

MEETING DATE: 10-14-21

BOARD OF ZONING APPEALS

Case No. Z21-18

246 Northland Drive

City of Medina
Board of Zoning Appeals
Professional Review Report – October 14, 2021



Case No: Z21-18

Address: 246 Northland Drive (028-19A-13-141)

Applicant: Dan Rupert

Zoning: P-F, Public Facilities

Request: Variance request to permit the widening of a driveway apron beyond the maximum allowable width permitted under 1145.10 (e).

Reviewer: Arthur Schmidt, Senior Planner, OHM Advisors

Site Location Description:

The subject site is located at 246 Northland Drive in Medina, Ohio, within the Public Facilities District (P-F).

Project Introduction:

The applicant is seeking a variance to permit the widening of the driveway apron beyond the maximum allowable width permitted to accommodate bus turning movements. The current width of the driveway apron is 39 feet, with the proposed new apron width to be 45 feet. The 6 foot increase goes beyond the maximum width at curb line, which is 38 feet.

Considerations:

The following are considerations which the Board of Zoning Appeals should consider when weighting the request for a variance to allow the widening of the driveway apron beyond the maximum permitted under 1145.10 (e):

- 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);*

October 08, 2021

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

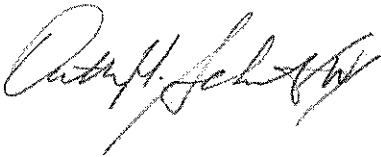
F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

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

Additional Comments:

No comments from planning staff.

Prepared by:



Arthur Schmidt
Project Manager/Senior Planner
OHM Advisors



CITY OF MEDINA

Planning Department

132 North Elmwood Street
Medina, Ohio 44256
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www.medinaoh.org

Boards and Commissions Application for Zoning Approval

Project Address: 246 Northland Dr. Medina, OH. 44256

Parcel No: 028-19A-13-141 Case No: 221-18

Project Description: (describe below and check all that apply) Widen driveway apron to accommodate bus traffic.

Planning Commission

- Site plan approval
- Conditional zoning certificate
- Conditional sign approval
- Code or Map Amendment
- Preliminary plan
- Subdivision
- Other:

Historic Preservation Board

- Certificate of Appropriateness
- Conditional sign approval

Board of Zoning Appeals

- Variance
- Appeal

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

Affidavit of Applicant and Property Owner

The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: Dan Rupert Property Owner: Medina County Commissioners
 Address: 1110 Lafayette Rd Medina OH 44256 Address: 144 N Broadway Medina OH, 44256
 Email: drupert@ohmedina.com Email: _____
 Phone: 330 350-1195 Fax: _____ Phone: _____ Fax: _____

Dan Rupert
Applicant (please sign and print)

9-23-2021
Date

Colleen Swezy
Property Owner (please sign and print)

RECEIVED 9-23-2021
Date

**CITY OF MEDINA
MAYOR'S OFFICE**

MEDINA COUNTY
 HUMAN SERVICES
 PARKING LOT STRIPING

MEDINA COUNTY ENGINEERS
 OFFICE OF THE
MEDINA COUNTY ENGINEER
 ANDREW L. CORRAD, P.E., P.S.
 791 W. SULTY ROAD
 P.O. BOX 825
 MEDINA, OHIO 44129-0825
 PHONE (330) 723-9561

