



**Z24-25**  
**Sgt. Clean Car Wash Drive Width**

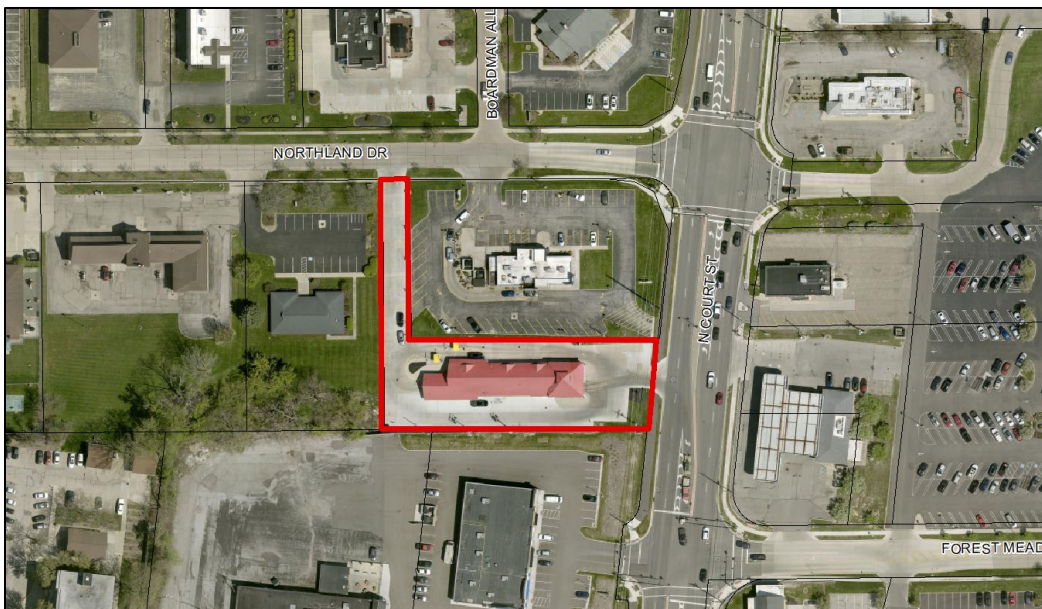
Property Owner: Sgt Cleans Medina Holding  
Applicant: Greg Seifert  
Location: 959 North Court Street  
Zoning: C-3 (General Commercial)  
Request: Area Variance to Section 1145.10(e) to allow a driveway wider than permitted

**LOCATION AND SURROUNDING USES**

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The subject site is composed of 0.82 acres located on the west side of North Court Street with access to Northland Drive. Adjacent properties are zoned C-3 and contain the following uses:

- North – Restaurant
- East – Gas Station
- South – Multi-Tenant Buildings
- West – Car Wash



**BACKGROUND & PROPOSED APPLICATION**

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Prior to the reconstruction of North Court Street, the Sgt. Clean Car Wash property shared a full access drive with the property to the north, occupied by Burger King. After the reconstruction project, Burger King lost access to North Court Street and the Sgt. Clean Car Wash access drive was changed to right-in/right-out only.

The applicant is proposing the widening of the apron of the North Court Street access drive.

### **DRIVEWAY WIDTH (SECTION 1145.10(e))**

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Section 1145.10(e) requires a maximum driveway width of 24 ft. at the right-of-way and 38 ft. at the curb.

The existing access drive on North Court Street is 24 ft. wide at the right-of-way and 46 ft. 6 in. wide at the curb. The applicant is proposing to widen the access drive to 29 ft. 6 in. at the right-of-way while maintaining the width of 46 ft. 6 in. at the curb.

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

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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**

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

- There can be a beneficial use of the property, however, the site's configuration causes customers to perform an "S" movement when entering from North Court Street, resulting in damage to the tree lawn.
- The essential character of the neighborhood would not be altered by granting the variance.
- When the property was purchased, North Court Street was being reconstructed and issues with the redesigned access drives were not anticipated.

**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;

Please see the included narrative.

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B. Whether the variance is substantial;

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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;

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D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

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

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

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

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## Variance Submission-North Court Street apron Modification

**Sgt. Clean Car Wash  
369 North Court Street  
Medina, Ohio**

Sgt Clean Car Wash would like to request a variance to modify our street apron on North Court street. The existing apron, while wide, is sharply angled against the direction of travel for our customers entering the site. The apron is right-in only. The flow of traffic from the street means that our customers need to follow an S-shaped course when pulling in. We are requesting a variance in order to alleviate the difficulty of negotiating the existing curb/apron layout. Our customers have difficulty making this turn in which has resulted in wear on both the lawn and the onsite curb. By removing the worn portion of lawn/curb and extending the concrete paving, we will remove this difficulty for our customers.

### **Variance Request:**

**A 5'-6" variance to allow for a curb apron to be larger than the maximum of 24' at the Right-of-way. The proposed width at the Right-of-way would become 29'-6".**

The City Ordinances allow for the granting of variances by the following criteria. We have listed the criteria from the Ordinances, followed by individual answers for each item.

Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

The apron was in existence when we purchased the property, however the Court Street upgrade construction was in-process. The apron was previously a full access driveway which was changed to a right-in, right-out driveway only. The traffic flow into our site at this apron makes our customers navigate an S-turn configuration, which causes them to run off the north side of the apron. We do not claim that we do not have beneficial use of the property without this variance, however we feel the other factors that follow create strong enough case to grant the variance.

Whether the variance is substantial.

**We do not feel the variance is substantial.**

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.

**We feel the granting of the requested variance would not alter the character of the neighborhood or negatively affect the surrounding properties.**

Whether the variance would adversely affect the delivery of governmental services.

**Granting the variance will not adversely affect the delivery of governmental services.**

Whether the property owner purchased the property with the knowledge of the property restrictions.

**We purchased the property in the midst of the Court Street modifications. The apron was previously a full access driveway and it was changed by the new street design to a right-turn in and out only. We did not know until the wash was in operation for some time that this wear would result.**

Whether the property owner's predicament feasibly be obviated through some other means than a variance.

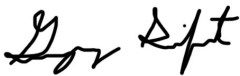
**We do not see another solution to solving the unique situation that we face.**

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

**We feel that our solution is equitable and within the spirit and intent of the zoning ordinances.**

Thank you for your time and efforts to review our project, we value our relationship with the City of Medina. Please do not hesitate to reach out to me should you feel the need.

Sincerely,

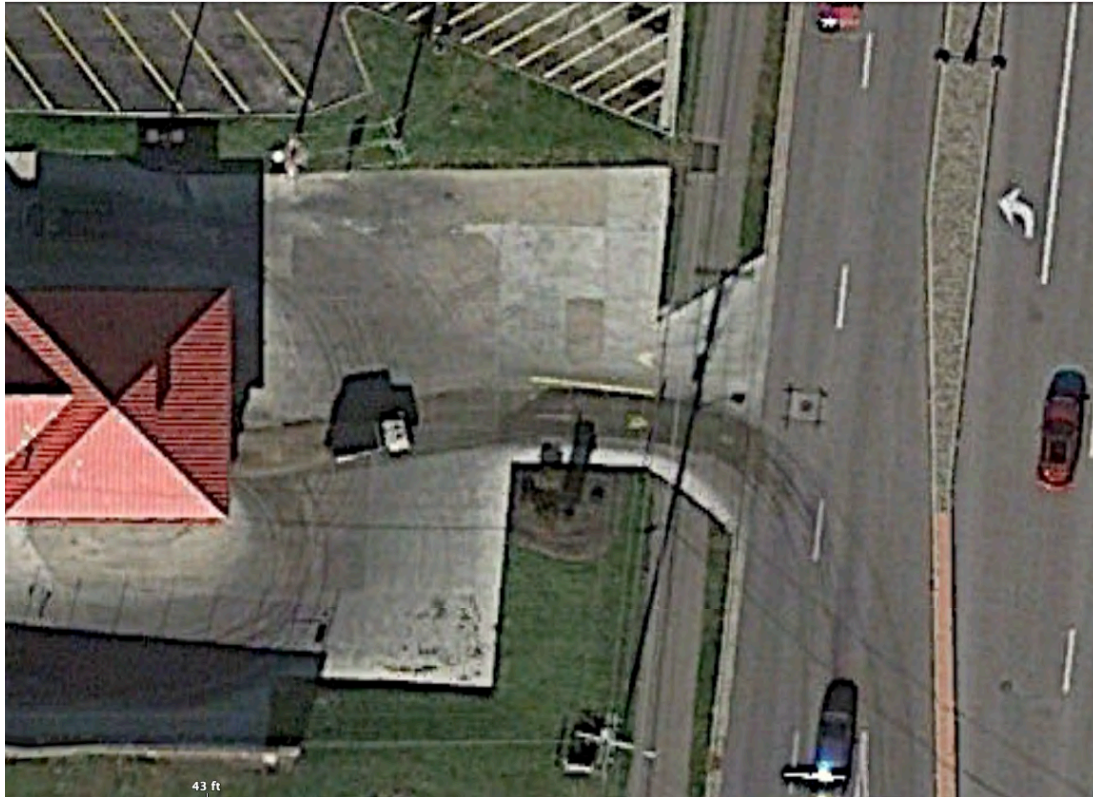
A handwritten signature in black ink that reads "Greg Seifert". The signature is written in a cursive, slightly slanted style.

Greg Seifert, Architect Sgt. Clean Car Wash

## **SITE #1: Medina**

**Driveway apron location:**

### **North Court Street Drive:**



**Current Conditions:** This driveway is right-in and right-out only. The concrete apron is in very good condition, with no visible broken patches or major cracks. There is a very sharp angle to the apron, meaning it is much wider at the street than at the driveway of the site. The apron opens right up to a large expanse of concrete. On the south side, there is a traffic directional sign approximately 3' oof the edge of the pavement. The street is built of asphalt and has concrete curbs. There is a sidewalk.

**Driveway width at Drive:** 24'-6"

**Driveway width at Road:** 46'-6"

**Signs of wear:** The inner corner of the entrance side has been worn from overrun of wheels. (north side)

**Suggested Improvements:** Increase the north, (entry) apron dimension at the edge of the driveway by at approximately 5'.



North Court Street-Front view





**North Court Street-entry-north side**



North Court Street-entry-north side wear



North Court Street suggested apron improvement

Prior to North Court Street Reconstruction



Existing

