



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
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Application Number 222-08

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 type="checkbox"/> Board of Zoning Appeals Variance <input checked="" 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>200</u> Meeting Outcome _____ Check Box when Fee Paid <input checked="" type="checkbox"/> Zoning District _____

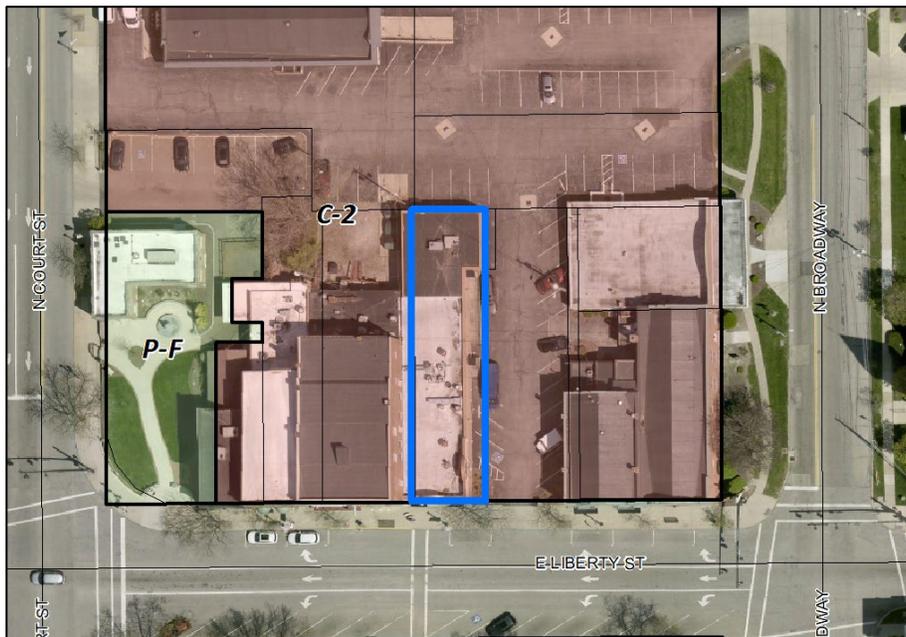
Z22-08
Monarca Cantina Sign

Property Owner: Birch Family Limited Partnership II
Applicant: Dave Sterrett – Medina Signs
Location: 108 Public Square
Zoning: C-2 (Central Business)
Request: Area Variance to Section 1145.15(c) to allow a wall sign larger than permitted

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 and zoning:

- North – Restaurant/Parking Lot (C-2)
- South – Public Square (O-C)
- East – Parking Lot (C-2)
- West – Restaurant/Community Organization (C-2)



BACKGROUND & PROPOSED APPLICATION

The property is a vacant restaurant space, formerly home to Amuse Euro Bistro. A restaurant owner is currently working to locate Monarca Cantina in the vacant space. The subject proposal is to paint the upper portion of the front of the building black and install a wall sign.

PERMANENT BUILDING SIGN REQUIREMENTS (SECTION 1147.14(d))

Section 1147.14 includes the following requirements for building signs in the Historic District:

- (c) ... one permanent building (wall, awning, or canopy) sign on the primary building frontage side of the building unit, not exceeding one square foot in area for each one linear foot of primary building frontage...

The subject building's principal frontage is 30 sq. ft., thus permitting 30 sq. ft. of sign area on the front of the building.

Section 1147.06(a) addresses the process of determining sign area:

- (2) For a ground or wall sign comprised of individual letters, figures or elements, the area of the sign shall be the area of one rectangular shape that encompasses the perimeter of all of the elements in the display, including any open space separating such elements.

The sign area is therefore 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.

STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))

Factors applicable to sign 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 a sign variance should be granted:

- A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;
- B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;
- C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;
- D. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;
- E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;
- F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or
- G. The variance will be consistent with the general spirit and intent of this Ordinance.

The sign is partially obstructed by a nearby tree, streetlight, and crosswalk sign with flashing lights, which have some effect on the sign's visibility. In addition, a large portion of the sign used in the area calculation is a black background area without text or graphics. Though the construction of a conforming sign would not endanger the public health or safety, the proposed sign appears to be compatible with the building and signs in the area.

FACTORS APPLICABLE TO SIGN 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 a sign variance should be granted:

A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;
No Issues

B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;
Yes - a conforming sign would be blocked by a nearby tree and light post just off-center to the middle of the fascia.

C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;
Yes, It could be argued that the tree in front of the building could obscure a compliant sign centered on the fascia.

D. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;
Not so much because of the frontage - we are proposing to give the sign area a balanced look - if the elements in the graphics were measured separately the sign would meet or nearly meet compliance

E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;
No adverse affect. IMO it would enhance the appearance

F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or
Yes - It will enhance visibility from different views

G. The variance will be consistent with the general spirit and intent of this Ordinance.
Yes

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:			