

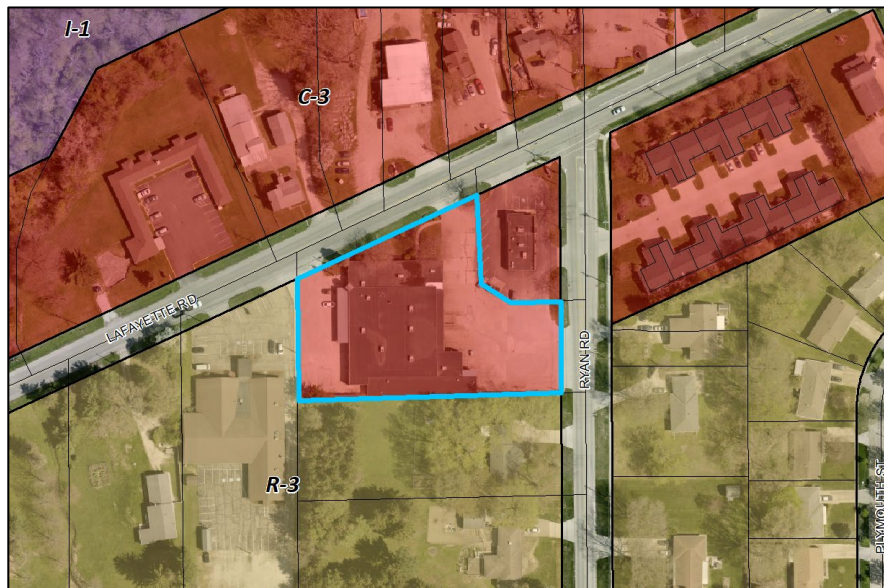
Z25-03
Corrpro Barbed Wire Fencing

Property Owner: Gourmet Properties LLC
Applicant: Joel Copley
Location: 820 West Lafayette Road
Zoning: C-3 (General Commercial)
Request: Area variance approval to Section 1155.01(d)(2) to allow a prohibited barbed wire fence

LOCATION AND SURROUNDING USE

The subject site consists of 1.48 acres located south and west of the intersection of Lafayette Road and Ryan Road. Adjacent properties include the following uses and zoning:

- North – Single-Family Residential, Automotive Service, and Office (C-3)
- East – Attached and Detached Single-Family Residential (C-3 and R-3)
- South – Single-Family Residential (R-3)
- West – Church (R-3)



BACKGROUND & PROPOSED APPLICATION

The existing 18,900 sq. ft. building has been utilized for office and warehouse uses and incorporates parking on the east and west sides of the building. Recently, Corrpro occupied the building and received approval for an 8 ft. tall chain link fence around an employee vehicle parking area on the east side of the building. When installed, the chain link fence included barbed wire, which was not indicated on approved plans.

BARBED WIRE FENCE (SECTION 1155.01(d)(2))

Section 1155.01(d)(2) states “barbed wire, razor wire, or any other type of anti-climbing wire shall only be permitted in I-1, O-C, and P-F districts.”

The property is zoned C-3, therefore the installed barbed wire fencing 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 property cannot yield a reasonable return or conduct a beneficial use as the barbed wire fence is necessary to secure overnight parking for vehicles.
- The variance is not substantial as it is set back away from the street and the barbed wire is not plainly noticeable.
- The predicament cannot be feasibly obviated through another method as the proposed fence is necessary to secure vehicles as numerous incidents occurred at the business's previous location.

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;

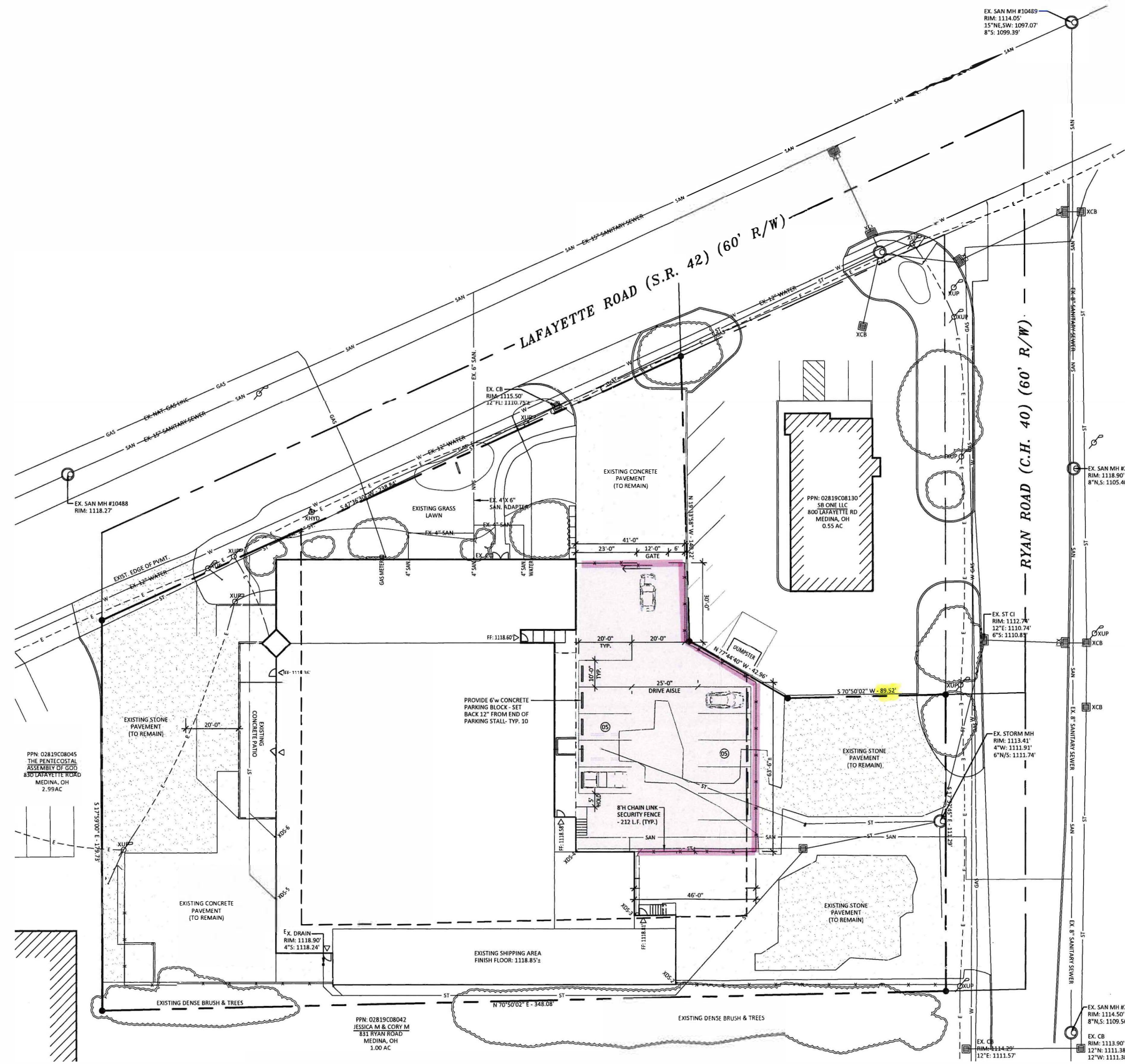
D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

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.

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SITE PLAN
1" = 20'

SITE LEGEND

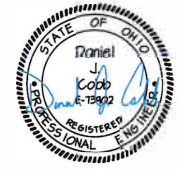
— SAN —	SANITARY SEWER LINE
— ST —	STORM SEWER LINE
— GAS —	GAS LINE
— W —	WATER LINE
— USE —	UNDERGROUND ELECTRICAL LINE
— E —	OVERHEAD ELECTRICAL LINE
- - - - -	EXISTING - TO BE REMOVED
— — — — —	CENTERLINE OF ROAD / STREET
— — — — —	PROPERTY / RIGHT-OF-WAY LINE
▨	EXISTING BUILDING OUTLINE
— — — — —	NEW FENCE OUTLINE
— — — — —	BUILDING SETBACK LINE
⊙	NUMBER OF PARKING SPACES
▽	BUILDING EXIT
▨	CONCRETE PAVEMENT
▨	STONE PAVEMENT

ZONING DATA:

DISTRICT	C-3 (GENERAL COMMERCIAL DISTRICT)
USE	OFFICE BUILDING
TOTAL LOT AREA	1.88 AC.
MAX. LOT COVERAGE	N/A
MIN. FRONT YARD SETBACK	NONE
MIN. SIDE YARD SETBACKS	0' - (75' ADJACENT TO 'R' DIST.)
MIN. REAR YARD SETBACK	30'
BUILDING HEIGHT	35'
MAX. BUILDING HEIGHT	40'
H.C. PARKING REQ'D	2 SPACES (EXISTING)
PARKING PROVIDED	10 SPACES

CITY OF MEDINA - GENERAL NOTES FOR CONSTRUCTION

- 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 MAY HAVE WITH THE TRAFFIC FLOW ON LAFAYETTE ROAD OR RYAN ROAD.
- ALL WORK WITHIN THE RIGHT-OF-WAY AND EASEMENT AREAS MUST BE INSPECTED BY THE CITY OF MEDINA ENGINEERING DEPARTMENT. CONTACT THE CITY ENGINEER AT (330) 723-3846 TO SCHEDULE INSPECTIONS.



REVISIONS
10/28/24 FENCE PERMIT



SANDRIDGE - LAFAYETTE BUILDING
820 W. LAFAYETTE ROAD, MEDINA, OH 44256
SITE PLAN
CORRPRO SECURE
EAST SIDE PARKING

DRAWN BY: JDB
JOB NUMBER: 2024.132

Ohio Utilities Protection Service
Call 811
before you dig

C1.1

ARCH D (24.00 x 36.00 Inches)

