

MEETING DATE: 2-8-18

BOARD OF ZONING APPEALS

Z18-06

850 N. Court Street



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


Case No: Z18-06

Address: 850 N. Court St.

Applicant: Ruff Neon Signs representing IRC Medina Marketplace

Subject: Variance request from Section 1147.14(b) of the Planning & Zoning Code to permit a ground sign 30 ft. in height and 180 sq. ft. in area when 6 feet in height & 40 sq. ft. in area is allowed.

Zoning: C-3, General Commercial

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The property is located on the west side of the 800 block of N. Court St.

Project Introduction:

The subject site is an 89,000 square foot two tenant building. There was a nonconforming ground sign at the site which was removed recently as part of the State of Ohio widening of N. Court Street. Since this site has less than four tenant units, it is not allowed a shopping center pole sign under Section 1147.14(c) and is only permitted one 40 sqft, 6 foot tall ground sign under Section 1147.14(b).

The applicant seeks a variance from Section 1147.14(b) to replace the former sign. The proposed sign is 30 feet tall, 180 sqft in sign area and has two poles/columns as part of the design. Under 1147.14(b), the subject property is only permitted a ground sign with a maximum 6 feet tall and 40 sqft.

The applicant did not supply a sufficient site plan to determine compliance with sign setbacks under Section 1147.07(a). Additionally, the applicant did not provide a narrative outlining an argument for the requested variance.

Please find attached to this report:

1. Proposed sign plan dated January 18, 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 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 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 not be more appropriate in scale with the subject site than a compliant sign.

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

The proposed ground sign may 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.*

Conforming signage would likely provide sufficient visibility and readability.

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.

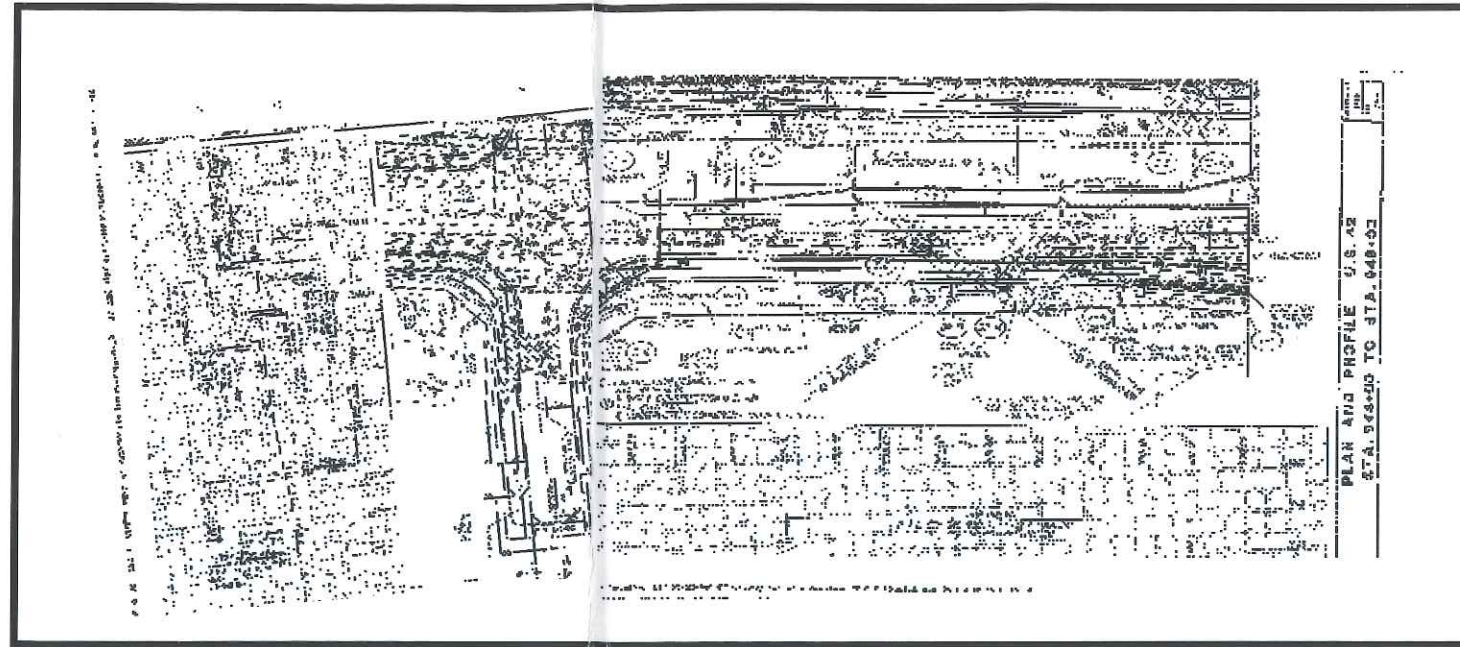
The BZA must weigh the above seven factors for the requested variance and determine if a practical difficulty exists that would merit a variance from code section 1147.14(b).

RECEIVED
JAN 18 2018



SIGN 1

10'-0" from sidewalk



500FT



225FT

152FT

433FT

30FT high sign allowed
400 SQ FT of signage allowed



295 WEST PROSPECT
PAINESVILLE, OHIO 44077

TEL: (440) 350 6267

VISIT US AT RUFFNEONSIGN.COM

CLIENT: Veterans Contracting, Inc.

CONTACT: x

ADDRESS: 870 N. Court, Medina, Oh

DRAWING: 17122602 page 1 of 2 DATE: 12-26-2017

REPRESENTATIVE: Jessica Ruff jess@ruffneonsign.com

FILE: GIANT EAGLE\GIANT EAGLE - MEDINA\GIANT EAGLE MAIN SIGN - MEDINA, OHIO

DRAWING HISTORY

INFO	DESIGNER	DATE
PRELIMINARY DRAWING	MICHAEL CAVE	12-26-2017

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

CLIENT SIGNATURE:

DATE:

20x9

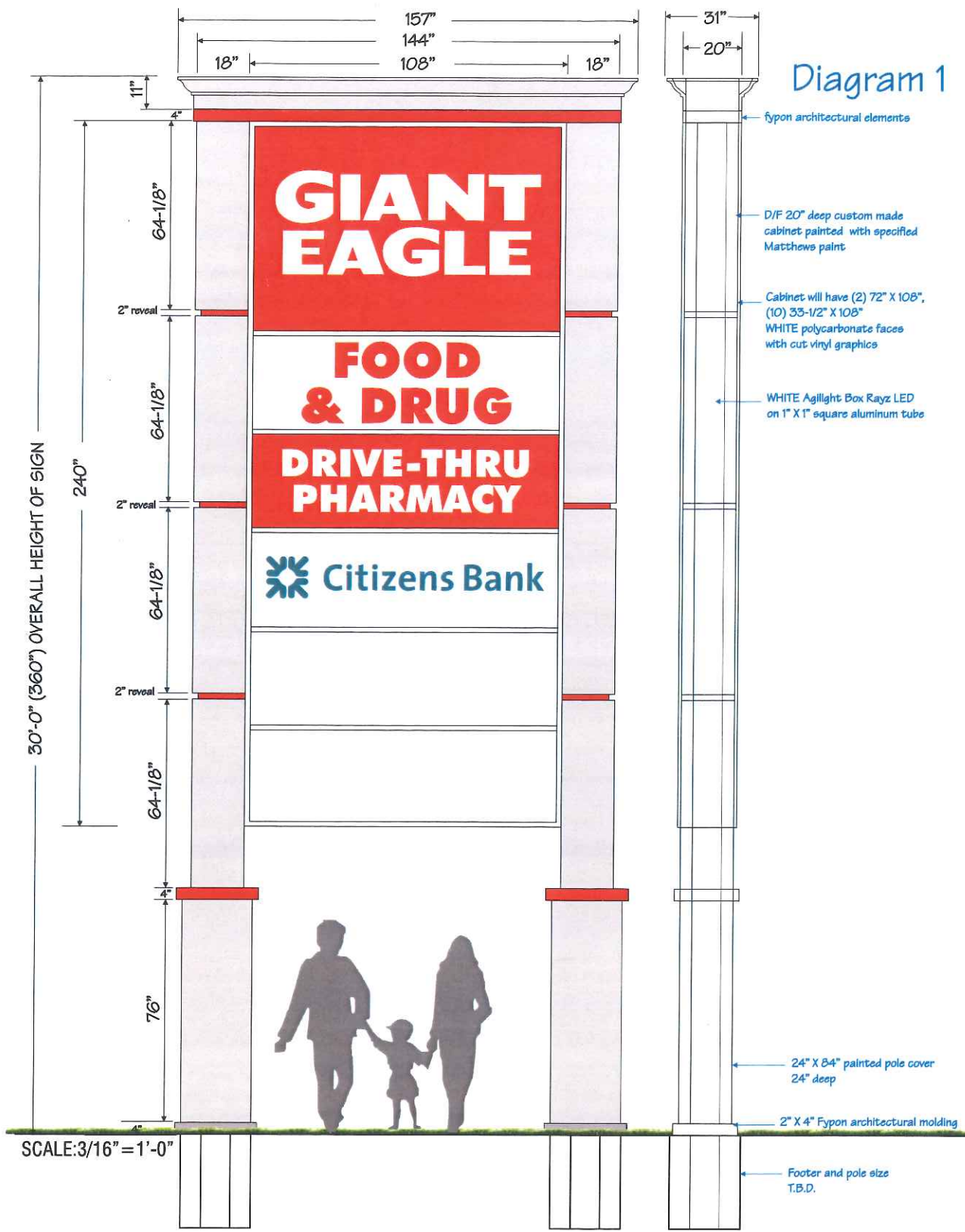
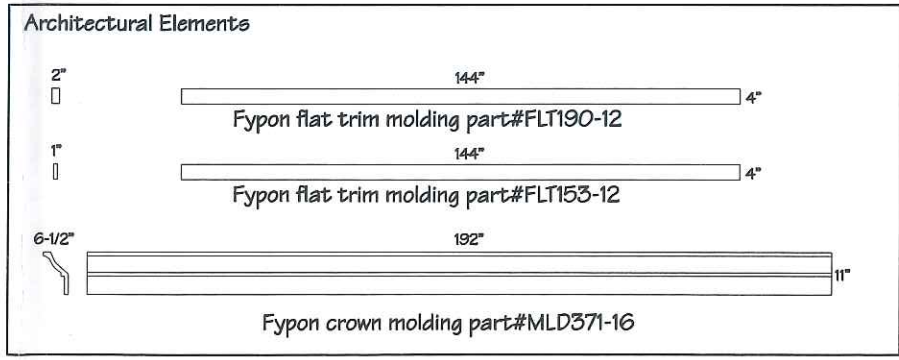


Diagram 1

CABINET PYLON SIGN See Diagram 1

- Cabinet:** D/F 96" X 240" LED illuminated 20" deep custom cabinet painted with Mathews paint. (5 per side) 1-5/8" Divider bars painted to match cabinet
- Faces:** (2) 72" X 108" (10) 33-1/2" X 108" white polycarb faces. Graphics to be specified cut vinyl graphics. 3M 3630-33 RED translucent vinyl, Digitally printed back-lit vinyl to match PMS 549 DARK TEAL
- Architectural Elements:** Fypon crown molding part#MLD371-16 and 1/2" x1" molding with aluminum structure on top of cabinet as shown. 4" tall 1" deep fypon molding. Bottom pole covers have 4" tall 2" deep molding on top and bottom. All Fypon elements painted with SW water base paints.
- Illumination:** Agilight WHITE LED box rays
- Mounting & Wiring:** Mounted to (2) steel pole T.B.D. Cement Footer T.B.D. . 24" X 84" .063" aluminum 24" deep pole cover painted Mathews WHITE. 4" tall and 2" deep fypon molding painted with SW RED for top molding and SW WHITE paint for bottom molding. 18" X 262" .063 aluminum 18" deep pole covers with 2" reveals every 64-1/8". Reveals painted to match PMS 1797 RED and covers painted with Mathews WHITE.



SIGN IS 360 SQ FT

COLOR SPECIFICATIONS

- CABINET PAINTED WITH MATTHEWS WHITE T.B.D.
- PMS 549C DARK TEAL
- 3M 3630-33 RED TRANSLUCENT VINYL
- CABINET PAINTED WITH MATTHEWS RED PAINT TO MATCH PMS 1797



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FOREST MEADOWS DR

N JEFFERSON ST

HEATHER LN

N COURT ST

HARDING ST



1 inch = 150 feet

Approximate location of proposed sign

Subject Site

Z18-06
Giant Eagle
850 N. Court St.
Ground Sign Variance
February 8, 2018