

MEETING DATE: 6-13-19

BOARD OF ZONING APPEALS

Z19-13

1008 N. Court



CITY of MEDINA
Board of Zoning Appeals
June 13, 2019 Meeting

Case No: Z19-13

Address: 1008 N. Court Street

Applicant: RA Smith Inc.

Subject: A Variance request from Section 1147.14(d) of the Planning & Zoning Code to permit a secondary building frontage wall sign to be 59.85 square feet instead of the maximum allowed 32 square feet.

Zoning: C-3 General Commercial

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The property is located on the east side of the 1000 block of N. Court St.

Project Introduction:

The applicant proposes primary and secondary wall signs for the new building. The primary wall sign complies with code, but the secondary wall sign is 59.85 sqft, which exceeds the maximum allowed 32 sqft for a secondary wall sign on the proposed building.

The subject site will be reviewed for Site Plan approval by the Planning Commission at the June 13, 2019 meeting for the construction of the new retail building and site reconfiguration.

Please find attached to this report:

1. Aerial site photograph
2. Applicant's narrative argument received June 3, 2019
3. Applicant's site and sign plans received May 23, 2019

Considerations:

Section 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 may be blocked from the sight of passing motorists at a certain point south of the subject site due to the existing building immediately to the south at 1004 N. Court St.

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 alteration 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 more appropriate in scale than a conforming sign because having two signs of equal size could provide visual unity on the building.

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

The proposed signs are equal size and the visual unity this provides may not detract from the neighborhood's cohesive character or appearance.

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

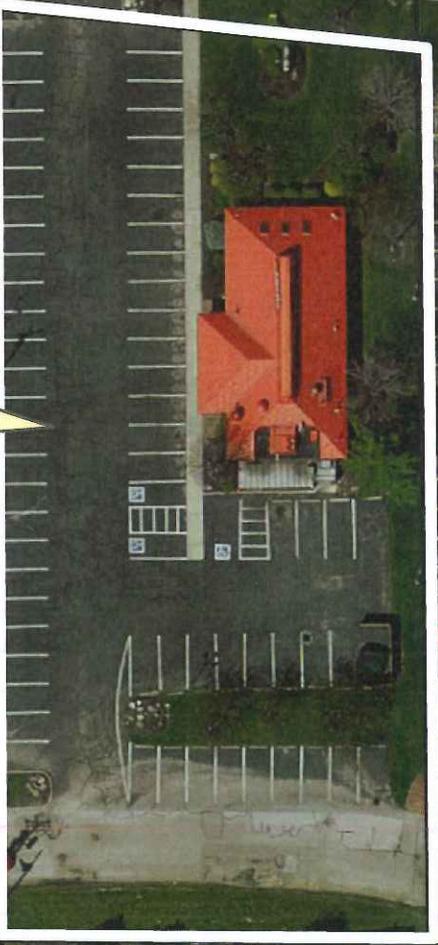
The variance sought may be the minimum necessary to provide visual clarity and readability of the sign.

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.

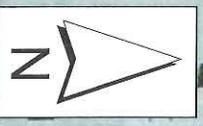
The BZA must weigh the above seven factors for the requested variance and determine if a practical difficulty exists that would merit a variance from Section 1147.14(d).

N COURT ST



Subject property

Z19-13 & P19-14
1008 N. Court
SPA - new retail bldg
Sign Variances
June 13, 2019



1 inch = 60 feet

**Signage Variance Request
Proposed Discount Tire
1008 North Court Street**

- A. Construction of a conforming sign **would not** obstruct the vision of motorists or otherwise endanger public health: *Not applicable because this variance is for a wall sign, not a free standing sign.*
- B. A conforming sign **would not** be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions: *Not applicable because this variance is for a wall sign, not a free standing sign.*
- C. Construction of a conforming sign **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: *Not applicable because this variance is for a wall sign, not a free standing sign.*
- D. 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 allowable sign area would be out of proportion on the south façade of the building. The sign placement we propose is above the customer entrance to the showroom where a smaller sign would look out of place. Both wall signs will be in the same sign band, where a smaller sign would again look out of place.*
- E. The exception **would not** adversely impact the character or appearance of the building or lot, or the neighborhood: *The variance for a wall sign will not adversely impact the neighborhood.*
- F. The variance sought **is** the minimum necessary to allow reasonable use, visibility, or readability of the sign. *Granting the variance would allow for both wall signs to be the same size to allow for easy recognition of the new building by approaching motorists on Court Street.*
- G. The variance **will** be consistent with the general spirit and intent of this Ordinance: *The ordinance allows for both a primary and a secondary sign, which we propose.*



DISCOUNT TIRE

PROJECT SITE:

STORE OHN 11349
1008 N COURT STREET
MEDINA, OH 444256

=====**SIGN PACKAGE**=====

RECEIVED
MAY 23 2019
BY:



10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
© 2017 WALTON ALL RIGHTS RESERVED

Client: **DISCOUNT TIRE OHN 11349**
Address: **1008 N COURT STREET**
City/State: **MEDINA, OH 444256**
Sales: HOUSE Designer: IP
Date: 05.17.19 PM TG

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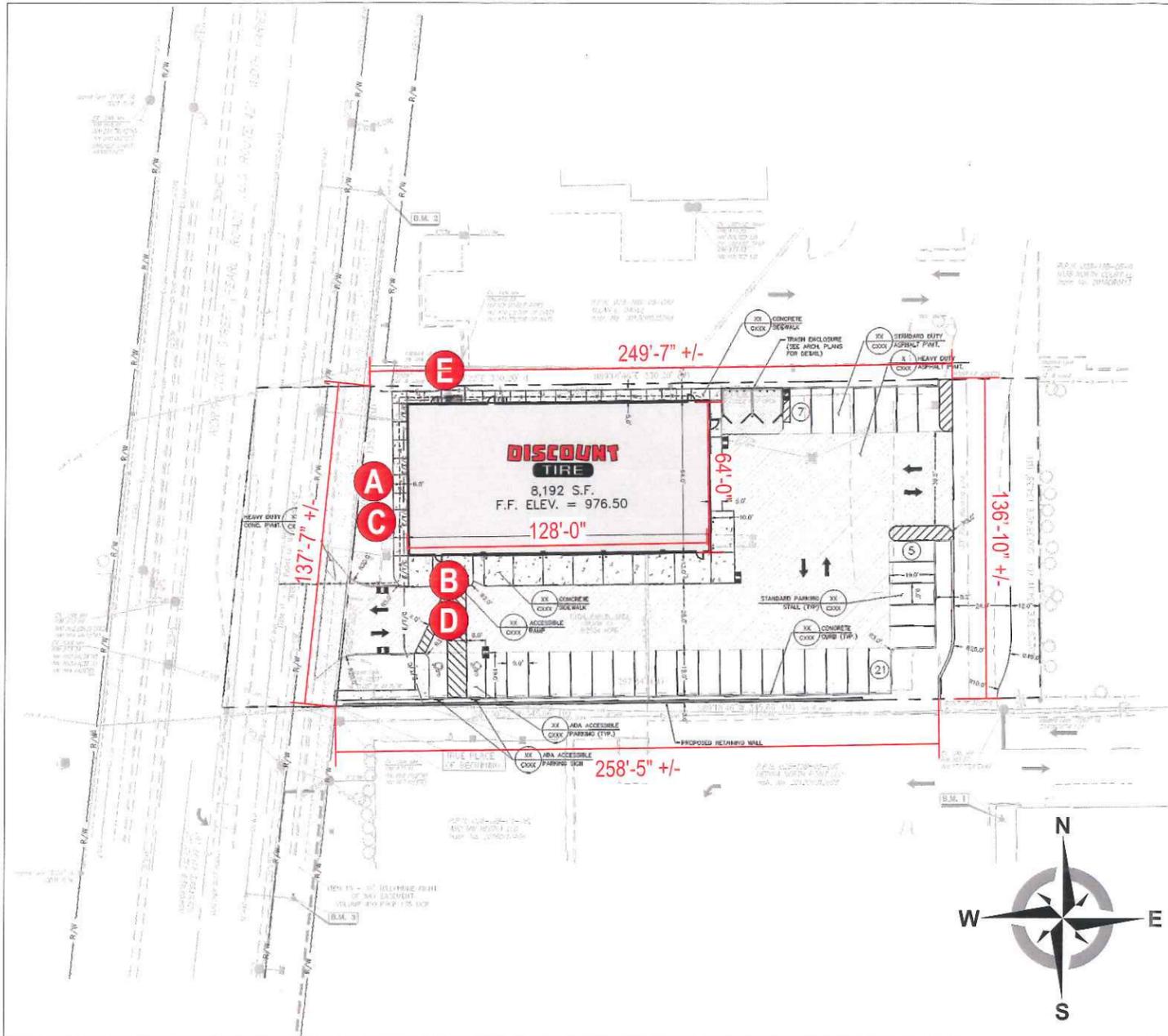
Revision:

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
PAGE SIZE: 11" x 17"

Approvals:
Sales: _____ Date: _____
P.M.: _____ Date: _____
Design: _____ Date: _____
Client: _____ Date: _____

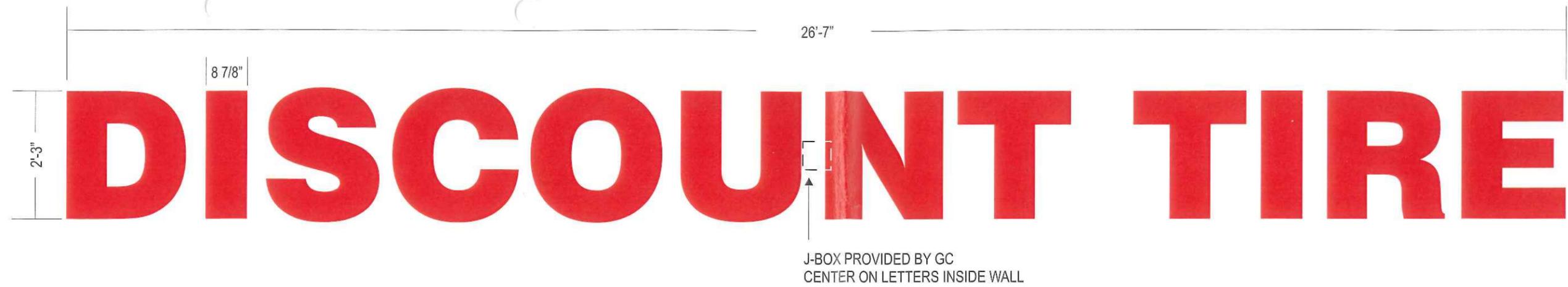
CID305067-BDG



SITE PLAN
Scale: 1/64" = 1'-0"



AERIAL VIEW
Scale: Not to Scale

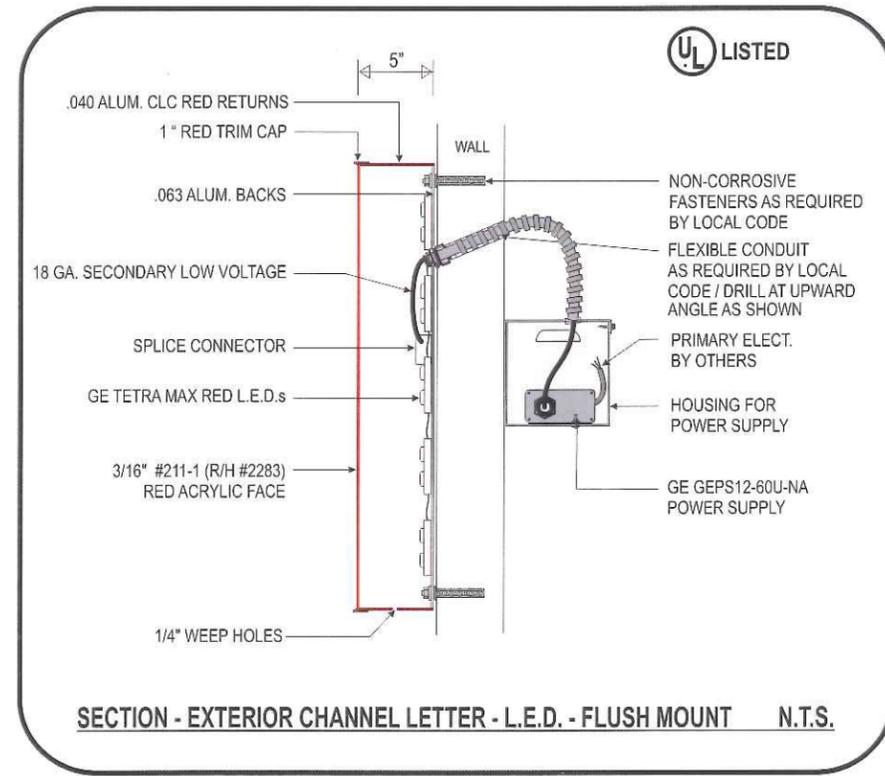


A B 27" FRONT VIEW OF ILLUMINATED CHANNEL LETTERS - FLUSH MOUNT - "DISCOUNT TIRE" - 59.81 SQ. FEET
 Scale: 1/2" = 1' -0"

- MANUFACTURE AND INSTALL TWO (2) NEW CHANNEL LETTER SETS

GENERAL SPECIFICATIONS

- ACRYLIC FACE LIT CHANNEL LETTERS
- .063 ALUM. BACKS W/.040 ALUM. RETURNS
(BACKS TO HAVE 3 HOLES FOR ELECTRICAL PENETRATION OPTIONS - BOTTOM, MIDDLE, TOP)
- 1" "JEWELITE" RED TRIM CAP
- 5" PRE-FINISHED CLC RED RETURNS
- 3/16" #211-1 (R/H 2283) RED ACRYLIC FACE
- INTERNAL ILLUMINATION WITH RED GE L.E.D.s
- 12VDC SECONDARY WIRING
- REMOTE 120 VAC TO 12VDC GE LED POWER SUPPLIES
- 120 VOLT PRIMARY TO SIGN LOCATIONS BY OTHERS



INSTALLATION NOTES:

WHEN INSTALLING LETTERS, USE CLEAR SILICONE AROUND SECONDARY AND WALL PENETRATIONS. RUN A BEAD OF SILICONE ACROSS THE TOPS OF ALL LETTERS, IN ORDER TO PREVENT LEAKS.

DRILL AT UPWARD ANGLE INTO WALL FOR CONDUIT (AS SHOWN IN SECTION)



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 Address: **1008 N COURT STREET**
 City/State: **MEDINA, OH 444256**
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 Date: **05.17.19** PM **TG**

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