additional amount of information provided (i.e. utilize common elements such as the same background color, or other common elements, etc.).
- (i) The area of a wall sign should not exceed eighty percent (80%) of the area of the frame of architectural space specifically intended for signage.

- (j) A projecting sign that is comprised of multiple elements hanging from the same supports should be designed such that all such elements are compatible in size, shape, and color.
- (k) Multiple signs associated with a single use should contain similar materials, colors, and design elements, regardless of sign type(s).
- (l) An awning or canopy sign should be located on the valance of the awning or canopy.
- (m) Temporary sidewalk signs shall be constructed of materials compatible with the permanent building signs. Plastic framing, white background dry erase boards and changeable letter tracks are discouraged.

CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES AND DISTRICTS

SIGNAGE

Signage is used to locate a business and to advertise what products or services that business offers to the public. When designing a sign, it is important to consider the building it is representing. A sign that complements the building makes the business and the entire district more attractive to visitors. Signage should enhance the facade and not distract from it. Reference Preservation Brief 25.

Recommendations

- Historic signage should be retained and restored when it is suitable to the current business.
- New signage should be designed and constructed using materials and methods that are consistent with the building's architectural style.
- The size of the sign should be relative to the location in which it will be placed on the building (i.e. fit within a frieze or in a window or transom).
- Limit the size of the sign to the least amount necessary to reach the public.
- The color and lettering of the sign should complement the building. Attach signage in a way that it will not damage historic materials (i.e. on masonry structures, attach only in mortar joints).
- Small signs may be placed at secondary entrances that are accessible to the public in order to identify the business and should also comply with these recommendations.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application H22-07 for the proposed painting and wall sign with the condition that the applicant shall receive a variance from the Board of Zoning Appeals to Section 1147.14(d) regarding the size of the wall sign.

Existing Building



BBQ
EAT • REPEAT

108
PUBLIC
SQUARE

108

I.O.O.F.
1904

3 HR
PARKING
MARKED
STREET
SPACES



Piant wall area black

Wall Signs - pin mounted acrylic -

Customer:	Juan Bravo	
Company:	Monarca Cantina	
Address:	108 Public Square	
City:	Medina	State/ZIP: Ohio 44256
Phone:	330-419-8928	
Email:	juan6518@icloud.com	



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

Parcel ID - 028-19B-20-050

Property owner - BIRCH FAMILY

LIMITED PARTNERSHIP II



Job No.:	NA	Date:	3/9/2022
Order Date:		Salesperson:	Dave Sterrett
Need By Date:		Estimate:	0.00
Comments:			