

MEETING DATE: 02-11-16

BOARD OF ZONING APPEALS

Z16-03

125 N. Broadway



CITY of MEDINA
Board of Zoning Appeals
February 11, 2016 Meeting

Case No: Z16-03
Address: 125 N. Broadway Street
Applicant: Rob Root – Landmark Homes
Subject: Variance request to Section 1135.13(C) of the Planning and Zoning Code to allow a building to have vinyl siding in an area where vinyl siding is prohibited.
Zoning: C-2 Central Business District
Submitted by: Justin Benko – Associate Planner

JB

Site Location:

The site is located on the west side of N. Broadway Street, south of E. Friendship Street and north of E. Liberty Street with the historic district.

Project Introduction:

The former PNC/National City Bank drive thru is attached to the applicant's building. The demolition of the drive thru, which is scheduled for February 4, 2016, was approved by the Historic Preservation Board in case H14-12. The removal of the drive thru will leave an exposed concrete block wall on the south façade of the building. The applicant is seeking a Certificate of Appropriateness for the façade renovations to the entire building at the February 11, 2016 Historic Preservation Board Meeting. The façade renovations are primarily Hardie Board siding (a natural material intended to replicate wood siding) and stone with approximately 28% of the exterior consisting of vinyl siding. The applicant is seeking a variance from Section 1135.13 (C) to allow vinyl siding to be installed within the Historic District.

Please find attached to this report:

1. Aerial photograph of the subject parcel.
2. Building elevation.
3. Letter from applicant.

Considerations:

§1107.08(b) of the Medina Administrative Code describes the responsibilities of the Board of Zoning Appeals as such: Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this chapter, the Board shall have the power, in a specific case, to interpret any such provision in harmony with its general purpose and intent so that the public health, safety, and general welfare may be secured and substantial justice done.

The request is subject to determination of a practical difficulty as a building material variance is requested. There are seven factors that the BZA should consider when evaluating whether or not a practical difficulty exists. These factors are outlined below, along with a discussion of how these factors apply to the application in question.

Factors applicable to area variances (“practical difficulties”). 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 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;*

The property can continue to operate as an office without the granting of a variance.

- B. *Whether the variance is substantial;*

The variance may not be substantial. The primary façade material is Hardie Board and stone with vinyl accounting for approximately 9% of the total surface area. Additionally, the vinyl material proposed by the applicant is a high end vinyl that replicates wood shake siding and wood trim.

- 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;*

The essential character of the neighborhood may not be impacted. The demolition of the attached drive thru (separate parcel) was granted a Certificate of Appropriateness in case H14-12. The demolition of the drive thru, which is scheduled for February 4, 2016, will leave exposed concrete block walls. The applicant is seeking a Certificate of Appropriateness for the façade renovations at the February 11, 2016 Historic Preservation Board meeting.

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

The variance would not adversely affect the delivery of governmental services.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

The building development standards detailed in code section 1135.13 were in affect at the time of application and have been for a significant period of time.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

Code section 1135.13(c) requires building façades to be brick, wood, brick veneer, or natural stone. The owner could brick the entire building; however, considerable costs would be incurred by the applicant. Furthermore, the proposal is consistent with an early 20th century style bungalow building.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

The intent of the requirements is to protect the history and enhance the overall character of the Historic District, and the proposed material application could adhere to the intent of the code.

The BZA must weigh the above seven factors for the requested variance and determine if a practical difficulty exists that would merit a variance from code section 1135.13(C).



1 inch = 50 feet

N BROADWAY

N COURT ST

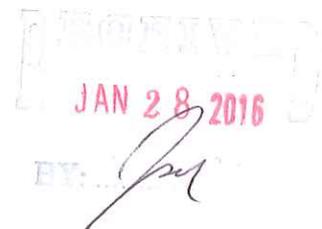
Subject Site

H16-01 & Z16-03
Facade Improvements
Landmark Homes
125 N. Broadway St.
February 11, 2016

Board of Zoning Appeals
February 11th, 2016, 6:00 PM

- Variance – asking for permission to use high quality vinyl shake siding in the gables of the Landmark Homes Office building located at 125 N. Broadway Street.
- In my opinion, this variance is NOT substantial. The area that will be high quality vinyl material will be less than 9% of the total exposed square footage (not including roof square footage).
- The essential “character” of the street and the neighborhood WILL be substantially altered by this overall renovation to the building, but will NOT suffer detriment as a result of this variance if granted. This is a very high quality vinyl shake product and is very different from flimsy products used in other applications. This product also has a lifetime fade protection warranty, will never lose its color, and will never “flake” the paint from its surface. This product has a very good combination of quality, architectural appeal, and maintenance characteristics.
- This variance, if granted, will not adversely affect the delivery of governmental services.
- The owner was not specifically aware of this zoning restriction when he purchased the property, but this would not have affected his ultimate decision to purchase the building.
- The spirit of this zoning requirement will be upheld by granting this variance. This vinyl product is far superior to any other “natural” product because of the shape and color of the shake, and the architectural statement that this product will make. It is our desire to have the highest quality products on our building so that we can use it as a model for the custom homes that we build in the Medina area each year.

Sincerely,
Robert Root
Landmark Homes



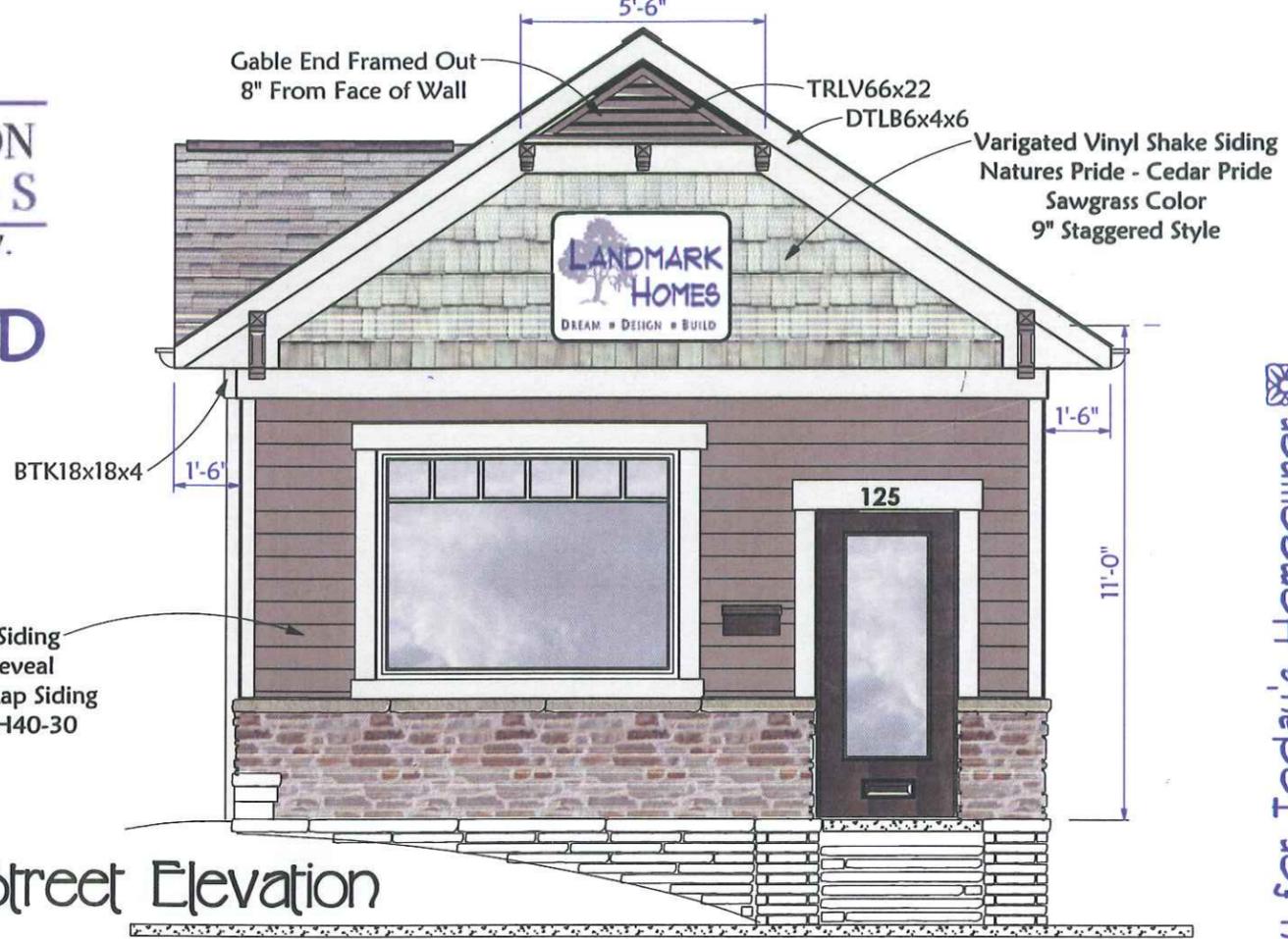


DREAM ✿ DESIGN ✿ BUILD
Exterior Renovation

Design Plans

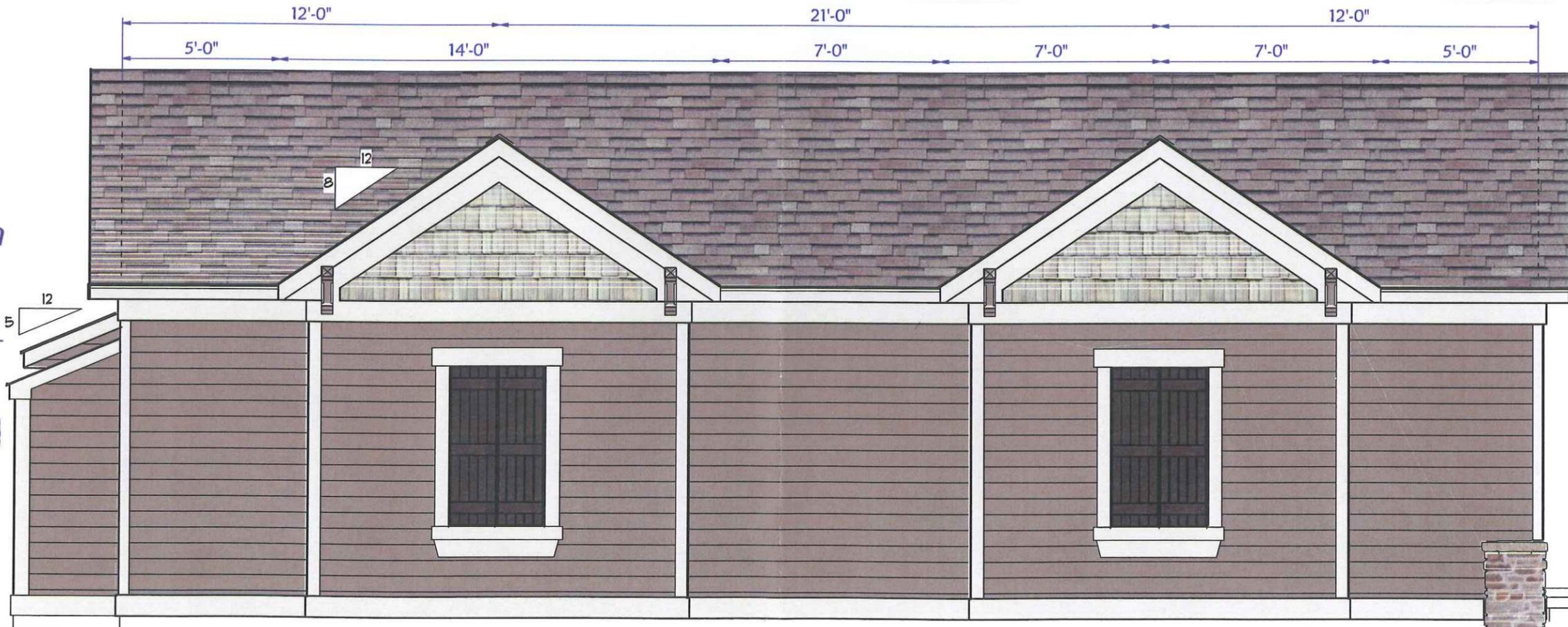
Renovation Homes Inc.
Landmark Homes
Corporate Offices
125 NBroadway St. Medina OH

Broadway Street Elevation



✿ Respecting the Past While Building for the Future

✿ Building Tomorrow's History for Today's Homeowner



North Public Square Elevation

WWW.LANDMARKHOMESMEDINA.COM

APPROVED
JAN 29 2016
[Signature]



DREAM ✿ DESIGN ✿ BUILD

Exterior Renovation

Design Plans

Renovation Homes Inc.

Landmark Homes

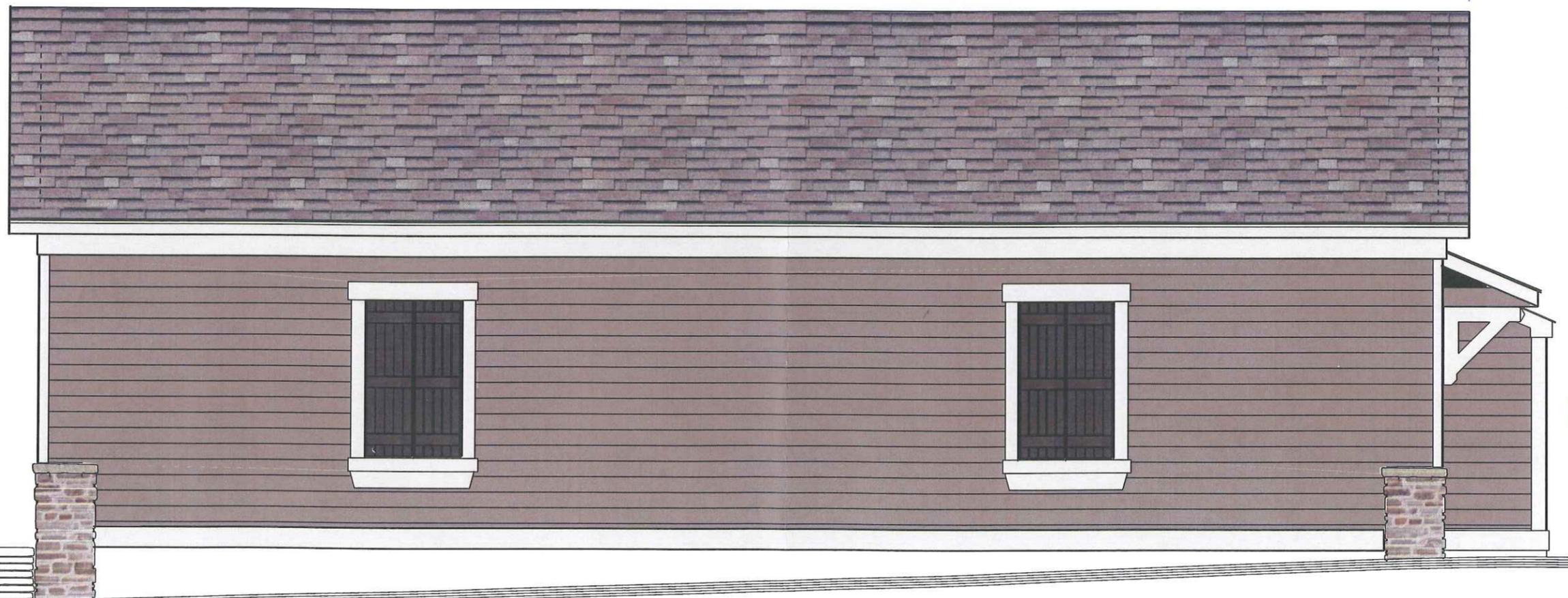
Corporate Offices

125 NBroadway St. Medina OH



East Elevation

47'0" Approx. - FV



South Elevation

✿ Respecting the Past While Building for the Future

✿ Building Tomorrow's History for Today's Homeowner