



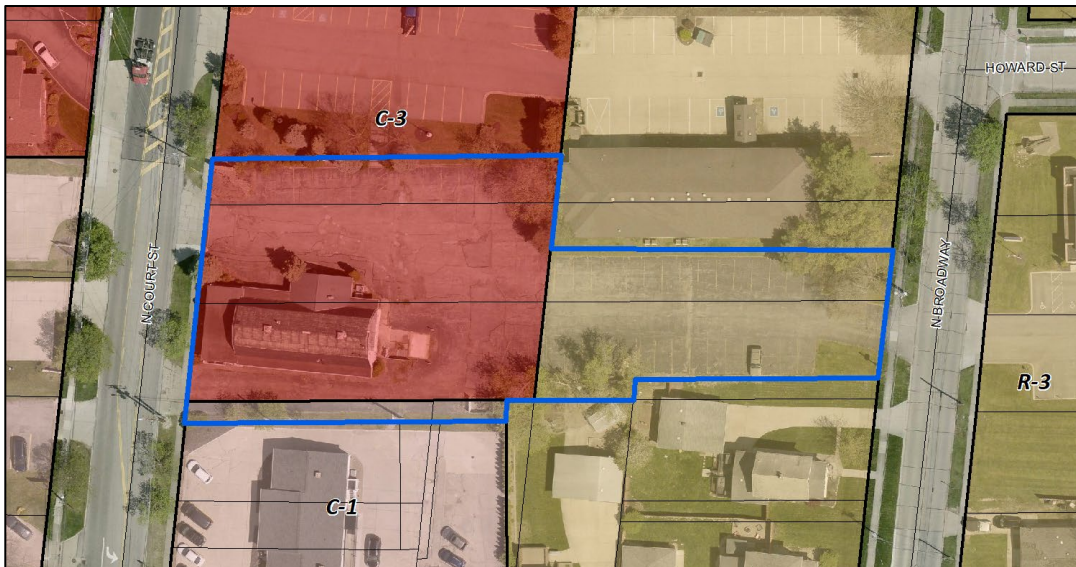
**Z23-12**  
**North Court Urgent Care Sign**

Property Owner: Milestone Properties, LLC  
Applicant: Jamie Wells  
Location: 716 North Court Street  
Zoning: C-3 (General Commercial)  
Request: Area Variance to Section 1147.14(d) to allow a larger secondary building sign than permitted

**LOCATION AND SURROUNDING USES**

The subject site is composed of two properties encompassing 0.80 acres located on the east side of North Court Street and the west side of North Broadway Street. Adjacent properties contain the following uses and zoning:

- **North** – Medical Office (C-3) and General Office (R-3)
- **East** – Veteran Memorial Hall (R-3)
- **South** – Office (C-1 and R-3) and Single-Family Residential (R-3)
- **West** – Office (C-3) and Daycare (C-1)



**BACKGROUND & PROPOSED APPLICATION**

The existing site has been vacant for an extended period of time and was most recently a restaurant. The applicant has received approval to demolish the existing building on the site and construct a 4,505 sq. ft. urgent care facility. The proposal incorporates a similar layout as the existing site with the building located in the southwest corner of the site and parking and drives on the west, north, and east sides of the property.

The applicant has also received approval for a 50.7 sq. ft. wall sign on the west side (front) of the building. In addition, a 40.5 sq. ft. wall sign is proposed on the north side of the building, facing the parking lot.

**SECTION 1147.14(d) – PERMANENT BUILDING SIGN REQUIREMENTS**

Section 1147.14(d) allows building signs in the C-3 District, per the following:

*One permanent building sign (wall, awning, or canopy) 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... and one permanent building sign on the secondary building frontage side of the building unit, not exceeding one square foot in area for each four (4) linear feet of secondary building frontage...*

The west side of the building fronts on a public right-of-way and the north side of the building has an entrance. Therefore, these sides of the building are considered building frontages. The applicant is permitted to determine which side is the primary frontage and which is the secondary frontage.

The west side (front) of the building was chosen as the primary frontage and was permitted a 50.7 sq. ft. wall sign.

The north side of the building is thus considered the secondary frontage and is permitted 22.25 sq. ft. of wall sign area. The applicant is requesting 40.5 sq. ft. of wall sign area.

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

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 applicant has indicated the following regarding the Standards for Variances and Appeals:

- Construction of a conforming sign would require the removal of trees.
- The variance sought is the minimum necessary and the sign is not directly facing North Court Street.
- The character of the neighborhood will be maintained.

**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. And the construction of the signage per the variance being requested does not obstruct the vision of motorist or endanger the public

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B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;

No.

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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;

The current standard size of the signage per the code would require the removal of two of the frontage trees to allow visibility to our other building signage

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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;

Yes, the proposed signage is proportionate to the building size and sign band on the building

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E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;

It does not

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F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or

Yes as the sign isn't directly facing the road is on the side of the building

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

Yes, it still maintains the character of the neighbor

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**LOCATION NUMBER:**

716

**SITE ADDRESS:**

716 N Court St  
Medina, OH  
44256-1748

**SIGN CODE:**

One permanent building sign (wall, awning, or canopy) 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 or 300 square feet, whichever is less, for each building unit; and one permanent building sign on the secondary building frontage side of the building unit, not exceeding one square foot in area for each four (4) linear feet of secondary building frontage, if any exists, or seventy-five (75) square feet, whichever is less, for each building unit.

Temporary window signs displayed in or attached to the inside of display or show windows, provided the total sign area does not exceed twenty-five percent (25%) of the total window area for each nonresidential building. Only allowed for 7 days

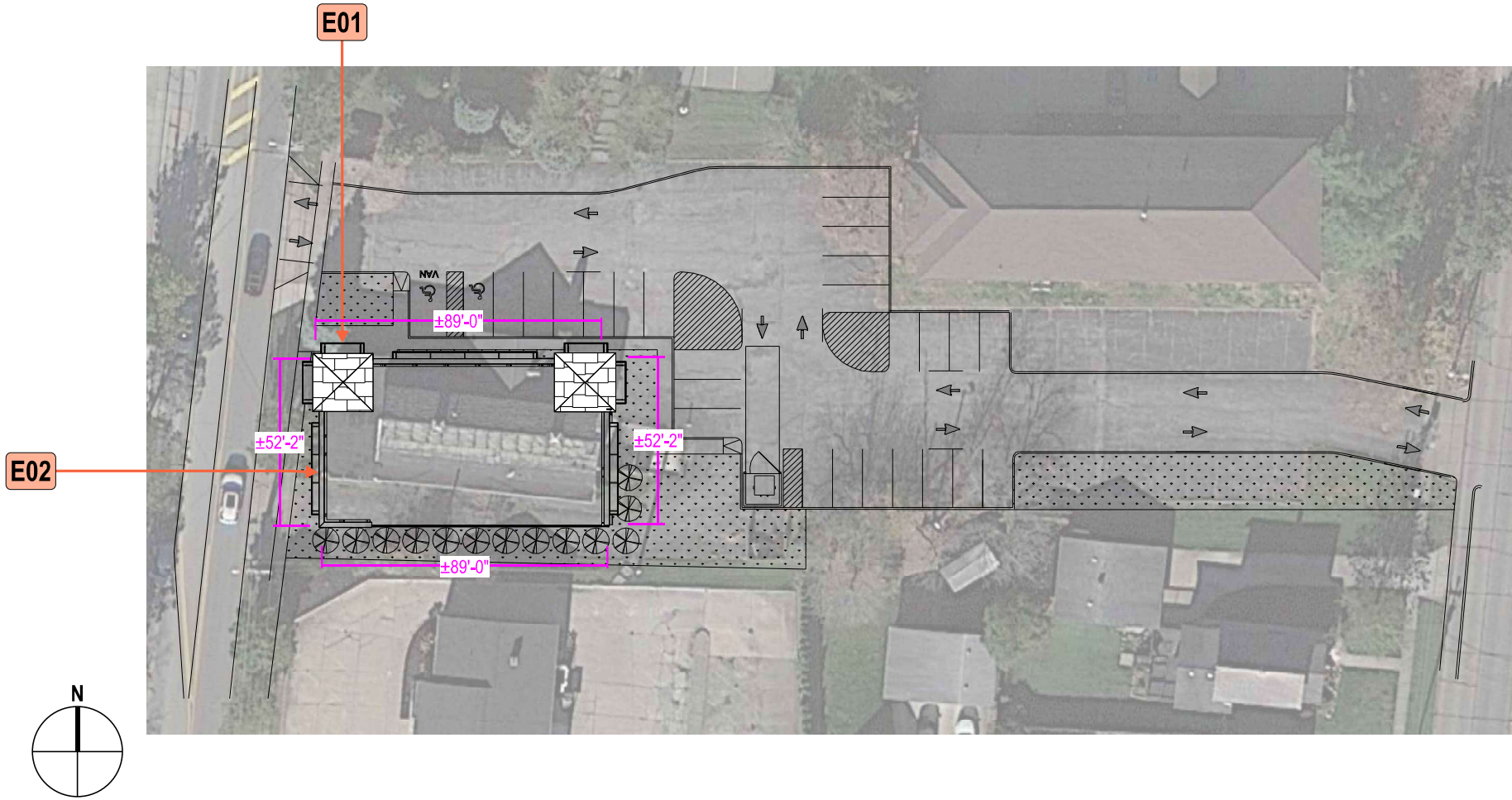


**University Hospitals**  
**Urgent Care**

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# SITE PLAN

Scale: 1/32"=1'-0"



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8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT:



ORDER NUMBER:

1180057

PROJECT NUMBER:

86536

SITE NUMBER:

716

PROJECT MANAGER:

LAUREN HARTMAN

ADDRESS:

716 N COURT STREET  
MEDINA, OH 44256-1748

PAGE NO.:

2

ELECTRONIC FILE NAME:

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	417865	02/13/23 BB					
Rev 1	417973	02/15/23 Z-SA					
Rev 2	418203	02/16/23 BB					
Rev 3	422182	03/21/23 BB	Revised aerial view with new provided file; moved E02				
Rev 4	428773	05/05/23 AP					
Rev 5	429978	05/15/23 KW	moved E02				

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E01

**NORTH ELEVATION**

Scale: 1/8"=1'-0"

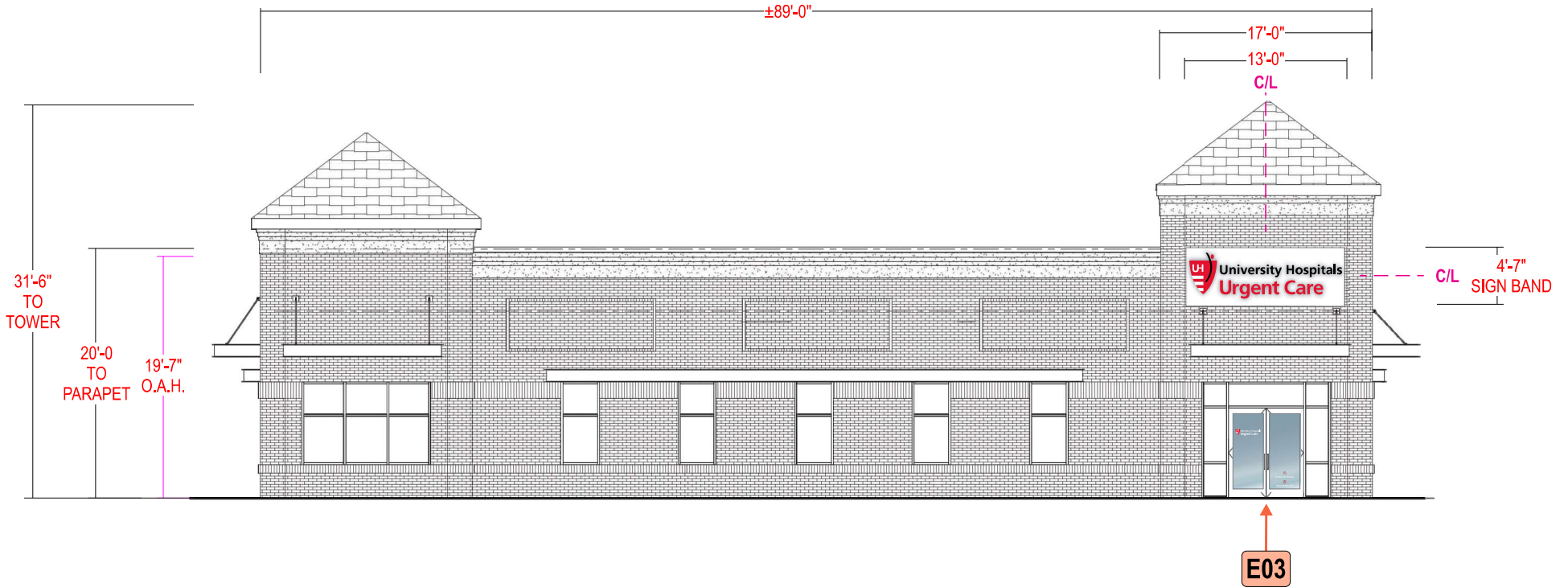
**VARIANCE OPTION**

**UHUC-S-FL-44**

EXISTING SIGN SF:	0
PROPOSED SIGN SF:	40.5



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



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CLIENT: **University Hospitals  
Urgent Care**

ADDRESS: 716 N COURT STREET  
MEDINA, OH 44256-1748

PAGE NO.: **3**

ORDER NUMBER:  
1180057

SITE NUMBER:  
716

ELECTRONIC FILE NAME:  
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PROJECT NUMBER:  
86536

PROJECT MANAGER:  
LAUREN HARTMAN

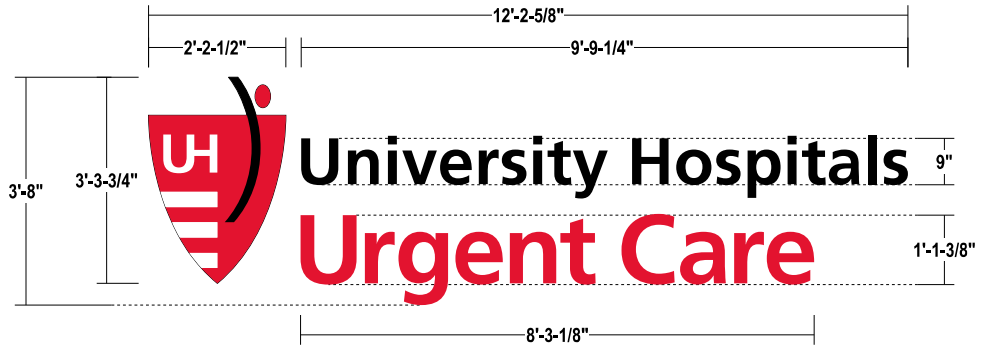
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	417665	02/13/23 BB					
Rev 1	417973	02/15/23 Z-SA					
Rev 2	418203	02/16/23 BB					
Rev 3	422182	03/21/23 BB	Updated Elevation with new art: revised to 44" letterset				
Rev 4	428773	05/05/23 AP					
Rev 5	429978	05/15/23 KW					

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**E01** **FACE LIT CHANNEL LETTERS** **VARIANCE OPTION** **UHUC-S-FL-44**  
 Scale: 1/2"=1'-0" 40.5 square feet



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN

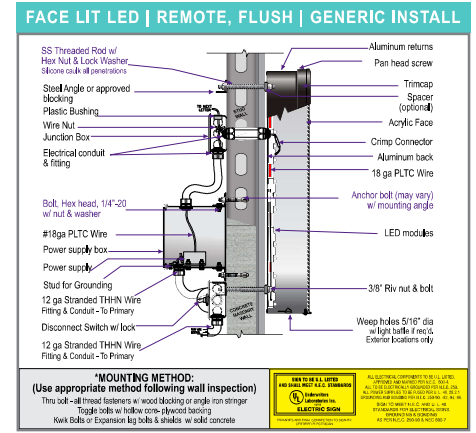


- FACES:** LOGO: 3/16" white polycarbonate with surface applied vinyl to match colors shown;  
 LETTERS: 3/16" # 2447 white acrylic with surface applied vinyl to match colors shown;  
 Black letters and arch to illuminate white at night
- TRIMCAP:** LOGO: 2" standard black jewelite trimcaps  
 LETTERS: 1" standard black jewelite trimcaps (3/4" trimcaps for letters under 10" tall)
- RETURNS:** 5" deep .063 alum. returns - pre-painted black
- BACKS:** .090 alum. backs - insides painted White
- ILLUM.:** White LEDs as required by manufacturer;  
 Remote Power Supplies
- WALL MAT.:** EIFS
- INSTALL:** Thru bolted using all thread into blocking as required;  
 12" standard length of threaded rod will be supplied unless otherwise noted;  
 3/8" threaded rod into blocking or Stratus approved equivalent;  
 Compression sleeves required to avoid crushing wall and achieve max tension
- QUANTITY:** (1) ONE REQUIRED FOR NORTH ELEVATION

**COLOR PALETTE**

- 3M 3632-33 Red
- 3M 3635-222 Dual-Color Black

*All paint finishes to be Sain unless otherwise noted*



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 Mentor, Ohio 44060  
 888.503.1569

<b>CLIENT:</b> University Hospitals Urgent Care	<b>ORDER NUMBER:</b> 1180057	<b>PROJECT NUMBER:</b> 86536
<b>ADDRESS:</b> 716 N COURT STREET MEDINA, OH 44256-1748	<b>SITE NUMBER:</b> 716	<b>PROJECT MANAGER:</b> LAUREN HARTMAN
<b>PAGE NO.:</b> 4	<b>ELECTRONIC FILE NAME:</b> G:\ACCOUNTS\PIEDMONT URGENT CARE\2023\OH716_Medina\716_Medina R5.cdr	

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Original	417865	02/13/23 BB					
Rev 1	417973	02/15/23 Z-SA					
Rev 2	418203	02/16/23 BB					
Rev 3	422182	03/21/23 BB	Revised Size: added iso				
Rev 4	428773	05/05/23 AP	Adjusted ISO view				
Rev 5	429978	05/15/23 KW					

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