

**MEETING DATE: 2-8-18**

# **BOARD OF ZONING APPEALS**


**Z18-04**

**734 Progress Drive**



**CITY of MEDINA**  
**Board of Zoning Appeals**  
**February 8, 2018 Meeting**

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**Case No:** Z18-04  
**Address:** 734 Progress Drive  
**Applicant:** Dominique Moceanu Gymnastics  
**Subject:** Variance request from Section 1147.14(d) of the Planning and Zoning Code to permit a wall sign 210 sqft feet instead of the maximum allowed 60 sqft  
**Zoning:** I-1, Industrial  
**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The property is located on the south side of Progress Drive near the north intersection of Progress Dr. and N. State Rd.

**Project Introduction:**

The applicant proposes a 210 sqft wall sign for the new business. The maximum allowed sign by code is 60 sqft.

Please find attached to this report:

1. Applicant's narrative and sign plan dated January 23, 2018
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 will not obstruct 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 will not be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions.

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 severe alternation to significant site features.

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 proposed sign may be as appropriate in scale as a conforming sign because of the proposed sign's design and the method the sign code uses to measure sign area.

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

The proposed sign may not be noticeably nonconforming given surrounding neighborhood context.

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

The variance sought may be the minimum necessary to provide visual clarity and readability of the sign.

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 1147.14(d).



**CITY of MEDINA**  
**Planning and Zoning Department**  
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**Board of Zoning Appeals**  
**Sign variance worksheet**

Case No. \_\_\_\_\_

Address: 734 Progress Dr.

Applicant: Dominique Moceanu Gymnastics Center

- A. Construction of a conforming sign [would / would not] obstruct the vision of motorists or otherwise endanger public health.
- B. A conforming sign [would / would not] be blocked from the sight of passing motorists due to existing buildings, trees, or other obstructions.
- C. Construction of a conforming sign [would / would not] 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.
- D. A sign that exceeds the allowable height or area standards of this Ordinance [would / would not] be more appropriate in scale because of the large size or frontage of the premises or building.
- E. The exception [would / would not] adversely impact the character or appearance of the building or lot or the neighborhood.
- F. The variance sought [is / is not] the minimum necessary to allow reasonable use, visibility, or readability of the sign.
- G. The variance will/will not be consistent with the general spirit and intent of this Ordinance.

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For all of the above reasons, I move the board [approve/disapprove] the request with the following conditions:

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\* Please see attached.



# ELLET SIGN COMPANY

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Dominique Moceanu Gymnastics Center  
734 Progress Drive  
Medina, OH 44256

We seek a variance to Sec. 1147.14 (d)-seek approval to approval to allow installation of a 210.2 square foot permanent building wall sign on the primary building frontage sign in a I-1 industrial zoned district which limits such signs to a 60 square foot area. Dominique Moceanu Gymnastics Center seeks variance approval to allow the business to advertise, communicate and identify themselves to traffic on North Progress Drive when approaching from State Road.

The proposed wall sign is composed of individual internally illuminated channel forms constructed of aluminum with translucent plastic faces. The forms shall be installed on the front wall elevation approximately 68 feet from North Progress Drive. The sign would not obstruct the vision of passing motorists and is the minimum necessary to provide a legible, easy to read sign.

"Dominique Moceanu" is a globally recognized name that can be synonymous with "Gymnastics". The lower module communicates additional services provided that hold appeal for a larger market. The name, brand and description are all equal, required components for the success of this business. The entire square footage of the sign surface area meets the maximum code requirement and is consistent with the general spirit of this Ordinance.

The granting of the variance for the requested wall sign will not be of detriment of the public interest or the property or the improvements in this zoning district. Instead the granting of the variance will protect and enhance the economic value of the property; encourage investment in the City's property; protect the citizenry from hazardous conditions (an unreadable sign in a predominately construction traffic area) and unnecessary liability via enhanced safety to motorists; and will improve the economic vitality of the City of Medina.

65"  
388"



# DOMINIQUE MOCEANU GYMNASTICS CENTER

Gymnastics, Camp, Yoga, & More

157"

ONE (1) READING OF INDIVIDUAL CHANNEL LETTER WALL SIGN

- 5" DEEP HEAVY GAUGE ALUMINUM RETURNS WITH BACKED BLACK ENAMEL FINISH
- FACES TO TRANSLUCENT WHITE PLASTIC WITH SURFACE APPLIED VINYL OVERLAY
- 3M 3630-128 PLUM PURPLE
- 3M 3695-222 PERFORATED BLACK VINYL
- 3M 7725-12 BLACK
- INTERNAL ILLUMINATION VIA WHITE LEDS
- 1" WIDE BLACK PERIMETER TRIMCAP
- BUILT AND LABELED TO UL SPECIFICATIONS

60' FRONTAGE



ELEVATION VIEW

JAN 23 2018

<b>CLIENT</b> DOMINIQUE MOCEANU	<b>PROJECT/LOCATION</b>	<b>DATE</b> 1/23/18	<b>ACCOUNT REP</b> TY	<b>DESIGNER</b> MC	<b>FILE</b> H1402 F
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**NO SCALE**

**APPROVED**

**DATE**

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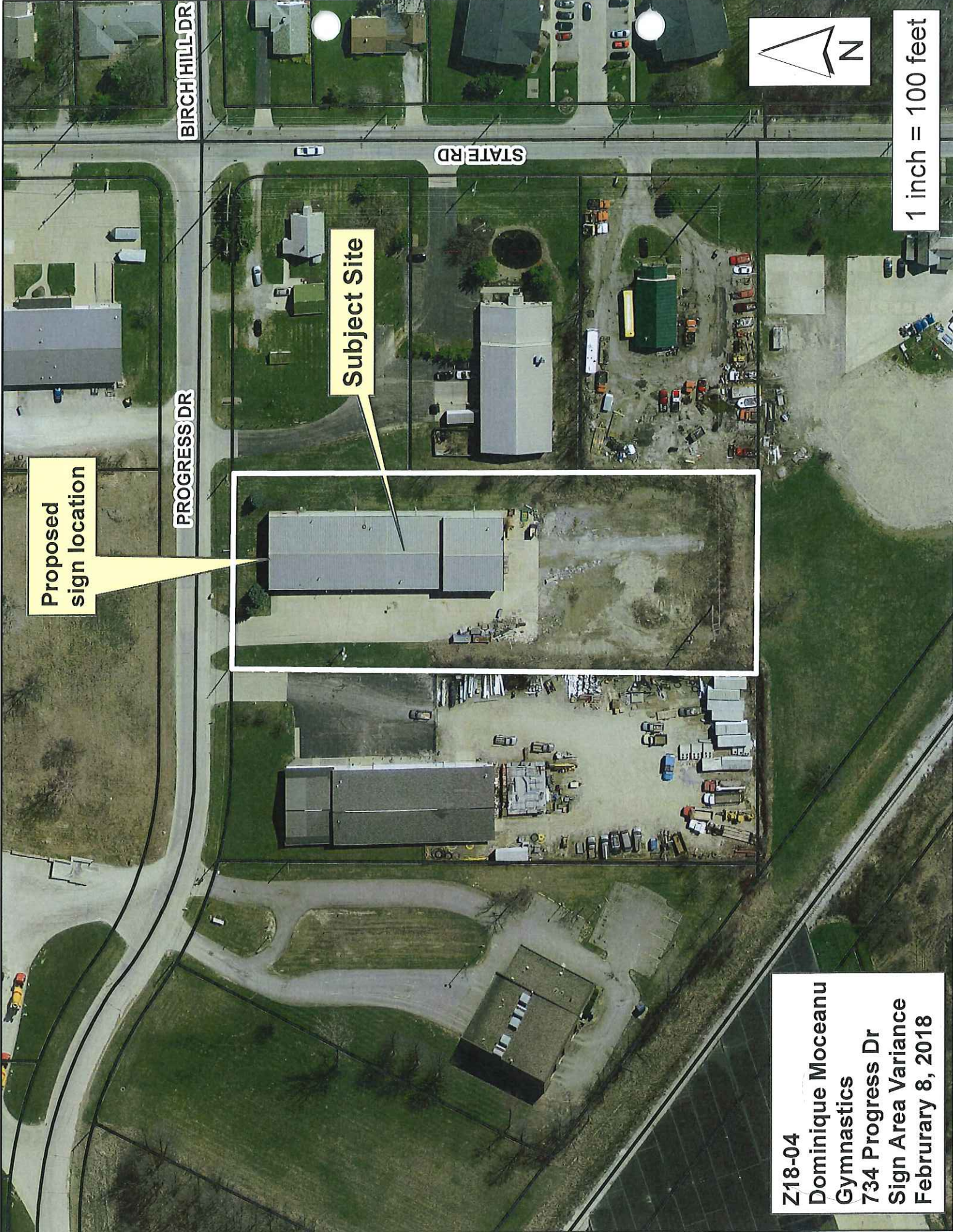
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ELLET SIGN COMPANY  
3041 E. WATERLOO RD., ARRON, OH



Proposed  
sign location

Subject Site

PROGRESS DR

BIRCH HILL DR

STATE RD



1 inch = 100 feet

Z18-04  
Dominique Moceanu  
Gymnastics  
734 Progress Dr  
Sign Area Variance  
February 8, 2018