



# BOARDS & COMMISSIONS APPLICATION

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

Application Number     Z25-01    

<b>GENERAL</b>	Date of Application <u>12-20-2024</u> Property Location <u>236 South Court St.</u> Description of Project <u>Window Graphics</u>
<b>CONTACT INFORMATION</b>	<b>Applicant</b> 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> <b>Property Owner</b> Name <u>Court Broadway Properties</u> Address <u>8524 Sheppard Rd.</u> City <u>Macedonia</u> State <u>Ohio</u> Zip <u>44056</u> Phone <u>330-350-1583</u> Email <u>nancymyers@lcloud.com</u>
<b>APPLICATION TYPE</b>	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 checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/>
<b>APPLICANT SIGNATURE</b>	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. Signature <u></u> Date <u>12-20-2024</u>
<b>OFFICIAL USE</b>	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>1/9/25</u> Check Box when Fee Paid <input type="checkbox"/>

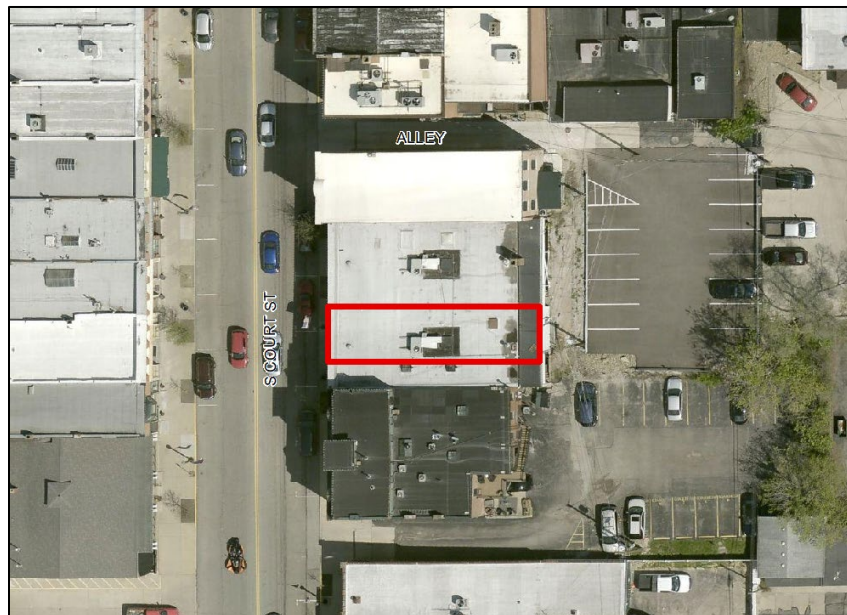
**Z25-01**  
**Hemingway's Window Sign**

Property Owner: Granger Girl Ltd.  
Applicant: Deborah Chapman  
Location: 236 South Court Street  
Zoning: C-2 (Central Business)  
Request: Sign variance to Section 1147.15(d) to allow a window sign larger than permitted

**LOCATION AND SURROUNDING USES**

The subject site comprises 0.05 acres on the east side of South Court Street. Adjacent properties are zoned C-2 and include the following uses:

- North – Retail
- South– Retail
- East – Parking
- West – Retail



**BACKGROUND & PROPOSED APPLICATION**

In June of 2024, the business received Historic Preservation Board approval for facade alterations and wall, projecting, and window signs. The approval included an 11 sq. ft. window sign covering approximately 24% of the window's area. The applicant has proposed a 25.2 sq. ft. window sign covering approximately 53% of the window's area.

The revised window sign will also require Conditional Sign Permit approval from the Historic Preservation Board.

**WINDOW SIGN AREA (SECTION 1147.05(d.))**

Section 1145.05(d) requires that permanent window signage shall cover not more than 25% of the window panel to which it is affixed. As noted, the revised window sign covers approximately 53% of the window panel.

**FACTORS APPLICABLE TO SIGN VARIANCES (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.

**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:

- A conforming sign would be blocked from the sight of motorists as trees, traffic, and street parking obstruct the sign.
- The proposed larger sign is more appropriate in scale as the business is on the basement level and the window is the only sidewalk identification.
- The proposed sign will not adversely impact the character or appearance of the building or area as the graphic is appropriate for the size of the window and the business type.

**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;

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*No, - it is a window graphic and not applicable*

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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;

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*Yes, Because of trees, traffic & street parking along with the fact that the building sign is non illuminated*

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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;

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No

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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;

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*Yes, the business is located in the basement floor and the large window is the only sidewalk identification*

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

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*No, the size of the graphic is appropoate for the size of the window and the business type*

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

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*Reasonable use - Yes  
visibility and readability probably not, but impact is desired*

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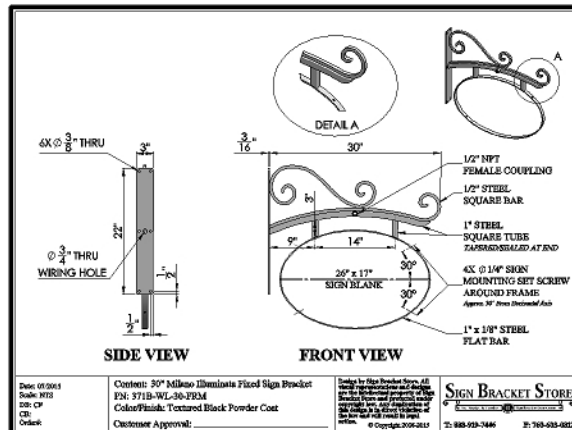
G. The variance will be consistent with the general spirit and intent of this Ordinance.

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*Yes, the design speaks for itself, it is certainly consistent with the historic look of the downtown area.*

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Original Approval



### Blade Sign

Customer:	Debbie Chapman
Company:	Hemingway's Underground
Address:	236 South Court St.
City:	Medina Ohio 44256
Phone:	330-949-9953
Email:	chapman.425.d@gmail.com

**Medina Signs**  
Since 1947

411 West Smith Rd.  
Medina, Ohio 44256  
330-723-2484  
medinasigns.com

Job No.:	NA	Date:	6/4/2024
Order Date:		Salesperson:	Dave Sterrett
Need By Date:		Estimate:	0.00
Comments:			

Original  
Approval



60 in  
14.5 in  
**HEMINGWAY'S**  
UNDERGROUND

LASER CUT ACRYLIC  
SIGNBAND 72" X 46  
FRONTAGE 144"  
PIN MOUNTED TO FASCIA

51 in  
31 in  
  
**WHERE CIVILIZED SPIRIT'S MEET**

White cast vinyl - 10.97 SF  
Glass Area - 46.68 SF - 23.5%

Wall Sign and Window treatment

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Size Compliant  
24.6% coverage



Proposed  
53% coverage

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		Estimate:	0.00
Comments:			

6.516  
 5.63  
 10.31  
 2.73  
 25.186 total

53%



5.63 sf



10.3125 sf



2.73 sf



1.629 sf  
 x4=6.5 sf



1.59



2.5 sf



1.0



6.516  
 1.59  
 2.5  
 1.0  
 11.6 total

24.8%



1.629 sf  
 x4=6.5 sf

Window Graphics area comparison

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