

MEETING DATE: 8-13-20

BOARD OF ZONING APPEALS

Z20-12

969 N. Court Street



CITY of MEDINA
Board of Zoning Appeals
August 13, 2020 Meeting

Case No: Z20-12

Address: 969 N. Court Street

Applicant: Schramm Signs representing Nicholas Rodia (owner)

Subject: Variance request from Section 1147.06(c)(4) & 1147.14(d) of the Planning & Zoning Code to allow a third wall sign when only two wall signs are 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 900 block of N. Court Street.

Project Introduction:

The applicant has an existing car wash business at the subject site that has been operating continuously since at least 1985.

The subject property has maximized the permitted amount of wall signage under the zoning code. The applicant requests a third wall sign (28 sqft) for the building to be placed on the south building façade.

The zoning code only permits a maximum of two wall signs for buildings (primary and secondary).

Please find attached to this report:

1. Applicant's narrative, site and sign plans dated July 23, 2020
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.***

None of the existing conforming signage obstructs the vision of motorists or endangers public health.

2. ***A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees, or other obstructions.***

All the existing conforming signage is readily visible to passing motorists.

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 third wall sign may not be appropriate for the subject property as there is amply site signage (wall and ground) throughout the property to indicate the business.

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

Although there is ample signage throughout the immediate neighborhood, the proposed third wall sign could be considered out of character for the subject property and the surrounding vicinity.

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

The proposed sign may not be the minimum necessary to allow visibility of the existing car wash operation at the subject site. A car wash (and this existing building) has been operating continuously at this location since at least 1985.

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 Sections 1147.06(c)(4) & 1147.14(d).

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JUL 23 2020



CITY of MEDINA
Planning and Zoning Department
Ph(330) 722-0397 Fax (330) 350-1011
www.medinaoh.org

Board of Zoning Appeals
Sign variance worksheet

Case No. _____
Address: 969 North Court St., Medina, Ohio 44256
Applicant: Dean Schramm - Schramm Signs

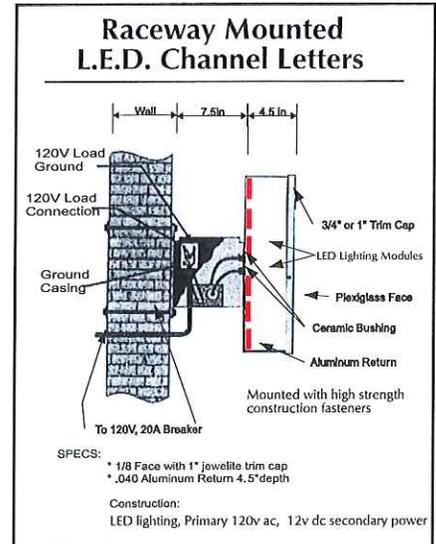
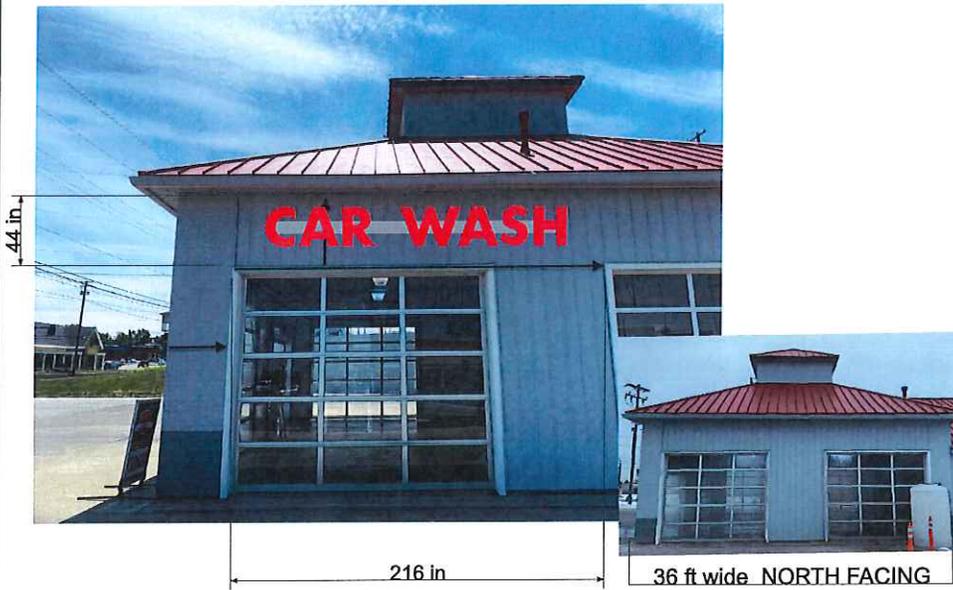
- A. Construction of a conforming sign [] would not] obstruct the vision of motorists or otherwise endanger public health.
- B. A conforming sign [would,] be blocked from the sight of passing motorists due to existing buildings, trees, or other obstructions.
- C. Construction of a conforming sign [] 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.
- 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.
- E. The exception [] would not] adversely impact the character or appearance of the building or lot or the neighborhood.
- F. The variance sought [is,] the minimum necessary to allow reasonable use, visibility, or readability of the sign.
- G. The variance will [] be consistent with the general spirit and intent of this Ordinance.

Additional Sign "CAR WASH" on the North Side for business identity. Customers pass before they can enter
Identification of Business location serves the community in making traffic flow safer.

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

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BY:



28 sq ft

23 in

CAR WASH

174 in



Sgt. Clean
 Business
 969 North Court St., Medina, Ohio 44256
 Location

June 23, 2020
 Date
 Nicholas Rodia
 Contact

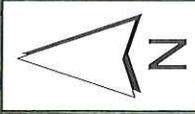
NOTICE: ALL DRAWINGS AND CONCEPTS ARE THE PROPERTY OF SCHRAMM SIGNS UNTIL PAID FOR, UNAUTHORIZED DISTRIBUTION OR USE WILL INCUR A \$600.00 DOLLAR CHARGE.

NORTHLAND DR

N COURT ST

Approx. Location
3rd wall sign

Subject Site



1 inch = 50 feet

Z20-12
969 N. Court St.
Third Wall Sign variance
August 13, 2020

