



# BOARDS & COMMISSIONS APPLICATION

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

Application Number P25-13

GENERAL	Date of Application <u>08/07/25</u>
	Property Location <u>220 N State Rd</u>
	Description of Project <u>temporary fence made of 6 foot by 12 foot fence panels held together by feet. Will sit on top of the grass.</u>
CONTACT INFORMATION	<b>Applicant</b> Name <u>Marlayna Ortiz</u>
	Address <u>4950 Shady Brooke Run</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	Phone <u>419-202-2519</u> Email <u>Marlayna.Ortiz@gmail.com</u>
	<b>Property Owner</b> Name <u>Will Bartamus</u>
	Address _____ City _____ State _____ Zip _____
	Phone <u>330-635-2318</u> Email _____
APPLICATION TYPE	<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"/> TC-OV <input type="checkbox"/> Other <input checked="" type="checkbox"/>
	<b>Historic Preservation Board</b> Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/>
	<b>Board of Zoning Appeals</b> Variance <input 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>Marlayna Ortiz</u> Date <u>08/12/25</u>
OFFICIAL USE	Zoning District <u>I-1</u> Fee (See Fee Sheet) \$ <u>-</u>
	Meeting Date <u>8/14/25</u> Check Box when Fee Paid <input type="checkbox"/>

## **P25-13**

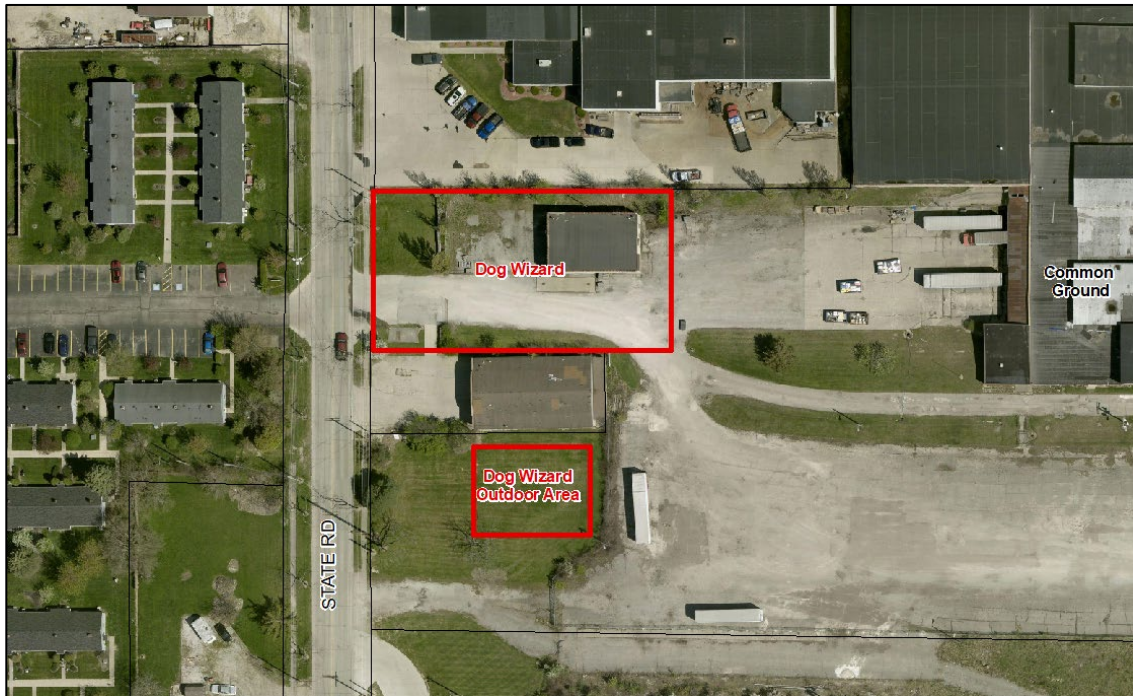
### **Dog Training and Boarding Use**

Property Owner: Whiskey Bravo LLC  
Applicant: Marlayna Ortiz  
Location: 220 and 226 North State Road  
Zoning: Industrial (I-1)  
Request: Approval for indoor and outdoor dog training and boarding

#### **LOCATION AND SURROUNDING USES**

The subject site is composed of the front portion of a 13.1 acre property (220 N. State Road) and a 0.52 acre property (226 N. State Rd.) located on the east side of North State Road. Adjacent properties are zoned I-1 and contain the following uses:

- North – Manufacturing
- South – Manufacturing
- East – Common Ground
- West – Single and Multi-Family Residential



#### **BACKGROUND & PROPOSED APPLICATION**

The Dog Wizard received Occupancy Permit approval at 226 North State Road in December of 2020, which included review and approval by the Community Development Director. The Permit included the use of the building as a dog training facility including areas for training, kennels, storage, and office. An outdoor fenced in dog run area was also included on the approved plan.

The applicant is proposing to create a 4,800 sq. ft. (60 ft. x 80 ft.) outdoor dog training area enclosed by a 6 ft. fence. The training area will be located at an adjacent property at 220 North State Road, which is under common ownership with 226 North State Road

### **PERMITTED-CONDITIONALLY PERMITTED USES**

Sections 1141.02 and 1141.04 indicate permitted and conditionally permitted uses in the I-1 District. Dog training and boarding is not a permitted or conditionally permitted use. Therefore, it is staff's option that the initial approval for the use at 226 North State Road did not comply with the Zoning Code.

#### **1141.02 PRINCIPALLY PERMITTED USES.**

The following uses shall be permitted in the I-1 Industrial District:

<b>Residential</b>	<b>Public/Semi-Public</b>	<b>Commercial</b>
None	Public Utility	Bulk Storage and Display
		Distribution Center - Must be Completely Enclosed if Facing a Non-Industrial District
		Heavy Duty Repair Services
		Light Manufacturing
		Major or Minor Motor Vehicle Repair
		Mixed Use Building
		Motor Vehicle Storage
		Off-Street Parking Lot, Garage, or Deck
		Office
		Plant Greenhouse
		Research and Development Laboratory with No Hazardous, Noxious or Offensive Conditions
		Self-Storage Warehouse
		Truck Transfer Terminal - No Closer than 50 feet from a Residential District
		<b>Veterinary Office or Hospital in an Enclosed Building</b>
		Warehouse
		Wholesale Establishment
		<b>Other Similar Uses as Determined by the Planning Commission</b>

### **VETERINARY OFFICE OR HOSPITAL**

A "Veterinary Office or Hospital" is a permitted use in the I-1 district, however, it is specifically indicated as "in an Enclosed Building". In addition, the definitions of Veterinary Office and Veterinary Hospital are not similar to the proposed use.

#### **1105.159 VETERINARY OFFICE.**

"Veterinary office" means a place where animals normally kept within a dwelling receive medical treatment by a licensed veterinarian, where no animals are kept on the premises overnight and where all activities are conducted within a totally enclosed, air-conditioned building.

#### **1105.160 VETERINARY HOSPITAL.**

"Veterinary hospital" means a place used for the care and treatment of animals, by a licensed veterinarian, normally kept within a residence, including those in need of medical or surgical treatment, and may include overnight accommodations on the premises for treatment or recuperation. It may also include boarding or grooming incidental to the primary activity.

### **OTHER SIMILAR USES AS DETERMINED BY THE PLANNING COMMISSION**

"Other Similar Uses as Determined by the Planning Commission" is also a permitted use in the I-1 district. This category allows the Commission to approve similar uses that are not otherwise used in the Zoning Code. As animal training and animal boarding are not uses found in the Zoning Code, they may be considered as other similar uses by the Planning Commission.

### **COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION**

Staff recommends **approval** of application P25-13 to allow indoor and outdoor dog training and boarding at both 220 and 226 North State Road.

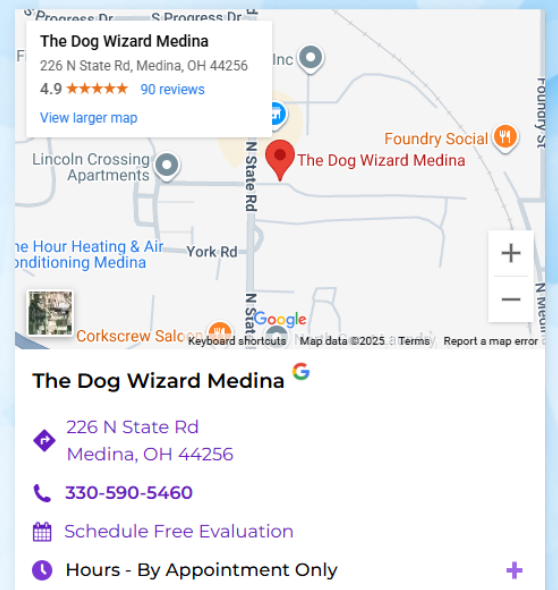


## Locations

# Dog Training, Done Right at The Dog Wizard Medina

Start building a better life for you and your dog today.

[Find Your Trainer](#)



## Our Dog Training Programs and Services



### Dog Training Obedience Programs

- Board and Train Dog Training
- Dog Day Training
- Group Dog Training Classes
- Lifetime Support
- Private Dog Training Lessons
- Puppy Training Programs

[Explore Programs](#)

### Dog Behavior Training Services

- Adopted/Rescue Dog Training Program
- Dog Aggression Training
- Dog Separation Anxiety Training
- Dog Socialization Training
- Problem Solving: barking, chewing, jumping, begging, counter surfing, digging, leash pulling, play biting, marking, door bolting, housebreaking
- Resource Guarding Training

[Explore Training](#)



### Additional Services

- Boarding
- Doggie Day Care

Currently this spot is not being used for anything. We want to put the temporary fence up and use this area for dog training. We plan on setting up agility equipment as well as using the space as a safe play area for our clients' dogs. This area would give us endless options on fun things to do with our dogs while keeping them safe.





STATE RD

Dog Run (Existing)

Dog Wizard  
(Existing)

Vacant

Common  
Ground

6' Fence

60'  
Proposed  
Dog Wizard  
Outdoor Area  
80'



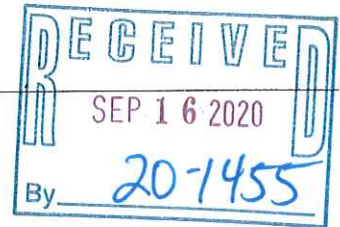
0 20 40 60 80 Feet



# THE DOG WIZARD-MEDINA

PO Box 360381, Strongsville OH 44136 • 330-461-9287

medina@thedogwizard.com



City of Medina  
Planning Zoning  
The Dog Wizard-Medina  
226 N State Rd  
Medina, Ohio 44256

## PLANNING & ZONING,

This letter is to inform you of our intent for use of the property located at 226 N State Rd, Medina Ohio 44256

We intend to use the building as our office and dog training facility. The building will have an office area, training area, storage and kennel area for the dogs being trained. We will not be operating a pound or breeding any dogs. We are strictly a training company. Our programs on the property will be Day Training, Board and Trains, and group classes. Group classes will follow CDC and local guidelines for COVID-19 regarding social distancing and wearing of masks.

Aurelia & Steve Martin  
Enclosure:  
Rendering of floor plan

**APPROVED**

FOR ZONING CODE COMPLIANCE ONLY

CITY OF MEDINA, OHIO

PLANNING OFFICIAL

DATE 9/17/20 *[Signature]*



COMMON GROUND

**APPROVED**  
FOR ZONING CODE COMPLIANCE ONLY

CITY OF MEDINA, OHIO

— PLANNING OFFICIAL

DATE

9/17/2019

DOOR

GARAGE DOOR

BATHROOM

WC  
H  
T  
T  
H

DOG  
PEN

DOG  
PEN

TRAINING  
AREA

STORAGE

VEHICLE

← ROAD / UNLOAD →

KENNELS

OFFICE

DISPLAY

DISPLAY  
CASE

DOG RUN

S

21143056