



BOARDS & COMMISSIONS APPLICATION

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

Application Number _____

GENERAL	Date of Application <u>6.18.2025</u>
	Property Location <u>333 FOUNDRY ST. MEDINA, OH 44326</u>
	Description of Project <u>RENOVATION OF 6,300 S.F. OF VACANT AREA WITHIN EXISTING 143,000 S.F. BUILDING FOR USE AS A BANQUET FACILITY</u>
CONTACT INFORMATION	Applicant
	Name <u>MERAKI ARCHITECTS LLC (JOSEPH MOORE)</u>
	Address <u>6907 SMITH BEND</u> City <u>MIDDLEBURG HEIGHTS</u> State <u>OH</u> Zip <u>44130</u>
	Phone _____ email _____
	Property Owner
	Name <u>FOUNDRY HOLDING LLC</u>
Address <u>563 FOUNDRY ST.</u> City <u>MEDINA</u> State <u>OH</u> Zip <u>44256</u>	
Phone _____ Email _____	
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>JOSEPH F. MOORE</u> Date <u>6.18.2025</u>
OFFICIAL USE	Zoning District _____ Fee (See Fee Sheet) \$ _____
	Meeting Date _____ Check Box when Fee Paid <input type="checkbox"/>

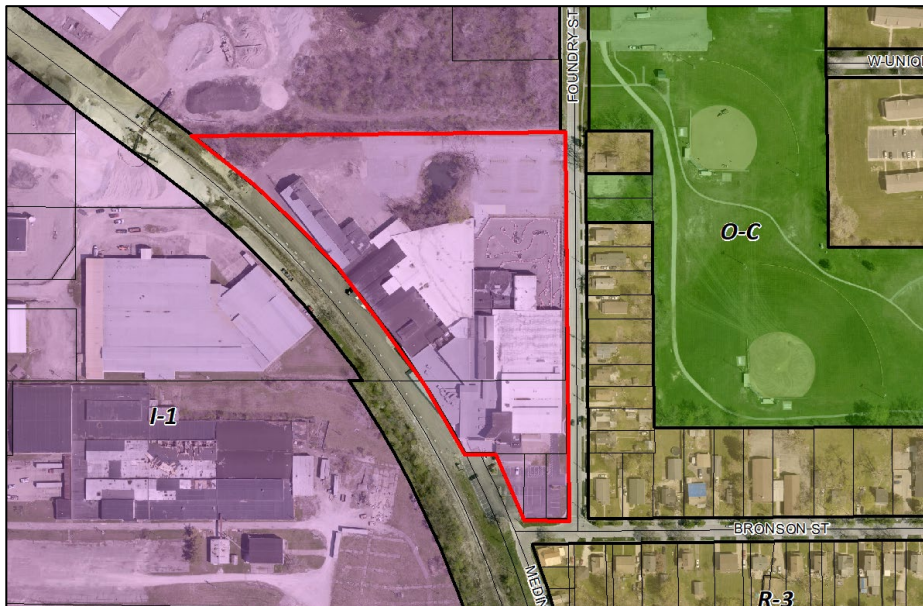
Z25-20 **Foundry Banquet Facility**

Property Owner: Foundry Holdings LLC
Applicant: Joseph Moore
Location: 333 Foundry Street
Zoning: I-1 (Industrial)
Request: Use Variance to Section 1141.02 to allow a banquet facility use

LOCATION AND SURROUNDING USES

The subject site is composed of 7.24 acres located on the northwest corner of Foundry Street and Bronson Street. Adjacent properties contain the following uses and zoning:

- North – Industrial (I-1)
- East – Single and Multi-Family Residential (R-3) and Park (O-C)
- South – Multi-Family Residential (R-3)
- West – Industrial and Commercial Recreation (I-1)



BACKGROUND & PROPOSED APPLICATION

The site currently contains Foundry Social, MAD Brewing, and High Voltage Karting. Improved parking for the uses is located on the north and south sides of the building. Additional overflow parking is located in an unimproved parking area on the northwest side of the building.

In May of 2022, the Board of Zoning Appeals approved a use variance to allow a 6,800 sq. ft. banquet hall in conjunction with the improvement of the parking area on the northwest side of the building. The Board's approval expired in May of 2023.

The proposed application includes the establishment of a 6,800 sq. ft. banquet hall and improvement of the parking area on the northwest side of the building. Both the banquet hall and the parking lot are similar to the previous approval.

The applicant has also applied for a Site Plan approval from the Planning Commission to formalize the parking area on the northwest side of the building, which was also previously approved in May of 2022. The request includes the condition that the parking lot will be paved within five years.

USE REQUIREMENTS (SECTION 1141.02)

The existing uses on the site include electric karting, games, a restaurant/bar, and a flexible gathering room. In the past, these uses have loosely been classified as “Commercial Recreation”, a conditionally permitted use in the I-1 zoning district.

Though the site will have shared parking, common building entrances/exits, and guests may visit multiple uses in the building, the proposed use’s function, size, and scale place it in a separate classification as a “Conference Center, Banquet Facility, or Meeting Hall”.

Section 1141.02 includes a table indicating permitted uses in the I-1 zoning district. A “Conference Center, Banquet Facility, or Meeting Hall” use is not included in the table and is thus not permitted at the subject site.

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

Standards applicable to use variances (“unnecessary hardships”). The applicant shall demonstrate by clear and convincing evidence that all of the following standards have been met in order to find an unnecessary hardship exists so as to justify the granting of a use variance, as determined by the Board:

- A. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;
- B. The hardship condition is not created by actions of the applicant;
- C. The granting of the variance will not adversely affect the rights of adjacent owners;
- D. The granting of the variance will not adversely affect the public health, safety or general welfare;
- E. The variance will be consistent with the general spirit and intent of this Ordinance;
- F. The variance sought is the minimum which will afford relief to the applicant; and
- G. There is no other economically viable use which is permitted in the zoning district.

The applicant has indicated the following regarding the Standards for Variances and Appeals:

- The variance stems from the uniqueness of the property as the building is in a historical industrial complex.
- The variance will not adversely affect adjacent property owners as activity in the building has enhanced the area and not impacted neighbors.
- The variance will be consistent with the spirit and intent of the ordinance as the proposed use is similar to existing uses in the facility.

STANDARDS APPLICABLE TO USE VARIANCES ("UNNECESSARY HARDSHIPS")

The applicant shall demonstrate by clear and convincing evidence that all of the following standards have been met in order to find an unnecessary hardship exists so as to justify the granting of a use variance, as determined by the Board:

A. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;

The building is an Historic Industrial Complex, but is now isolated from other industrial areas in the city with limited access. It is difficult to service the site with large trucks.

B. The hardship condition is not created by actions of the applicant;

The property was not being actively used for industrial purposes when the owner purchased the property. The building had been under utilized for years and was vacant at the time of purchase.

C. The granting of the variance will not adversely affect the rights of adjacent owners;

Since the purchase, the owner has renovated more than 1/3 of the facility. Using the building for conditionally approved recreation use. Bringing activity to the building has enhanced the area. The requested use adds to the activity of the building and will continue to enhance the area, and not adversely impact neighbors.

D. The granting of the variance will not adversely affect the public health, safety or general welfare;

The granting of this variance will have no impact on public services or general welfare.

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

The goal and purpose of the city's zoning is to provide for development of the community in an organized manner that enhances the quality of life within the community. The proposed use is similar to and an extension of the current uses in the facility. The proposed use will enhance the facility and is consistent with the city's zoning code.

F. The variance sought is the minimum which will afford relief to the applicant; and

The facility has not been viable as an industrial use. Incorporation of recreational and entertainment type venues is essential to expanding the viability of the facility.

G. There is no other economically viable use which is permitted in the zoning district.

The proposed use is consistent with the type of activity currently in the facility. Continuing to find ways to make the facility viable is consistent with the spirit and intent of the city's zoning regulations. The building has not been used industrially for years and was slowly being allowed to deteriorate. With the inclusion of the recreational and entertainment activities, the building has regained economic viability allowing the Owner to invest in the building and reverse the deterioration of the structure and in many ways, preserve a piece of the community's history.

ZONING INFORMATION

EXISTING SITE INFO:

PERMANENT PARCEL NO.: 028-19A-16-027

ZONING DISTRICT: 'I-1' INDUSTRIAL (EXISTING TO REMAIN)

LOT SIZE:

APPROXIMATELY 7.24 ACRES

EXISTING BUILDING SIZE:

143,000 SQ. FT. (+/-)

AREA OF RENOVATION:

6,800 SQ. FT. (+/-)

PROJECT DESCRIPTION:

THE PROJECT INVOLVES RENOVATING APPROXIMATELY 6,800 SQ. FT. EXISTING SPACE FOR THE USE AS A BANQUET HALL, MULTI-PURPOSE ROOM. THE EXISTING BUILDING IS APPROXIMATELY 143,000 SQ. FT. APPROXIMATELY 54,000 SQ. FT. OF THE BUILDING IS CURRENTLY OCCUPIED BY HIGH VOLTAGE KARTING AND FOUNDRY SOCIAL. THE BALANCE OF THE BUILDING IN UNOCCUPIED. THE NEW SPACE, TO BE KNOWN AS FOUNDRY GREAT ROOM IS AN EXPANSION OF THE FOUNDRY SOCIAL SPACE, PROVIDING A VENUE FOR BANQUET TYPE FUNCTIONS AND MUSICAL TYPE EVENTS. THE SPACE IS BEING DESIGNED SO IT CAN BE USED IN CONJUNCTION WITH THE FOUNDRY SOCIAL SPACE OR CAN BE ISOLATED AND OPERATED AS A STAND ALONE SPACE, DEPENDING ON THE ACTIVITY. THIS IS SIMILAR TO HOW FOUNDRY SOCIAL AND HIGH VOLTAGE KARTING FUNCTIONS. CLIENTS HAVE THE ABILITY TO RENT THE ENTIRE FACILITY FOR CORPORATE EVENTS AND VENUES OPERATE SEPARATELY AT OTHER TIMES. FOUNDRY GREAT ROOM EXPANDS THIS MODEL.

**GENERAL
CONSTRUCTION
NOTES**

ALL CONTRACTORS COMEATING 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 (48) HOURS NOTICE OF ANY CONFLICTS CONSTRUCTION OF THIS PROJECT WHICH MAY IMPACT TRAFFIC FLOW ON FOUNDRY STREET & BRONSON STREET.

ALL WORK WITHIN THE ROAD RIGHT-OF-WAY MUST BE INSPECTED BY THE CITY OF MEDINA ENGINEERING DEPARTMENT. PLEASE CONTACT THE CITY ENGINEER AT (330)-722-9034 TO SCHEDULE INSPECTIONS.

PARKING:

EXISTING PARKING FOR THE FACILITY CONSISTS OF 155 SPACES DIVIDED BETWEEN A EXISTING NORTH LOT (103 SPACES) AND EXISTING SOUTH LOT (52 SPACES) WITH 8 OF THOSE SPACES BEING ACCESSIBLE PARKING. THE EXISTING FACILITY REQUIRED AND WAS APPROVED FOR 139 SPACES LEAVING 11 SURPLUS. THE NEW BANQUET SPACE IS EXPECTED TO SERVE 250 PEOPLE WITH TABLES & CHAIRS. PER CITY OF MEDINA ZONING SECTION 1145.04 PARKING REQUIRED FOR THIS SPACE IS 1 SPACE PER 3 SEATS OR 83 SPACES. WITH A MIXED USE FACILITY, THE TOTAL PARKING REQUIRED CAN BE REDUCED BY 15%. PARKING REQUIRED FOR ALL THREE FACILITIES IS THE ORIGINAL 139 SPACES PLUS THE ADDITIONAL 83 FOR A TOTAL OF 222 LESS THE 15 % FOR TOTAL PARKING REQUIRED OF 189 SPACES. IN THE PROPOSAL, WE ARE SHOWING AND ADDITIONAL 72 SPACES IN THE EXISTING TRUCK DOCK AND SERVICE AREA INCLUDING AN ADDITIONAL TWO ACCESSIBLE PARKING SPACES BY THE EXISTING NORTH ENTRANCE. WITH THE ORIGINAL 155 SPACES AND THE ADDITIONAL 72 SPACES PROPOSED, THERE WILL BE 227 SPACES, 38 SPACES IN EXCESS OF THE MINIMUM REQUIRED.

TO ARCHIVE THE ADDITIONAL PARKING SPACES THE OWNER IS STRIPING THE EXISTING TRUCK DOCK AREA. WITH THE EXCEPTION OF THE NEW ACCESSIBLE PARKING, ALL THE NEW PARKING WILL BE LOCATION ON THE EXISTING PAVEMENT AREA. THE EXISTING AREA IS A MIXTURE OF GRAVEL AND CINDERS THAT HAS BEEN IN USE FROM THE DAYS WHEN THE FACILITY WAS USED TO MANUFACTURE FURNACES. THE OWNER IS PROPOSING TO UTILIZED THIS SURFACE IN THE EXISTING CONDITION WITH STRIPING TO DELINEATE THE PARKING AREAS FOR A PERIOD NOT TO EXCEED 5 YEARS. WITHIN IN THE FIVE YEAR PERIOD, THE OWNER PROPOSES TO PROVIDE HARD SURFACING AND OTHER IMPROVEMENTS AS REQUIRED UNDER CHAPTER 1145 OF THE CITY OF MEDINA ZONING CODE.

MINIMUM SPACE SIZE: 9'-0" x 19'-0"

MINIMUM ISLE WIDTH: 24'-0" (TWO-WAY 90 DEGREE PARKING)

OF SPACES REQ'D.: 189

OF SPACES PROVIDED: 227

FIRE SUPPRESSION:

THE BUILDING IS FULLY FIRE SUPPRESSED

FIRE ALARM:

THE BUILDING HAS A FIRE ALARM AND SMOKE DETECTION WITHIN THE AREAS OF OCCUPANCY.

FIRE SEPERATION:

2-HOUR FIRE SEPERATION WALLS RUN THROUGH THE EXISTING BUILDING SEPARATING THE BUILDING INTO DISTINCT FIRE AREAS.

