



BOARDS & COMMISSIONS

APPLICATION

132 North Elmwood Avenue
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Application Number Z22-14

GENERAL	Date of Application <u>4/21/2022</u> Property Location <u>333 Foundry Street, Medina, OH 44256</u> Description of Project <u>Use Variance for Section 1141.02 for the renovation of existing unused space as an expansion of the existing Foundry Social facility for use as a Banquet Hall and Multi-Purpose Room.</u>
CONTACT INFORMATION	Applicant Name <u>Architectural Design Studios, Inc. / Anthony J. Cerny</u> Address <u>620 E. Smith Road, Suite E2</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>(330) 723-6975</u> Email <u>architectural_design_studios@hotmail.com</u> Property Owner Name <u>Foundry Holdings, LLC</u> Address <u>563 Foundry Street</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>(330) 990-9888</u> Email <u>grec@keystonecorp.com</u>
APPLICATION TYPE	<p>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"/></p> <p>Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/></p> <p>Board of Zoning Appeals Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/></p>
APPLICANT SIGNATURE	<p><i>[Handwritten signature]</i></p> <p>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.</p> <p>Signature _____ Date <u>4/21/2022</u></p>
OFFICIAL USE	Meeting Date <u>5/12/22</u> Fee (See Fee Sheet) \$ _____ Meeting Outcome _____ Check Box when Fee Paid <input type="checkbox"/> Zoning District <u>I-1</u>

Z22-14 Foundry Banquet Facility

Property Owner: Foundry Holdings LLC
 Applicant: Tony Cerny
 Location: 333 Foundry Street
 Zoning: I-1 (Industrial)
 Request: Use Variance to Section 1141.02 to allow a banquet facility use

LOCATION AND SURROUNDING USES

The subject site is composed of 7.24 acres located on the northwest corner of Foundry Street and Bronson Street. Adjacent properties contain the following uses and zoning:

- North – Industrial (I-1)
- East – Single and Multi-Family Residential (R-3) and Park (O-C)
- South – Multi-Family Residential (R-3)
- West – Industrial and Commercial Recreation (I-1)



BACKGROUND & PROPOSED APPLICATION

The site currently contains Foundry Social, MAD Brewing, and High Voltage Karting. The applicant is proposing to establish a new 6,800 sq. ft. banquet hall in a central area of the building, which will seat approximately 250 guests.

Improved parking on the site is located on the north and south sides of the building. Additional overflow parking is located in an unimproved parking area on the northwest side of the building. In conjunction with the proposed banquet facility, formalized parking is proposed on the northwest side of the building, which will be reviewed by the Planning Commission. As indicated in the application, within five years, the owner is proposing to improve the parking area by providing a hard surface and other required improvements.

USE REQUIREMENTS – SECTION 1141.02

The existing uses on the site include electric karting, games, a restaurant/bar, and a flexible gathering room. In the past, these uses have loosely been classified as “Commercial Recreation”, a conditionally permitted use in the I-1 zoning district.

Though the site will have share parking, common building entrances/exits, and guests may visit multiple uses in the building, the proposed use’s function, size, and scale place it in a separate classification as a “Conference Center, Banquet Facility, or Meeting Hall”.

Section 1141.02 includes a table indicating permitted uses in the I-1 zoning district. A “Conference Center, Banquet Facility, or Meeting Hall” use is not included in the table and is thus not permitted at the subject site.

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

Standards applicable to use variances (“unnecessary hardships”). The applicant shall demonstrate by clear and convincing evidence that all of the following standards have been met in order to find an unnecessary hardship exists so as to justify the granting of a use variance, as determined by the Board:

- A. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;
- B. The hardship condition is not created by actions of the applicant;
- C. The granting of the variance will not adversely affect the rights of adjacent owners;
- D. The granting of the variance will not adversely affect the public health, safety or general welfare;
- E. The variance will be consistent with the general spirit and intent of this Ordinance;
- F. The variance sought is the minimum which will afford relief to the applicant; and
- G. There is no other economically viable use which is permitted in the zoning district.

The site is one of the most unique locations in the City of Medina incorporating multiple commercial uses in a renovated industrial building. There are no buildings in the zoning district that currently include such a configuration. Though a different use classification, the proposed use would be comparable to the existing commercial uses in the building.

The use, which is located in a central area of the building, will not have detrimental effects on the area or affect the public health, safety, or general welfare.

The variance is the applicant’s only option for locating the use on the site. Economically viable uses permitted in the district could locate at the site, however, industrial uses would not be suitable due to the existing uses and adjacent residences.

STANDARDS APPLICABLE TO USE VARIANCES ("UNNECESSARY HARDSHIPS")

The applicant shall demonstrate by clear and convincing evidence that all of the following standards have been met in order to find an unnecessary hardship exists so as to justify the granting of a use variance, as determined by the Board:

A. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;

The building is an Historic Industrial Complex, but is now isolated from other industrial areas in the city with limited access. It is difficult to service the site with large trucks.

B. The hardship condition is not created by actions of the applicant;

The property was not being actively used for industrial purposes when the owner purchased the property. The building had been under utilized for years and was vacant at the time of purchase.

C. The granting of the variance will not adversely affect the rights of adjacent owners;

Since the purchase, the owner has renovated more than 1/3 of the facility. Using the building for conditionally approved recreation use. Bringing activity to the building has enhanced the area. The requested use adds to the activity of the building and will continue to enhance the area, and not adversely impact neighbors.

D. The granting of the variance will not adversely affect the public health, safety or general welfare;
The granting of this variance will have no impact on public services or general welfare.

E. The variance will be consistent with the general spirit and intent of this Ordinance;

The goal and purpose of the city's zoning is to provide for development of the community in an organized manner that enhances the quality of life within the community. The proposed use is similar to and an extension of the current uses in the facility. The proposed use will enhance the facility and is consistent with the city's zoning code.

F. The variance sought is the minimum which will afford relief to the applicant; and

The facility has not been viable as an industrial use. Incorporation of recreational and entertainment type venues is essential to expanding the viability of the facility.

G. There is no other economically viable use which is permitted in the zoning district.

The proposed use is consistent with the type of activity currently in the facility. Continuing to find ways to make the facility viable is consistent with the spirit and intent of the city's zoning regulations. The building has not been used industrially for years and was slowly being allowed to deteriorate. With the inclusion of the recreational and entertainment activities, the building has regained economic viability allowing the Owner to invest in the building and reverse the deterioration of the structure and in many ways, preserve a piece of the community's history.

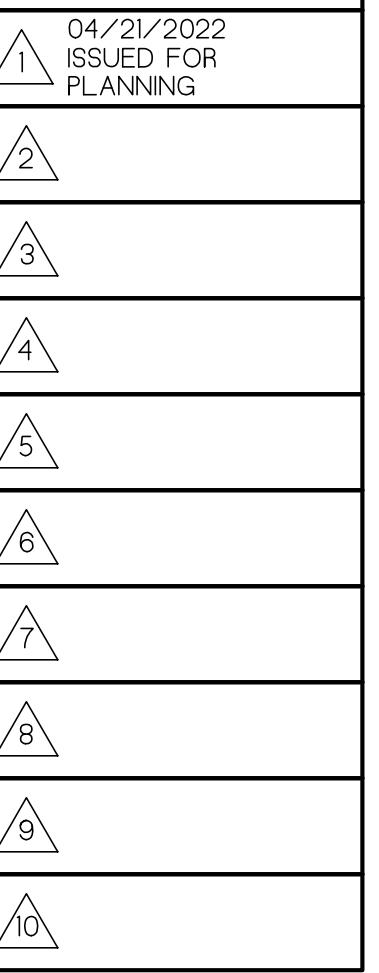


Architecture
 Preservation
 Graphics
 Planning
 Interior Design

620 E. Smith Road
 Medina, Ohio 44256
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I S S U E D



RENOVATION FOR:
 THE FOUNDRY
 333 FOUNDRY STREET
 MEDINA, OHIO 44256

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
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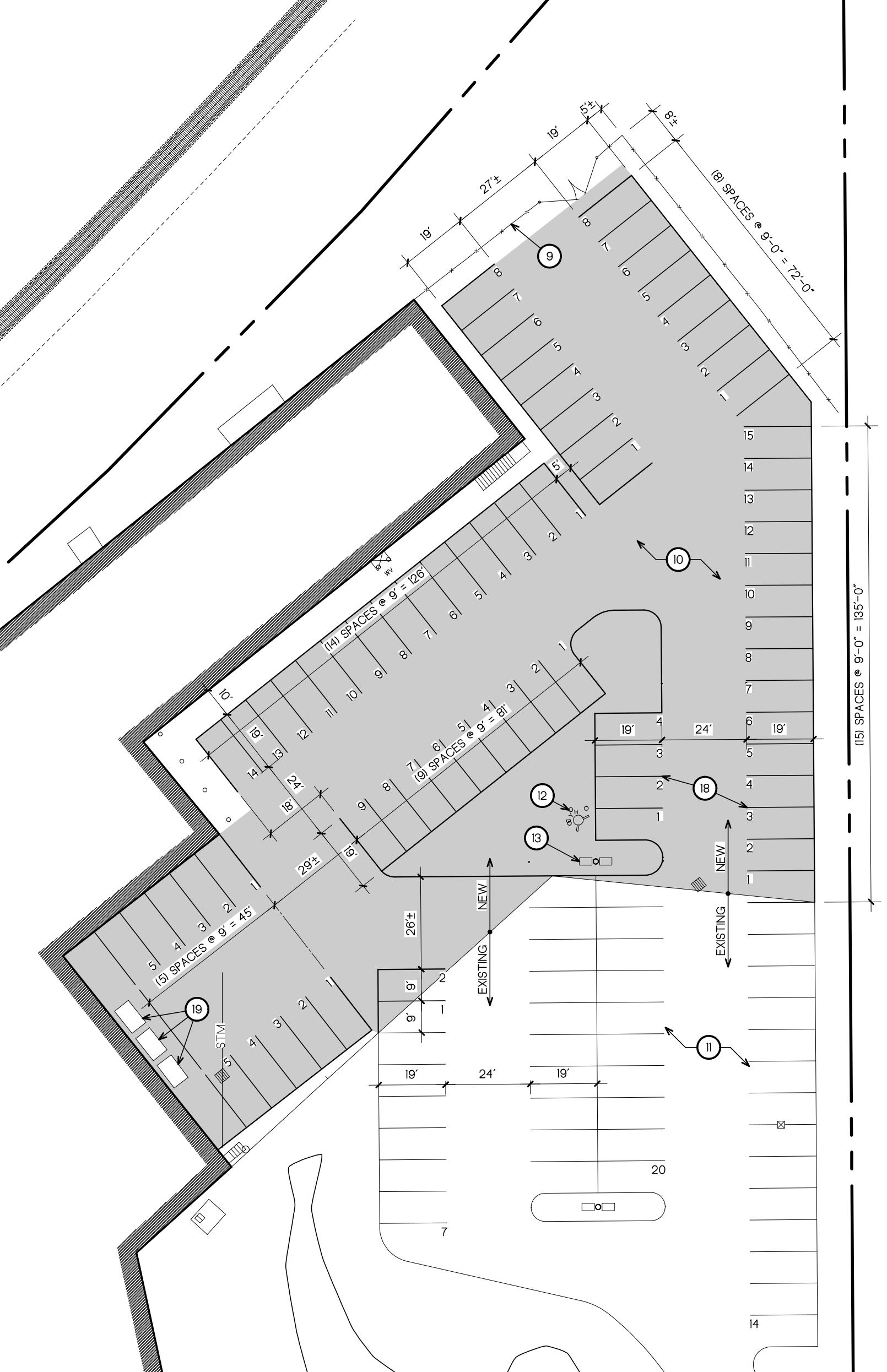
SP-1

ZONING INFORMATION	
Zoning	I-1 Industrial District
Lot Size	Approximately 7.24 Acres
Existing Building Size	143,000 sf +/-
Area of Renovation	6,800 sf (approximate)
Project Description	The project involves renovating approximately 6,800 sf of existing space for the use as a Banquet Hall, MultiPurpose Room. The existing building is approximately 143,000sf. Approximately 54,000 sf of the building is currently occupied by High Voltage Karting and Foundry Social. The balance of the building is unoccupied. The new space, to be known as Foundry Great Room is an expansion of the Foundry Social space, providing a venue for banquet type functions and musical type events. The space is being designed so it can be used in conjunction with the Foundry Social space or can be isolated and operated as a stand alone space, depending on the activity. This is similar to how Foundry Social and High Voltage Karting function. Clients have the ability to rent the entire facility for corporate events and the venues operate separately at other times. Foundry Great Room expands this model.
General Construction Notes	All contractors completing work within the City of Medina must be registered with the city. Please contact the City of Medina Building Department at (330)-722-9030 for details on the registration process.
	The Contractor must provide the City Engineer with a minimum of forty-eight (48) hour notice of any conflicts construction of this project which may impact traffic flow on Foundry Street & Bronson Street.
	All work within the road right-of-way must be inspected by the City of Medina Engineering Department. Please contact the City Engineer at (330)-722-9034 to schedule inspections.
	All work to complete the installation of the proposed building, parking area, utilities, landscaping and fencing must occur on the subject parcel unless written permission is received from the adjoining parcel owner. City of Medina plan approval in no way grants permission to enter onto any adjoining property.
Parking	Existing parking for the facility consists of 150 spaces divided between a north lot and a south lot with 8 of those spaces being accessible parking. The existing facility required and was approved for 139 spaces leaving 11 surplus. The new banquet space is expect to service 250 people with table and chairs. Per City of Medina Zoning Section 1145.04, parking required for this space is 1 space per 3 seats or 83 spaces. With a mixed use facility, the total sum of parking required can be reduced by 15%. Parking required for all three facilities is the original 139 spaces plus the additional 83 for a total of 222 less the 15% for total parking required of 189 spaces. In the proposal, we are showing an additional 72 spaces in the existing truck dock and service area plus an additional two accessible spaces by the north entrance. With the original 150 spaces and the additional space proposed, there will be 224 spaces, 35 spaces in excess of the minimum required.
Min Space Size	9'-0" x 19'-0"
Min. Isle Width	24'-0" (two way 90 degree parking)
No. of spaces req'd.	189
No. of spaces provided	224
Fire Suppression	The building is fully fire suppressed
Fire Alarm	The building has a fire alarm and smoke detection within the areas of occupancy
Fire Separation	A 3 hour Fire Separation Wall runs through the building, separating the building into two fire areas.

SITE PLAN NOTES

- ① EXISTING NORTH ENTRANCE.
- ② EXISTING SOUTH ENTRANCE.
- ③ EXISTING ENTRANCE TO HIGH VOLTAGE KARTING.
- ④ UNUSED SPACE FOR FUTURE DEVELOPMENT.
- ⑤ FOUNDRY SOCIAL, CONDITIONALLY APPROVED BY MEDINA PLANNING COMMISSION AS "COMMERCIAL RECREATION".
- ⑥ HIGH VOLTAGE KARTING, CONDITIONALLY APPROVED BY MEDINA PLANNING COMMISSION AS "COMMERCIAL RECREATION".
- ⑦ EXISTING EGRESS CIRCULATION PATH.
- ⑧ PROPOSED ASSEMBLY AREA.
- ⑨ EXISTING FENCE.
- ⑩ EXISTING STONE/CINDER SURFACE.
- ⑪ EXISTING ASPHALT PARKING LOT.
- ⑫ EXISTING YARD HYDRANT.
- ⑬ EXISTING POLE LIGHT FIXTURE.
- ⑭ NEW ACCESSIBLE PARKING. 5' CONCRETE OVER 6" COMPACTED STONE.
- ⑮ EXISTING ACCESSIBLE PARKING SPACES.
- ⑯ EXISTING STORM WATER DETENTION POND.
- ⑰ EXISTING RAIL SIDING.
- ⑱ STRIPPING OF EXISTING PAVEMENT FOR NEW PARKING.
- ⑲ TRASH DUMPSTERS AT LOADING DOCK.





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