

MEETING DATE: 6-09-16

BOARD OF ZONING APPEALS

Z16-15

**1060 S. Court
Animal Medical Center**



CITY of MEDINA
Board of Zoning Appeals
June 9, 2016 Meeting

Case No: Z16-15

Address: 1060 S. Court Street

Applicant: Sally Lee – Animal Medical Center

Subject: Variance request from Section 1147.12 of the Planning and Zoning Code to allow a 40 square feet, six feet tall ground sign for a non-residential use in the R-3 zoning district.

Zoning: R-3 High Density Urban Residential

Submitted by: Justin Benko, Associate Planner

JB

Site Location:

The site is located east side of South Court Street, south of Sturbridge Drive and north of the Medina city limits.

Project Introduction:

The applicant is proposing the installation of a full color LED electronic message center sign with new masonry supports. Electronic Message Center signs are conditionally permitted within the city and the applicant is seeking conditional sign approval at the June 9, 2016 Planning Commission meeting. The property is zoned R-3 residential. Non-residential uses in residential zoning are permitted to have a 40 sq. ft. ground sign, except in the R-3 zoning where all signs are prohibited. The sign prohibition is due to an omission that occurred during the zoning code update in 2014. Staff intends to propose adding R-3 zoning back to the preamble of code section 1147.12 in the near future.

Please find attached to this report:

1. Sign rendering
2. Aerial site photograph

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 sign would be compliant in R-1, R-2, and R-4 zoning district.

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 sign would be compliant in R-1, R-2 and R-4 zoning district.

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. The sign would be compliant in R-1, R-2 and R-4 zoning district.

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.***

Due to an omission, a ground sign is not permitted at the site. Without the error, the sign would not need a variance because the sign would be compliant in size, height and location.

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

The proposed sign is a full color electronic message center sign. EMC signs are conditionally permitted within the city. The impact on the character of the neighborhood is part of the Planning Commission conditional sign review.

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

The variance sought is the minimum necessary for the ground sign. Due to an omission, ground signs are prohibited within R-3 zoning. This oversight in the sign code should be rectified in the near future.

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 and to promote a harmonious relationship between sign types, sign locations and land uses. The proposed sign is consistent with the general spirit and intent of this ordinance.

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 1147.12.

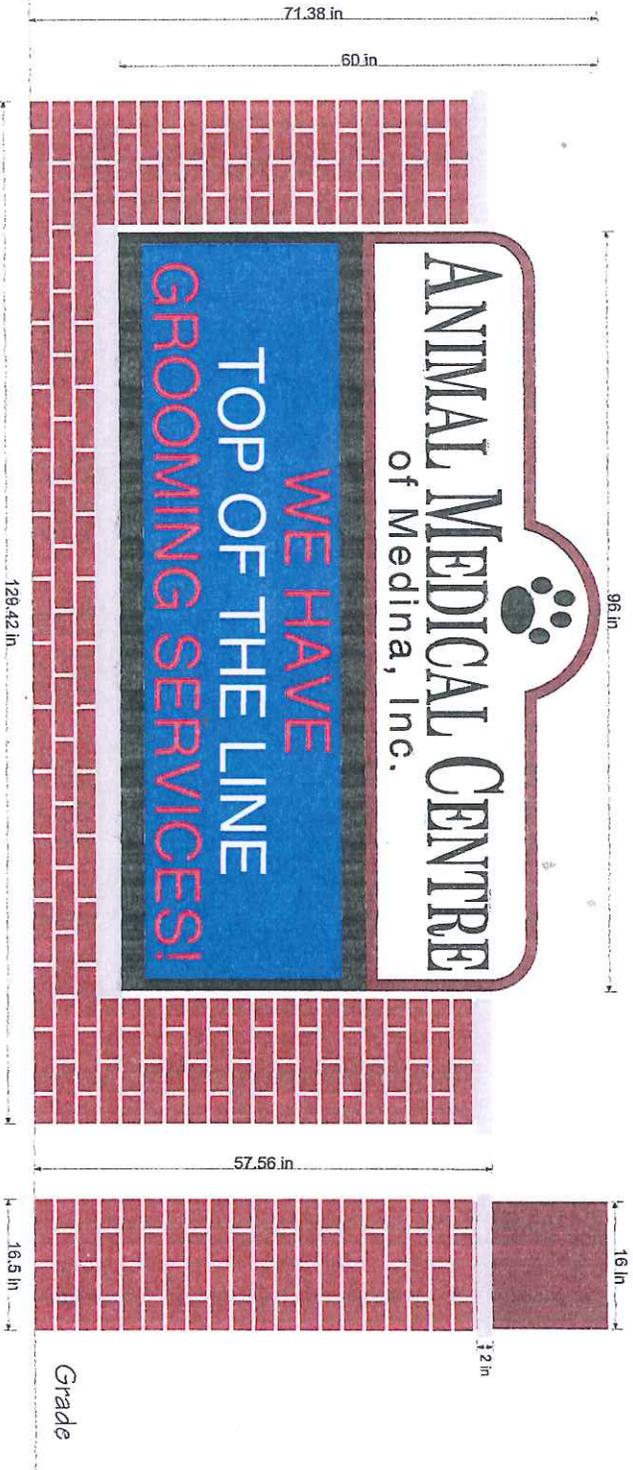


ANIMAL MEDICAL CENTRE
of Medina, Inc.



WE HAVE
TOP OF THE LINE
GROOMING SERVICES!

NEGATIVE
APR 21 2016

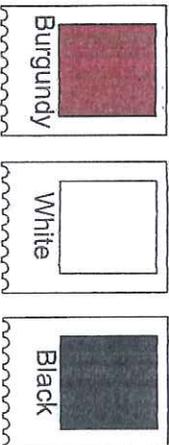


SPECIFICATIONS FOR FABRICATION:

- Quantity: (1)
- Overall height of sign: 60"
- Overall length of sign: 96"
- Total square feet: 40 sq. ft.
- Digital sign specs: 32 X 120 Matrix - 19.8mm - RGB (full color)
- Static sign specs: Aluminum Cabinet / Flat Polycarbonate Faces / LED Illumination
- Cabinet PMS 1815 Burgundy / Faces Black and White

Scale: 1/2" = 12"

COLOR SPECIFICATIONS FOR STATIC SIGN:
Burgundy Frame, White Bkg., Black Copy



POSTED
APR 21 2016

076



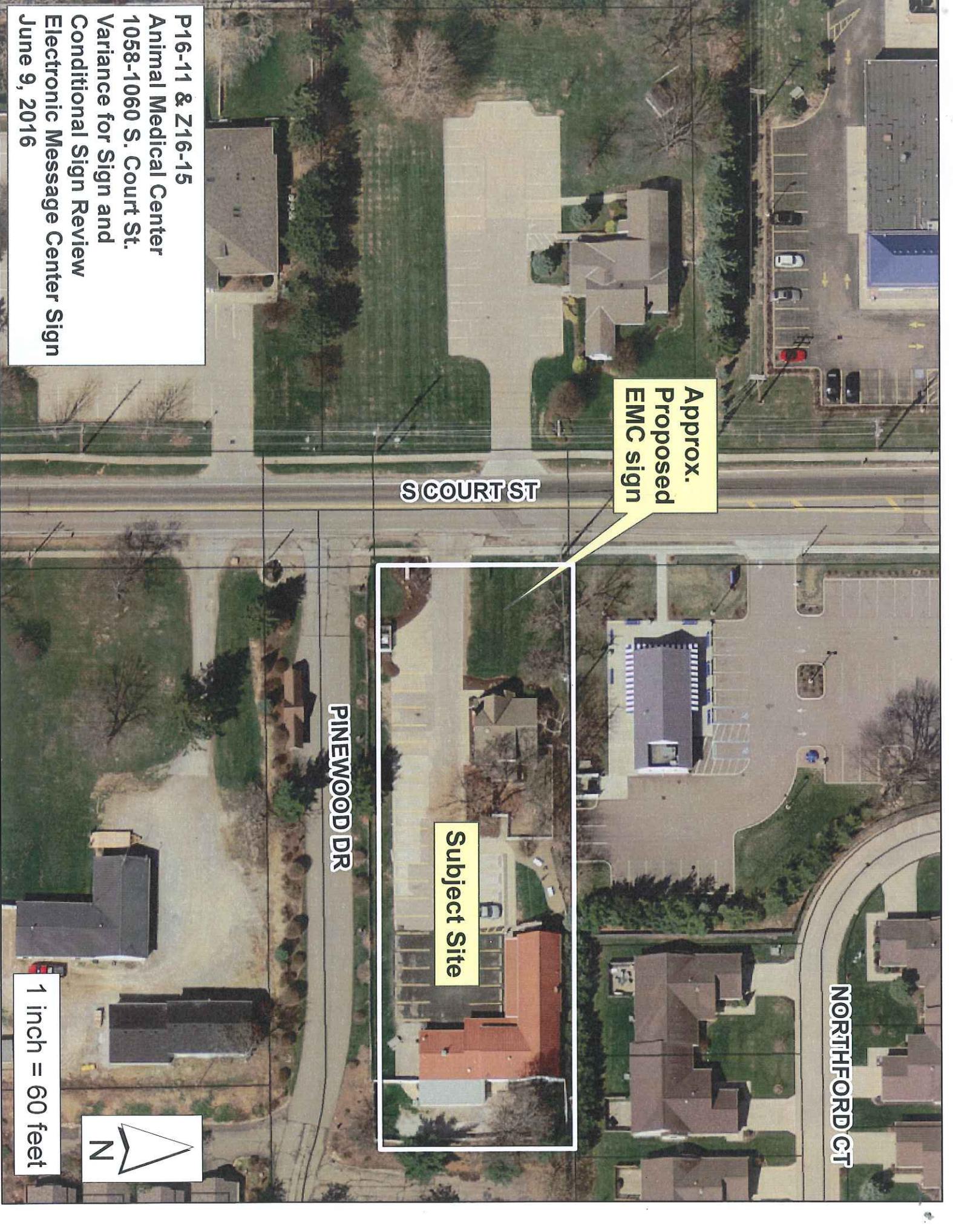
Client Name:
Animal Medical Centre of Medina
Location:
1060 South Court Street
Medina, Ohio

Start Date: NA
Last Revision:
Job#: 1819
Drawing#: 1
Page:

Client Approval
Landlord Approval

Sales Rep:
Carl May
Designer:
Carl May





P16-11 & Z16-15
Animal Medical Center
1058-1060 S. Court St.
Variance for Sign and
Conditional Sign Review
Electronic Message Center Sign
June 9, 2016

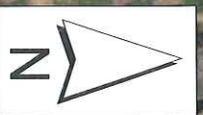
Approx.
Proposed
EMC sign

SCOURT ST

Subject Site

PINWOOD DR

NORTHFORD CT



1 inch = 60 feet