MEETING DATE: 12-8-16

HISTORIC PRESERVATION BOARD

Case No. H16-25

108 Public Square

CITY of MEDINA
Historic Preservation Board
December 8, 2016

Case No:	H16-25
Address:	108 Public Square
Applicant:	Dragan Tomic
Subject:	Conditional sign approval – Amuzé Euro Bistro
Zoning:	C-2 – Central Business District
Submitted by:	Justin Benko – Associate Planner JB

Site Location:
The storefront is located on the north side of Public Square, west of Marie's Café and east of 4 Ladies and More.

Project introduction:

The applicant received conditional sign approval for the wall sign that has been installed on the front of the building in case H16-14. An identical wall sign was installed on the side of the building that was not granted approval. The applicant is seeking conditional sign approval for the wall sign on the side of the building. Planning and Zoning Code Section 1147.15(C) allows for one wall, awning or canopy sign. A second wall sign is permitted on a secondary frontage; however, the east facing wall fronts a driveway and not a street. The applicant is seeking a variance at the December 8, 2016 Board of Zoning Appeals meeting to allow the second wall sign.

Please find attached to this report:

1. Sign details
2. Existing Condition Photograph

Considerations:

Design Guidelines

- Section145.07 (3) of the City of Medina Codified Ordinances states the intent of these guidelines is to preserve and restore the features which establish a buildings architectural character while making alterations and renovations necessary for the efficient and contemporary use of the building.

Sign Area. A second wall sign is not permitted because the secondary frontage does not face a public street. The applicant is seeking a variance at the December 8, 2016 Board of Zoning Appeals meeting for approval of the second wall sign. The sign is identical to the sign on the front of the building.

Conditional Sign Permit Review guidelines

- The Conditional Sign Permit Review guidelines in §1147.16 state that the proposed sign must be compatible with the design and materials of the building on which the sign is to be placed.
- The guidelines state that the proposed sign must be harmonious and in accordance with the general character of the district:

Staff Comments:
The wall sign has limited visibility but is compatible with the building and the district. The wall sign is identical to the sign on the front of the building.

Recommendation:
Staff recommends the Historic Preservation Board grant a conditional sign approval for the proposed sign on the following condition

1. Subject to the granting of a variance for the second wall sign from the Board of Zoning Appeals.

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BY: .....

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