

**MEETING DATE: 5-12-16**

# **BOARD OF ZONING APPEALS**

**Z16-14**

**421 N. Court**

**Buckeye Super Wash**



**CITY of MEDINA**  
**Board of Zoning Appeals**  
**May 12, 2016 Meeting**

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**Case No:** Z16-14

**Address:** 421 N. Court Street

**Applicant:** Chad Frazier and Shawn Fugarino – Buckeye Super Wash

**Subject:** Variance request from Section 1147.13 (C) of the Planning and Zoning Code allow a second wall sign to be installed on the side of the building.

**Zoning:** M-U Multi-Use District  
Transitional Corridor Overlay District

**Submitted by:** Justin Benko, Associate Planner



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**Site Location:**

The building is located on the west side of N. Court Street, south of West Union Street and North of Bishop Alley within the TCOV.

**Project Introduction:**

Buckeye Super Wash is seeking Site Plan Approval from the Planning Commission at the May 12, 2016 meeting for façade renovations. In conjunction with the façade renovations, the applicant is seeking a variance for a second wall sign to be located on the side of the building. Secondary wall signs are only permitted for corner lots that face a secondary street.

Please find attached to this report:

1. Sign rendering
2. Aerial site photograph
3. Letter from Applicant

**Considerations:**

§1107.08(b) of the Medina Planning and Zoning 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.

When a sign variance is requested, as in this case, a practical difficulty must exist. 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. The Board shall weigh the following factors to determine whether an area variance should be granted:

1. ***Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health.***

Construction of a conforming sign would not obstruct vision of motorists. The variance request is for a secondary wall sign, but a compliant ground sign could obstruct site circulation given the frontage width.

2. ***A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees, or other obstructions.***

Conforming signage would not be blocked from the sight of passing motorists due to existing trees or other obstructions. The secondary wall sign would be visible primarily by motorists traveling south on N. Court Street.

3. ***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.***

Conforming signage would not require removal or severe alteration to any significant features on the site.

4. ***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.***

The variance request does not affect the size of the sign. The applicant has proposed a compliant wall sign for the front of the building. The proposed may be considered a reasonable alternative to a ground sign.

5. ***The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood.***

The second wall sign may appear consistent with the façade renovations of the building. The design of the sign is consistent with the TCOV design guidelines.

6. ***The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign.***

The variance sought may not be the minimum necessary for the second wall sign. The size of the sign could be reduced to 12 sq. ft. in area so that the sign is consistent in size with code compliant secondary signs in the M-U Zoning district, if this was a corner lot.

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

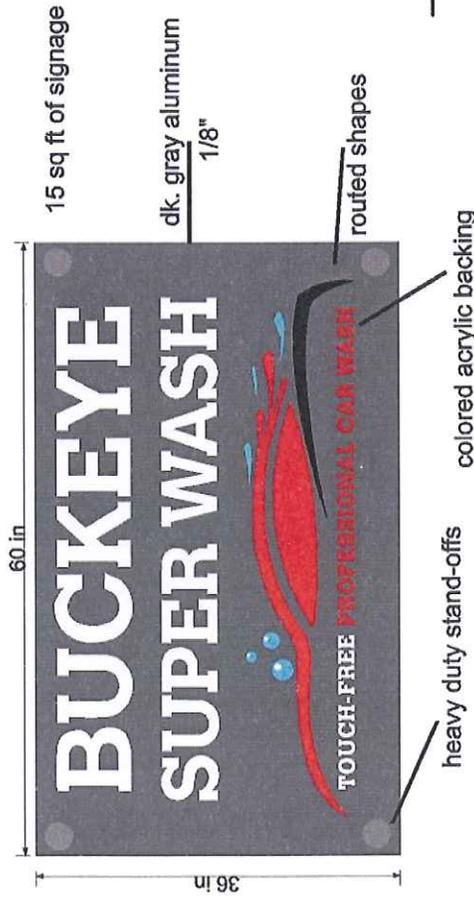
Sign regulations are established in the Planning and Zoning Code to promote clarity in sign communications; to balance sign communications; to promote a harmonious relationship between sign types, sign locations and land uses; and to protect the public health, safety and welfare from the hazards resulting from indiscriminate placement.

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 1147.13(c).

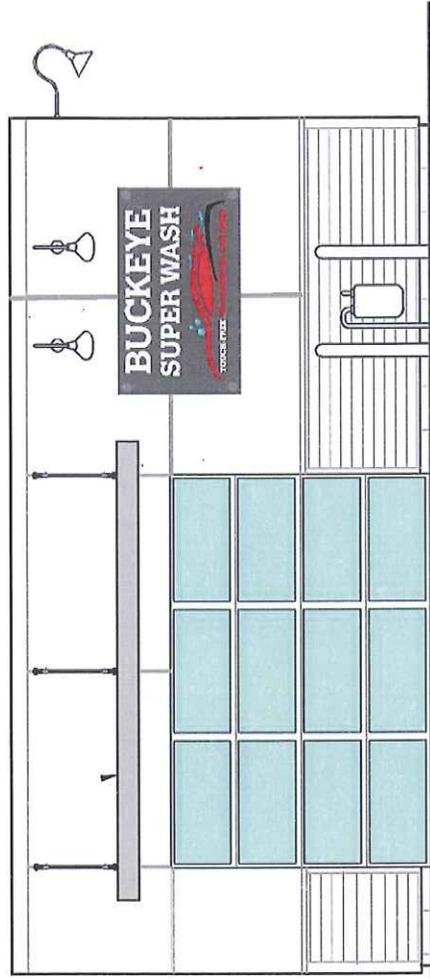
## A Aluminum Wall Sign

### Fabricate & Install Aluminum w/ Acrylic Accents

- Signs to read as specified below
- 1/8" Aluminum Composite Substrate
- Reverse Cut Routing
- Colored Acrylic Accents Mounted to Backside
- Mounted to Wall w/ Heavy Duty Stand-offs



### COLOR SPECIFICATIONS:



**Client Name:**  
Buckeye Superwash  
Shawn Fugarino  
Chad Frazier

**Location:**  
421 S. Court St.  
Medina OH 44256

**Start Date:** NA

**Last Revision:**  
Job#: Job  
Drawing#: 1  
Page:

• Client Approval

• Landlord Approval

**Sales Rep:**  
Mike Dushek

**Designer:**  
Mike Dushek

April 25, 2016

City of Medina, Ohio  
132 North Elmwood Ave  
Medina, Ohio 44256

Attn: Jonathon Mendel  
Community Development Director

Re: Buckeye Super Wash  
421 North Court Street  
Medina OH 44256

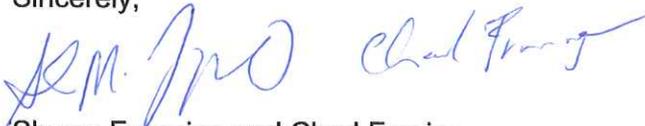
Mr. Mendel,

Please find attached a detailed sign specifications sheet describing the material and design of our proposed two new signs we are seeking your approval for replacement at 421 North Court Street.

We are also seeking a variance for the size and location of the north facing sign. We feel based on appearance, surrounding businesses, and the fact that this is a customer facing entrance area, this request is within reason.

We respectfully request approval for the signage and variance as indicated above and described in the following specification sheets.

Sincerely,



Shawn Fugarino and Chad Frazier  
Co-Owners

RECEIVED  
APR 25 2016

BY: .....

W UNION ST

E UNION ST

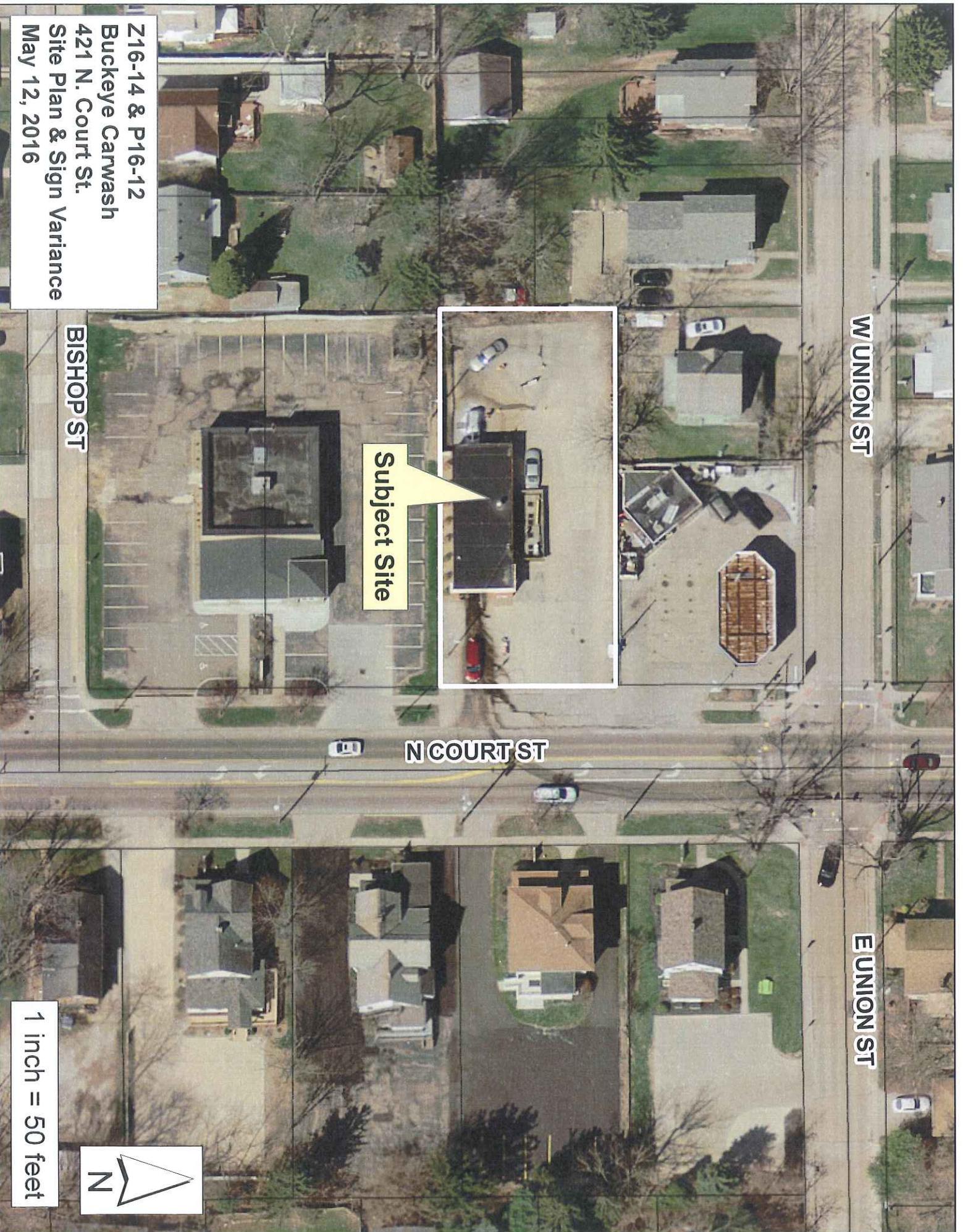
N COURT ST

BISHOP ST

Subject Site

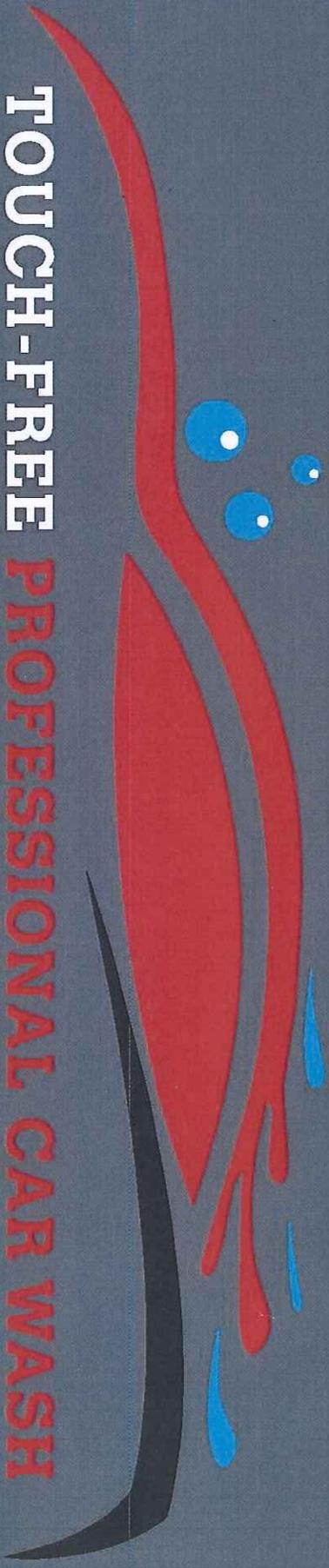
Z16-14 & P16-12  
Buckeye Carwash  
421 N. Court St.  
Site Plan & Sign Variance  
May 12, 2016

1 inch = 50 feet



# BUCKEYE SUPERWASH

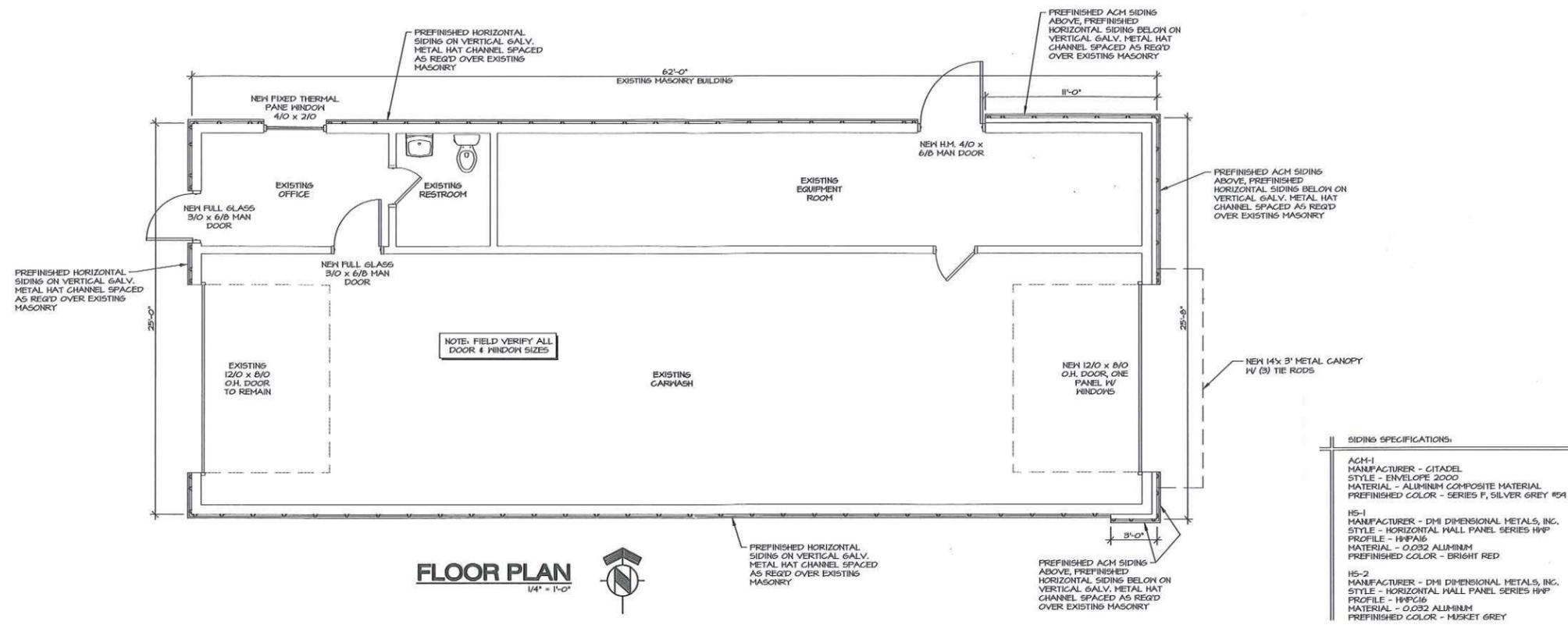
TOUCH-FREE PROFESSIONAL CAR WASH



PROFESSIONAL  
APR 25 2016

17

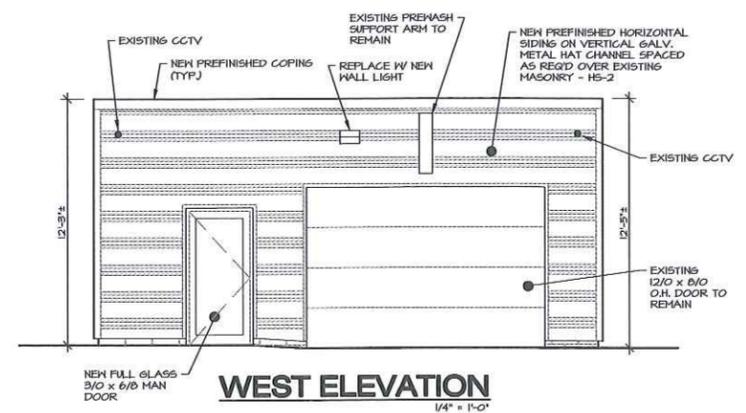
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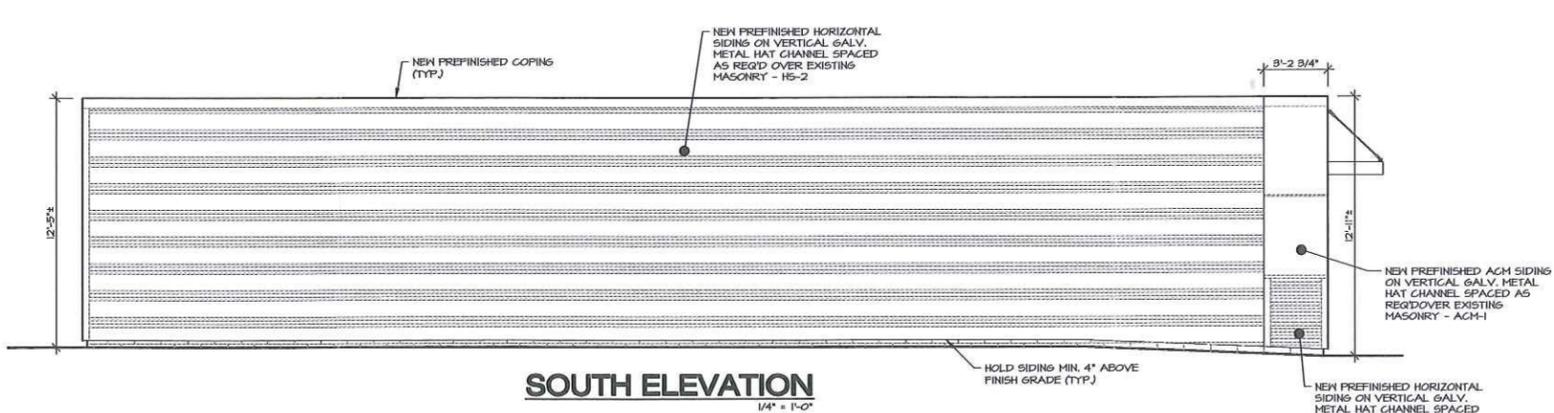
**FLOOR PLAN**  
1/4" = 1'-0"

**SIDING SPECIFICATIONS:**

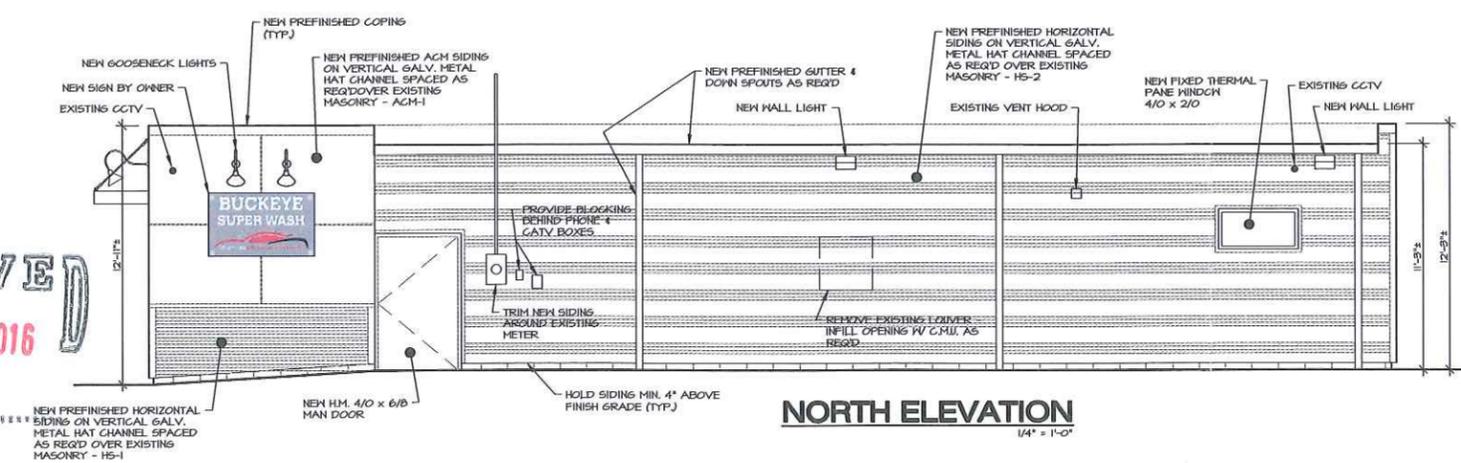
ACM-1	MANUFACTURER - CITADEL STYLE - ENVELOPE 2000 MATERIAL - ALUMINUM COMPOSITE MATERIAL PREFINISHED COLOR - SERIES F, SILVER GREY #54
HS-1	MANUFACTURER - DIMENSIONAL METALS, INC. STYLE - HORIZONTAL WALL PANEL SERIES HPF PROFILE - HPF16 MATERIAL - 0.032 ALUMINUM PREFINISHED COLOR - BRIGHT RED
HS-2	MANUFACTURER - DIMENSIONAL METALS, INC. STYLE - HORIZONTAL WALL PANEL SERIES HPF PROFILE - HPF16 MATERIAL - 0.032 ALUMINUM PREFINISHED COLOR - MUSKET GREY



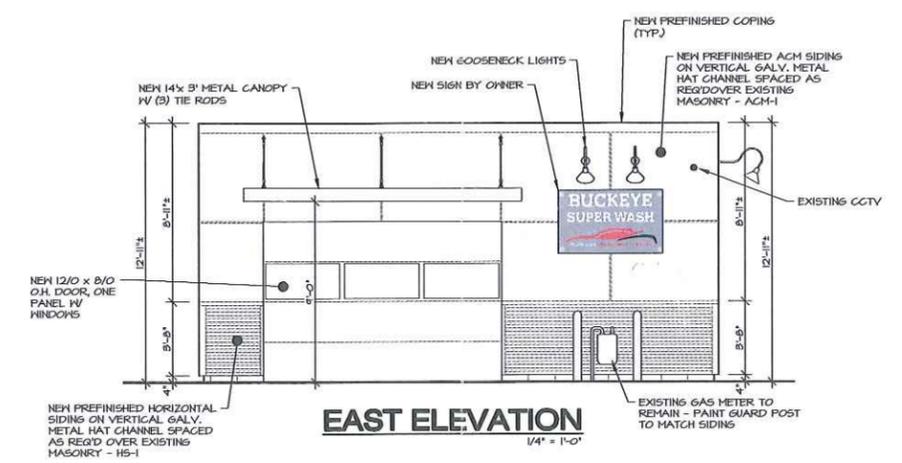
**WEST ELEVATION**  
1/4" = 1'-0"



**SOUTH ELEVATION**  
1/4" = 1'-0"



**NORTH ELEVATION**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"

RECEIVED  
APR 25 2016

BY: .....

**REVISIONS**

date	description
4/04/16	PRELIMINARY
4/05/16	PRELIMINARY
4/12/16	PRELIMINARY
4/13/16	PRELIMINARY
4/15/16	PRELIMINARY
4/22/16	PLANNING



**620 CONSTRUCTION**  
employee owned

620 East Smith Road  
Medina, Ohio 44288  
www.620construct.com • Ph. (330) 721-0620 • Fax. (330) 722-3210

A CARWASH ADDITION FOR:  
**BUCKEYE SUPER WASH**  
421 NORTH COURT STREET  
MEDINA, OHIO

**FLOOR PLAN**

drawn by:  
AMH  
620 job no.  
ESTIMATE

sheet: **A-1.1**



**620**

A MONROE, INC. COMPANY

**CONSTRUCTION**

employee owned

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BY: .....