

**MEDINA TOWNSHIP  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
NOVEMBER 18, 2020**

Chair Morel called the public hearing of the Medina Township Board of Zoning Board of Appeals to order at 7:02 p.m. Permanent Board members Gray and Morel were present. Permanent members Blakemore and Watts were absent. Alternate member Payne was also present.

**Medina Township Police Dept. variance request-4877 Fenn Rd.**

The application was read into the record. The applicants are the Medina Township Trustees. Address of the property requiring the variance-4877 Fenn Rd. Present Zoning-BG/SR. Previous variance request(s)-Yes.

**Variance being requested & Explanation of Requested Variances:**

Section 605H.Ground Sign. "No such sign shall be located closer than ten feet to the road right of way." Required 10 ft. from road right of way. Requesting a 16 ft. variance located in the County right of way.

Due to the recent Fenn Rd. widening improvements. The new sign location of the Police Departments ground sign will be in the right of way.

The requirements of a ground sign are the sign should be located 10' from the ROW. Locating the sign per the requirements would make the sign impossible to be seen.

The Police Department needs to be easily identified for public safety.

Attached is a sign off and approved permit from the Medina County Engineers Department. Giving permission to locate the ground sign for the Police Department in the County road right of way.

The applicant, Trustee Stopa was sworn in.

Hearing no further comments the Board considered the Duncan Factors:

1. Will the property yield a reasonable return or whether there is a beneficial use without the variance? The Board stated yes.
2. Is the variance substantial? The Board stated yes.
3. Whether the essential character of the neighborhood would be substantially altered or adjoining property owners suffer a substantial detriment if the variance is granted? The Board stated no.

**Page 2 BZA November 18, 2020**

4. Will the granting of the variance adversely affect the delivery of governmental services? The Board stated no.
5. Did the property owner purchase the property with the knowledge of the zoning restrictions? The Board stated yes.
6. Whether the problem can be solved by some other manner other than the granting of the variance? The Board stated no.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Ms. Gray made a motion to approve a 16 ft. setback variance for the location of a sign for the Medina Township Trustees/Police Department located at 4877 Fenn Rd. It was seconded by Mr. Payne.

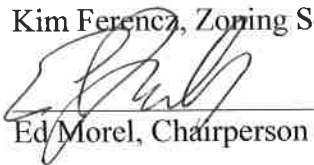
ROLL CALL- Gray-yes, Payne-yes, Morel-yes.

The variance request was granted.

Having no further business before the Board, the meeting was adjourned at 7:06 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary



Ed Morel, Chairperson