

MEETING DATE: 9-8-16

BOARD OF ZONING APPEALS

Z16-17

620 N Broadway



CITY of MEDINA
Board of Zoning Appeals
September 8, 2016 Meeting

Case No: Z16-17

Address: 620 N. Broadway Street

Applicant: David Taylor – Veterans Memorial Hall

Subject: Variance request from Section 1147.12 of the Planning and Zoning Code to allow a 40 square feet, six feet six inches 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 property is located on the southeast corner of the N. Broadway Street and Howard Street intersection.

Project Introduction:

The applicant is proposing the installation of a full color LED electronic message center sign. The applicant is seeking conditional sign approval at the September 8, 2016 Planning Commission meeting because Electronic Message Center signs are conditionally permitted within the city. 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.

The applicant is also seeking a height variance for the proposed sign. The proposed sign is six feet six inches tall which exceeds the 6 feet height max for signs in the city.

Please find attached to this report:

1. Sign details
2. Aerial site photograph
3. Existing condition photographs

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 the vision of motorists. The sign would be compliant in R-1, R-2, and R-4 zoning district. The height of the sign does exceed the 6 feet height max by 6 inches; however, the difference may not be discernable and should not obstruct the vision of motorists.

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 only variance that would be required is a variance for the height of the sign.

The height of the sign exceeds code requirements by 6 inches. The difference may not be visually discernable. Per the applicant, this sign design is the most cost effective and that reducing the sign would require a special order at an additional cost.

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.

The variance sought is not the minimum necessary for the height of the ground sign. The sign could be reduced six inches to be in compliance with the code.

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.

Z16-17 & P16-21
620 N. Broadway St.
Sign Variance &
Conditional Sign Review
September 8, 2016

N BROADWAY

HOWARD ST

Location of
Existing &
Proposed
Ground Sign

Subject Site

1 inch = 50 feet



RECEIVED

AUG 15 2016





PRIVATE TOW AWAY ZONE
This area is reserved for the use of the Medina Public Library. No vehicles are to be parked in this area. Vehicles parked in this area will be towed at the owner's expense. For more information, call 614-725-8358.

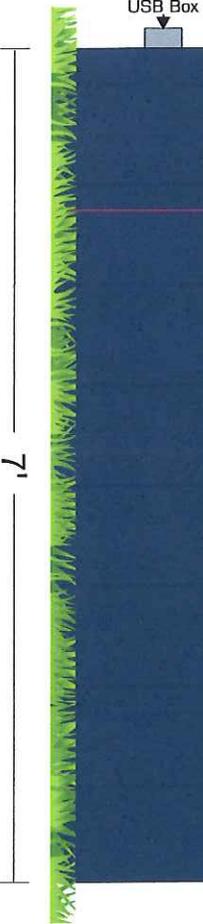
820

BUILDING FUND
←
ORIENTATION AT MEDINA LIBRARY

RECEIVED
AUG 15 2016

BY:

8'



5'
6' 6"
1' 6"

TEKSTAR CAPABILITIES

25.2"

THIS SIGN IS CAPABLE OF DISPLAYING BETWEEN 1 AND 4 ROWS: 5.5" TO 25.2" CHARACTERS

For Full Capabilities go to stewartsigns.com

TekStar Full Color
20mm 32X112
CABINET SIZE: 5'x8'

Vinyl Color: Photoreal	Paint Color: Royal Blue	Approved as shown
Text Color:	Draft: White	Date _____
Cowling Text Vinyl:	SIGN DESIGN #	Approved with listed changes
<p>GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.</p>		Date _____

 stewart signs America's Premier Sign Company	5/8"=1'
	Sk: 870410-6b-5 Cust: 3119964 8/1/2016 O/Clane SOLD
ORIGINAL DESIGN DO NOT DUPLICATE PH: 1-800-237-3928 - FAX 1-800-485-4280	

