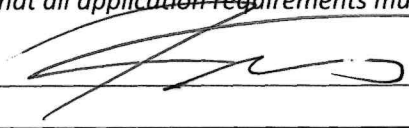




# BOARDS & COMMISSIONS APPLICATION

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

Application Number H24-03

<b>GENERAL</b>	Date of Application <u>12/14/23</u> Property Location <u>129 North Broadway Medina, OH 44256</u> Description of Project <u>Request to demo building</u> <u><b>Revision - Creation of Parking Spaces and Sidewalk Divided by Green Space</b></u>
<b>CONTACT INFORMATION</b>	<b>Applicant</b> Name <u>Tim Pelton</u> Address <u>125 North Broadway</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-571-8100</u> Email <u>tpelton@landmarkhomes.biz</u> <b>Property Owner</b> Name <u>Renovation Homes Inc.</u> Address <u>125 North Broadway</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-571-8100</u> Email <u>tpelton@landmarkhomes.biz</u>
<b>APPLICATION TYPE</b>	<b>Planning Commission</b> 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"/> <b>Historic Preservation Board</b> Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> <b>Board of Zoning Appeals</b> Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
<b>APPLICANT SIGNATURE</b>	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></u> Date <u>12/14/23</u>
<b>OFFICIAL USE</b>	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u> Meeting Date <u>9/12/24</u> Check Box when Fee Paid <input checked="" type="checkbox"/> <p style="text-align: center;"><b>Rev. 4/10/25</b></p>

**H24-03**  
**REVISED**

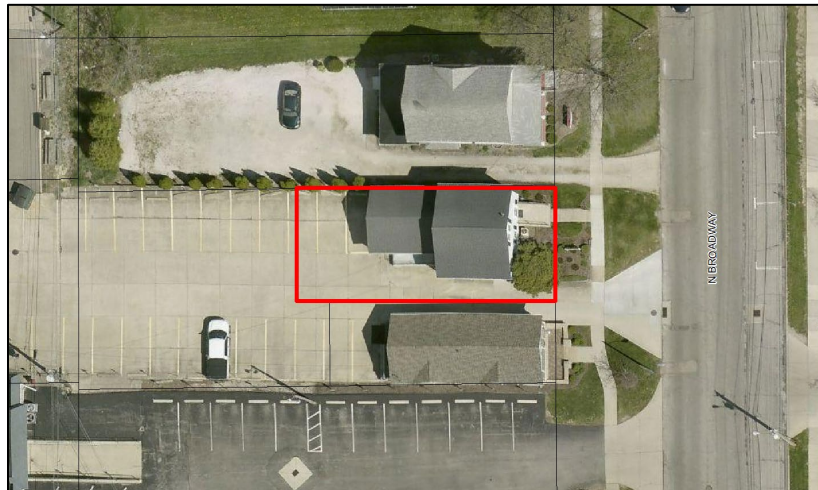
**Building Demolition and Parking Lot Construction**

Property Owner: Renovation Homes Inc.  
Applicant: Tim Pelton  
Location: 129 North Broadway Street  
Request: Revised Certificate of Appropriateness approval for the demolition of a building and construction of a parking lot

**LOCATION AND SURROUNDING USES**

The subject site is composed of 0.07 acres on the west side of North Broadway Street. Adjacent properties include the following uses:

- North – Office
- South – Office (Landmark Homes)
- East – County Administrative Building
- West – Parking Lot



**PROPOSED APPLICATION/BACKGROUND**

The applicant received Certificate of Appropriateness approval on September 12, 2024 to demolish the existing building on the site, which had experienced significant fire damage, and return the footprint to lawn area. It was noted at the September meeting that any future development of the site would need be considered by the Historic Preservation Board.

The building has been demolished and the site is currently undeveloped. The applicant is proposing to construct a four space parking lot, a pedestrian connection to a larger parking lot to the west, and a lawn area with seating on the site.

The project will also be reviewed by the Planning Commission for Site Plan approval and the Board of Zoning Appeals for variances to allow parking in the front yard, parking and drives less than the minimum size, and parking within the required front landscaped strip.

### ***DESIGN GUIDELINES – SITE CONSIDERATIONS - PARKING***

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Considerations for parking are especially important in pedestrian-oriented settings, such as the Historic District, because the circulation pattern must accommodate automobiles with minimal infringement upon people. Parking spaces along streets have been the primary location for parking, while parking lots in commercial districts are a relatively new development.

#### *Recommendations*

- Providing on-street parking is encouraged because this minimizes the need for parking lots within the commercial district.
- Parking lots should be in scale with the site, located behind buildings, and screened by utilizing structures and landscaping to minimize their visibility from streets and the Square.

### ***COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS***

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Staff recommends approval of the proposed revision to H24-03 to construct a parking lot.



**Tim Pelton**

Landmark Homes  
125 North Broadway  
Medina, OH 44256  
330-571-8100  
3/18/2025

**Andrew Dutton**

132 North Elmwood Ave  
Medina, OH 44256  
330-722-9038

To the Board of Zoning Appeals,

I am writing in support of granting a variance to allow the vacant lot at 129 North Broadway to be converted into a parking lot and green space for use by the building at 125 North Broadway. Without this variance, the lot remains underutilized and poses a safety risk due to unauthorized cut-through traffic. The proposed use aligns with surrounding properties, enhances neighborhood aesthetics, and provides off-street parking to alleviate congestion. It will not burden municipal services and may improve stormwater management by reduction in impervious surface area. While zoning restrictions were known at the time of purchase, this variance allows for a more functional and beneficial use of the property without disrupting the character of the area. Given the clear advantages and adherence to zoning principles, I respectfully urge approval of this request.

Sincerely,  
Tim Pelton

129 North Broadway Street

Looking West

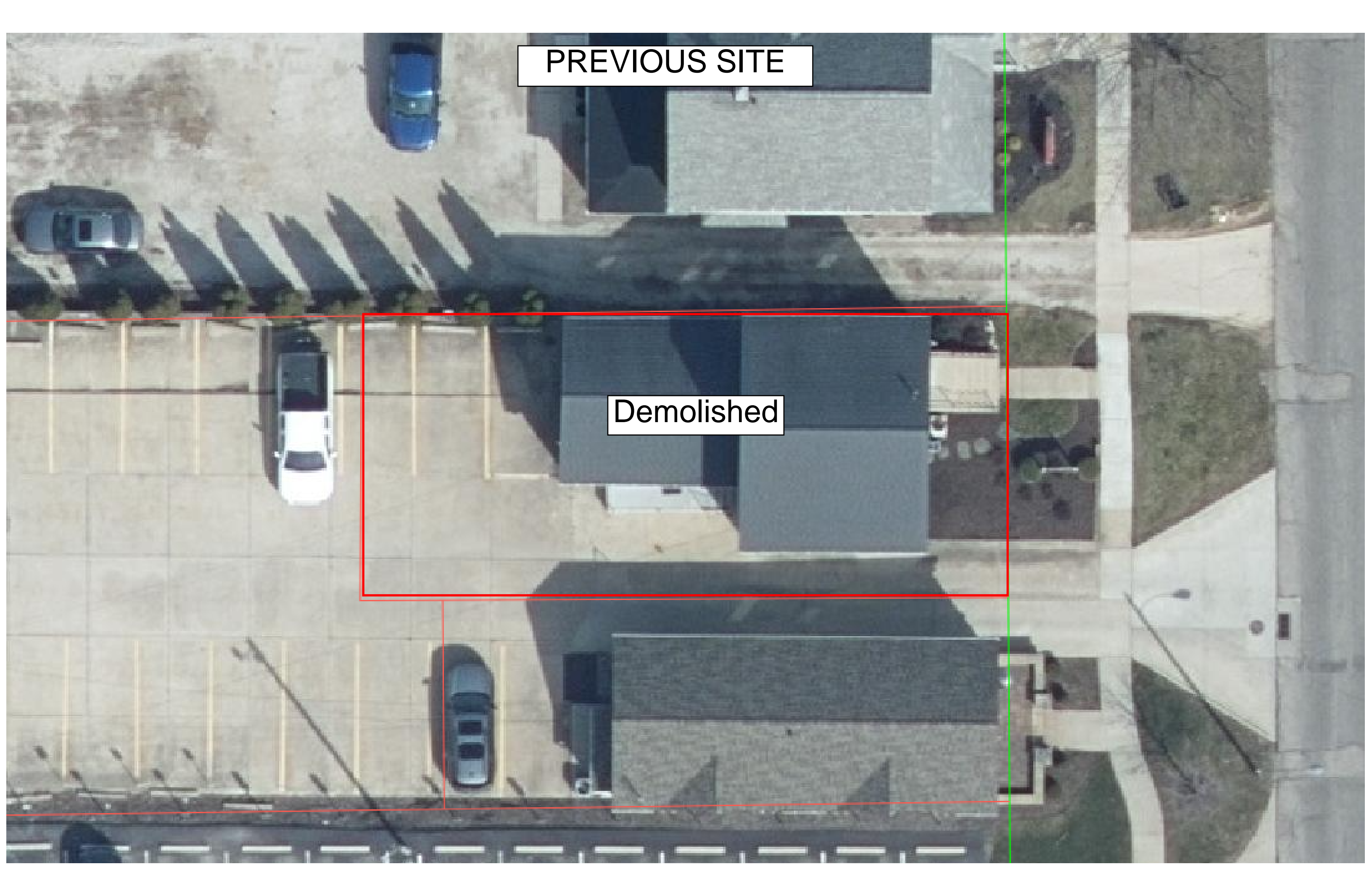


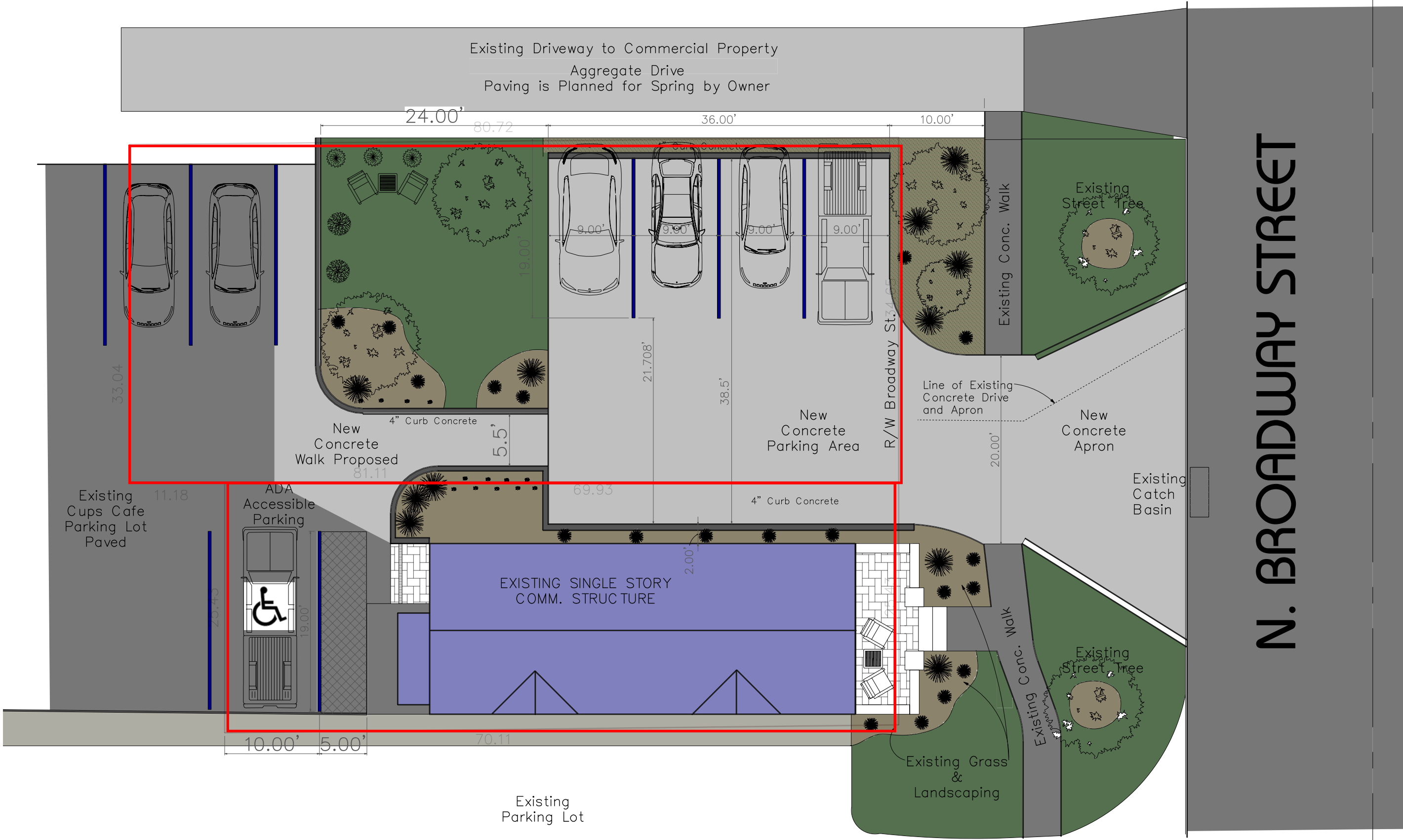
Looking East



PREVIOUS SITE

Demolished





# N. BROADWAY STREET

25 - SITE PLAN REVISED  
SCALE: 1" = 10'-0"



SCALE: 11" x 17" = 1" = 10'-0"

**Site Plan**

Construction Documents  
Printed - 3/5/2025  
Director of Design Approval  
 W/ Operations Approval

BID SET

landmarkhomesmedina.com  
330-571-8100  
SALES@LANDMARKHOMES.BIZ

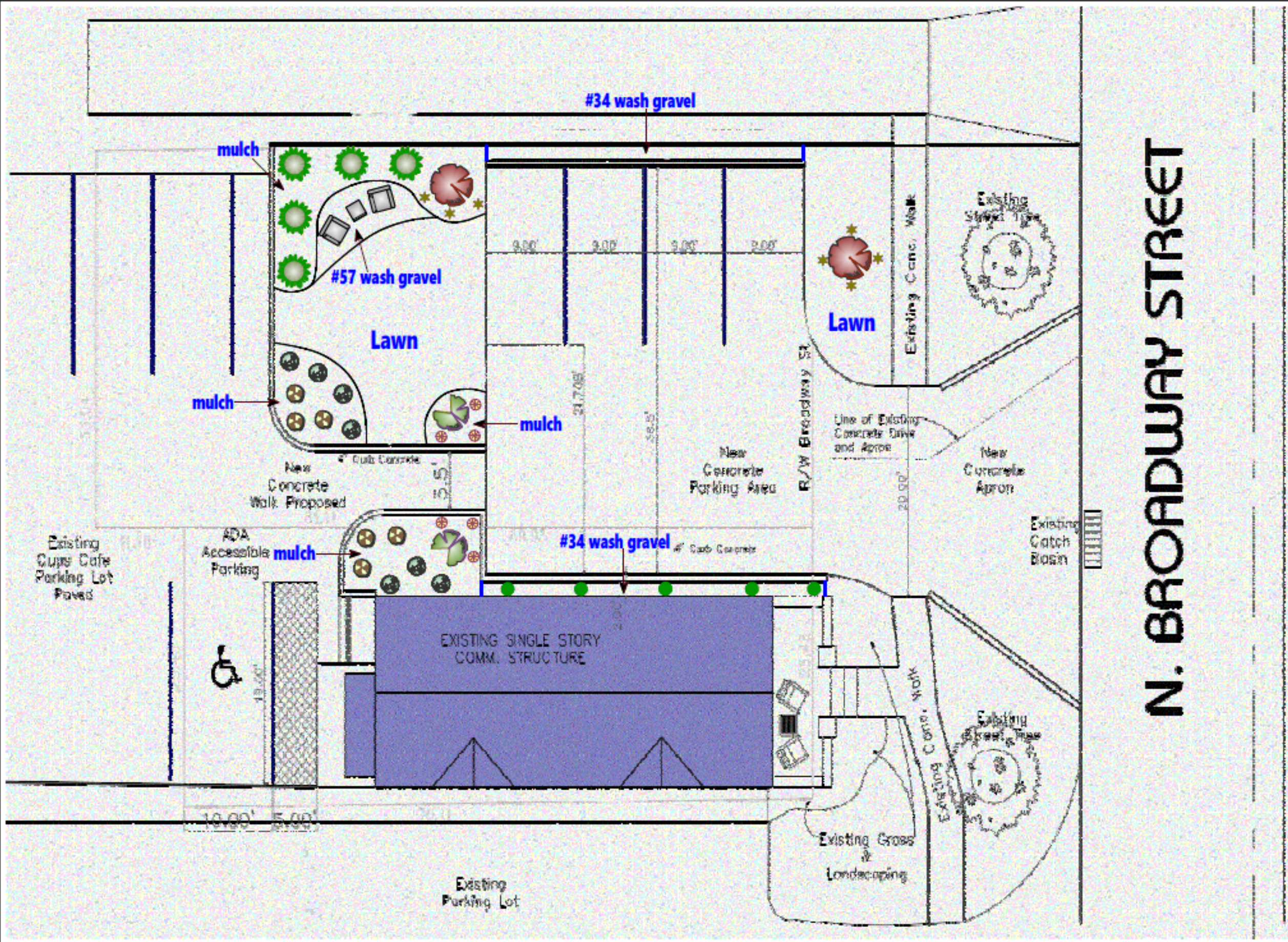
**25 - LMH Office 125 N Broadway**

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**AREA DATA:**

EXISTING COMMERCIAL BUILDING	800 sq ft.
NEW CONCRETE	1910
NEW CONC APRON	480
NEW 6" Conc Curb	150

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### Legend

	Common Name	Qty	Size
	Arbovitae, Green Giant	5	10 Gal.
	Grass, Dwarf Fountain	5	2 Gal.
	Daisy, Shasta Snow Lady	6	Each
	Daylily, Stella	7	Each
	Holly, Blue	7	3 Gal.
	Hydrangea, Bobo	6	3 Gal.
	Crabapple, Lollipop	2	2"
	Cherry, Canada Red	2	2"

- ### QUOTE NOTES
- Bed areas will be built using topsoil.
  - All areas listed as mulch will have color enhanced brown mulch.
  - Gravel beds will have weed control fabric applied under mulch.
  - Lawn areas will be installed using topsoil, seed, starter fertilizer, and straw blanket.
  - All plants and trees will be under warranty for a period of one year.
  - Lawn furniture not included in quote.



Revision #:	Scale:	Landscape Plan:	Landscape Design by:
Date: 3/18/2025	1/16" = 1'	Landmark Homes Office	Kevin Mick Lamphears