



BOARDS & COMMISSIONS APPLICATION

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

Application Number Z24-16

GENERAL	<p>Date of Application <u>5/1/24</u></p> <p>Property Location <u>325 S Elmwood Ave, Medina, OH 44256</u></p> <p>Description of Project <u>Doing a brand new Projecting Sign to catch traffic easier by allowing the drivers to see the location without having to turn their heads.</u></p>
CONTACT INFORMATION	<p>Applicant Name <u>Signs 330</u></p> <p>Address <u>118 South Main St</u> City <u>Munroe Falls</u> State <u>OH</u> Zip <u>44262</u></p> <p>Phone <u>330-400-4315</u> Email <u>audreya@signs330.com</u></p> <p>Property Owner Name <u>325 ELMWOOD PROPERTIES LLC</u></p> <p>Address <u>325 Elmwood Ave</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u></p> <p>Phone <u>330-725-5702</u> Email _____</p>
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"/> 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"/> </p>
APPLICANT SIGNATURE	<p><i>By signing this application, I hereby certify that:</i></p> <ol style="list-style-type: none"> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>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;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> <p>Signature <u>Audrey Allshouse</u> Date <u>5/3/24</u></p>
OFFICIAL USE	<p>Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>200</u></p> <p>Meeting Date <u>6/13/24</u> Check Box when Fee Paid <input type="checkbox"/></p>

Z24-16
Mark's Cleaning Projecting Sign

Property Owner: 325 Elmwood Properties LLC
Applicant: Audrey Allshouse
Location: 325 South Elmwood Avenue
Zoning: C-2 (Central Business)
Request: Area Variance to Section 1147.14 to allow a nonpermitted projecting sign

LOCATION AND SURROUNDING USES

The subject site is 0.18 acres located on the west side of South Elmwood Avenue. Adjacent properties are zoned C-2 and contain the following uses:

- North – Single-Family Residential
- East – Single-Family Residential
- South – Retail
- West – Retail and Office



BACKGROUND & PROPOSED APPLICATION

The applicant is proposing to construct a 4 sq. ft. (2 ft. x 2 ft.) projecting sign near the northeast corner of the building in addition to a recently approved wall sign. The proposed sign is approximately 6 ft. above the grade of the landscaped area below. The proposed sign is a part of a significant building facade renovation.

PROJECTING SIGN (SECTION 1147.14)

Section 1147.14 includes regulations for signs in Commercial and Industrial Districts. The Section does not include provisions allowing projecting signs. Section 1147.15 includes signs in the Historic District, which allows projecting signs. The section limits projecting signs to 4 sq. ft. and requires projecting signs to be 8 ft. above grade to provide clearance above public sidewalks.

The proposed property is not located in the Historic District, therefore, a projecting sign is not permitted.

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

Factors applicable to area or size-type 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 an area or size-type variance should be granted:

- 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);
- 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.

APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS

The applicant's responses to the Standards for Variances and Appeals include but are not limited to the following:

- The sign would not create a visual obstruction and would allow drives to identify the building.
- The sign would not adversely impact the character or appearance of the building and would be incorporated into the facade renovation.
- The variance would be consistent with the subject ordinance as the sign would add to the beautification, aesthetic, and function of the building and 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;

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.

AERIAL & STREET VIEW

Details

Mark's Cleaning Service is located at 325 S Elmwood Ave, Medina, OH 44256



PROPOSED SIGNAGE

Details

Direct Mounted Acrylic Letters

Size of sign: 120"W x 29.5"H

Letter Height:

"MARK'S": 19"

"CLEANING SERVICE": 7.5"



Blade Sign

Face: 24"x24"

Printed Vinyl Logo



SIGNAGE DESCRIPTION

Details

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