



BOARDS & COMMISSIONS APPLICATION

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

Application Number **225-11**

GENERAL	Date of Application <u>3/27/2025</u> Property Location <u>323 S. Court St.</u> Description of Project <u>Fabricate and Install a 36" x 120" flat panel</u> <u>above the existing 2 panels</u> <u>arrange the the existing and new panels to be evenly spaced on the wall area</u>
CONTACT INFORMATION	Applicant Name <u>Dave Sterrett - Medina Signs Inc.</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> Property Owner Name <u>Rose Companies</u> Address <u>4015 Medina Rd # 200</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u> Phone <u>(330) 725-6767</u> Email <u>lhaid@roseplaces.com</u>
APPLICATION TYPE	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"/> TC-OV <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"/>
APPLICANT SIGNATURE	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>D.A. Sterrett</u> Date <u>3/27/2025</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>5/8/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z25-11 Empoweriss Wall Sign

Property Owner: MMR Properties LLC
Applicant: Dave Sterrett
Location: 323 South Court Street
Zoning: C-2 (Central Business)
Request: Sign variance to Section 1147.14(d) to allow a building sign on a non-frontage side of a building unit

LOCATION AND SURROUNDING USES

The subject site consists of 0.98 acres located on the northwest corner of South Court Street and Mill Street. Adjacent properties are zoned C-2 and contain the following uses:

- North – Parking
- East – Farmers Exchange
- South – Auto Repair
- West – Auto Parts and Vacant



BACKGROUND/PROPOSED APPLICATION

The site contains the two-story, 25,000 sq. ft., Granary Row building which includes retail, office, and restaurant uses. The site has the following existing signs:

- Freestanding Multi-Tenant Signs - One in the northeast corner of the site near South Court Street and one in the south side of the site adjacent to the Mill Street parking entrance.
- Wall Signs - Wall signs for East of Chicago Pizza, Medical Advisors, and Same Custer State Farm on the north side of the building.
- Awning Sign - A Life's Treasures awning sign on the east side of the building.
- Window Signs - Miscellaneous window signs are located on all sides of the building.

WALL SIGN NUMBER AND AREA (SECTION 1147.14(d.))

Section 1145.14(d) states that each commercial tenant space shall have only one wall sign on the primary building frontage with a maximum size of 1 sq. ft. per 1 ft. and one wall sign on the secondary building frontage with a maximum size of 1 sq. ft. per 4 ft.

Per Section 1147.07(c), "... the length of the building wall that faces a street or building wall that contains a public entrance to the uses therein shall be considered building frontage".

The applicant is proposing a 30 sq. ft. wall sign on the north side of the building. The north side of the building is not considered a frontage as it does not face a street and does not have a public entrance.

As noted, three wall signs exist on the north side of the building. Though Sign Permits were located for two of the wall signs, it is staff's opinion that the signs were permitted in error. Sign areas are indicated, as follows:

Business	Sign Area	Permit
East of Chicago Pizza	20 sq. ft. (est.)	Not Located
Medical Advisors	30 sq. ft.	Yes
Same Custer State Farm	30 sq. ft.	Yes
Empoweriss	30 sq. ft.	Proposed
Total	110 sq. ft.	-

If the north side of the building was considered frontage, it would be permitted 146 sq. ft. of total wall sign area as a primary frontage or 37 sq. ft. of total wall sign area as a secondary frontage.

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 FACTORS APPLICABLE TO SIGN VARIANCES

The applicant's responses to the Factors Applicable to Sign Variances include but are not limited to the following:

- A conforming sign would be blocked from sight as a sign band is not available for second floor tenants on the front building elevation.
- A conforming sign would require severe alterations as there is no location for identification of the second floor tenants on available building frontages.
- The exception will not impact the character of the building or neighborhood as two other signs exist on the wall.

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

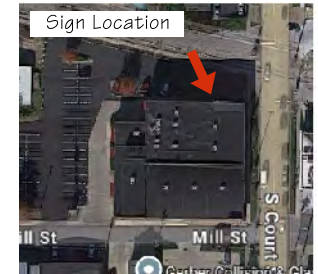
G. The variance will be consistent with the general spirit and intent of this Ordinance.



Existing



Proposed



Customer:	Krissy Key
Company:	Empoweriss
Address:	323 S. Court St.
City:	Medina
State/ZIP:	Ohio 44256
Phone:	234-499-1991
Email:	krissykey2020@icloud.com

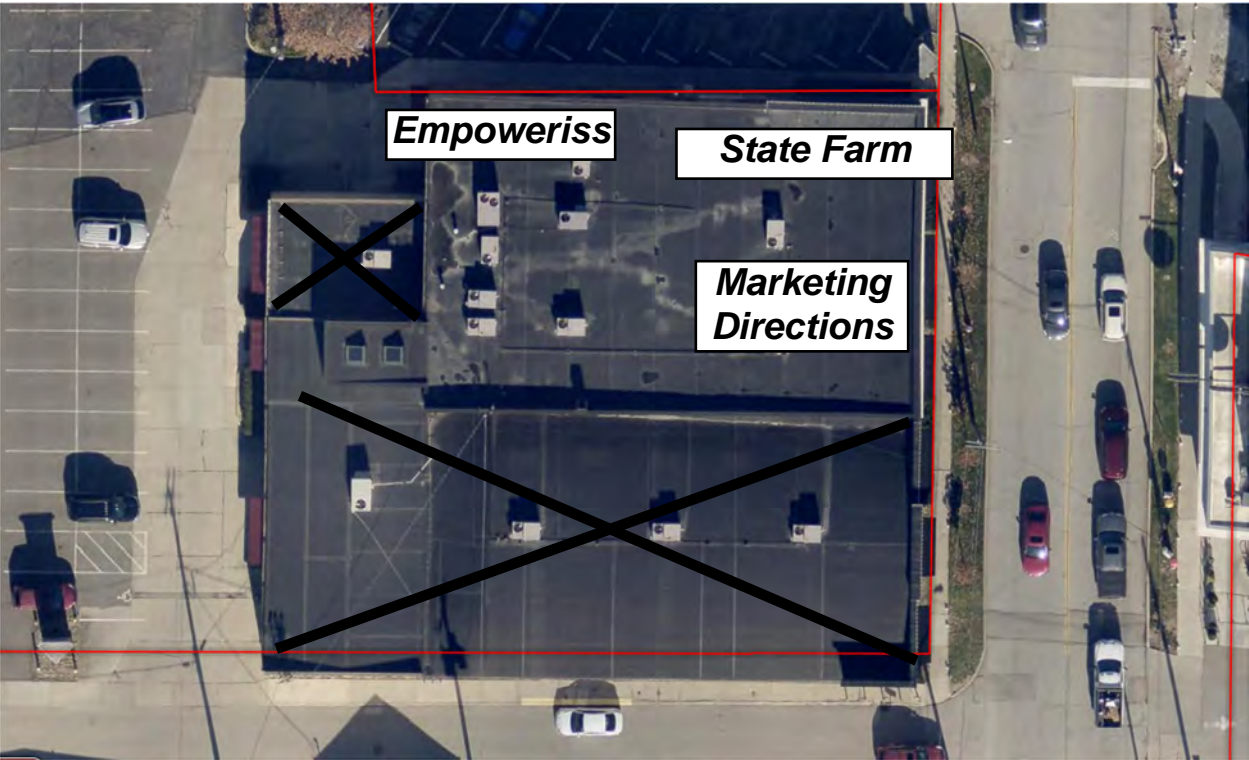
Medina Signs
 Since 1947
 411 West Smith Rd.
 Medina, Ohio 44256
 330-723-2484 medinasigns@gmail.com

Job No.:	Date:
	4/10/2025
Order Date:	Salesperson:
	Dave Sterrett
	Estimate:
	0.00
Comments:	
dramirez@roseplaces.com lhaid@roseplaces.com brose@roseplaces.com	

First Floor



Second Floor



North and East Elevations



State Farm

Marketing
Directions

Stairwell

Empoweriss

Life's Treasures

E. of Chicago

Medi. Advisors

North Elevation



State Farm

Stairwell

Empoweriss

EAST OF CHICAGO
PIZZA COMPANY

Medi
Advisors Ohio

Sam Custer
330-952-2778
State Farm

East of Chicago
PIZZA

Medi Advisors

E of Chicago

East Elevation

Marketing Directions

State Farm

Life's Treasures

E of Chicago



South and West Elevations

