

**MEDINA TOWNSHIP
ZONING BOARD OF APPEALS
PUBLIC HEARING
November 16, 2016**

Chairperson Morel called the public hearing of the Medina Township Board of Zoning Appeals to order at 7:30 p.m. Permanent Board members West, Gray, Stopa, Blakemore and Morel were present. Alternate member Payne was present and Williams was absent.

Chair Morel explained the procedures of the hearing.

K.C. Property & Mgt. Ltd. variance request-3812 Pearl Rd. (Pearl-Fenn Square)

Secretary Ferencz read the application into the record. The applicant is North Coast Sign and Lighting Services Inc. The property owner is K.C. Property Management Ltd. Address of the property requiring the variance-3812 Pearl Rd. Present Zoning- Previous variance requests-none.

Variations being requested: We are asking relief of Section 605 C, ID Sign and are requesting a 19 ft. variance. Because of the widening of Pearl Rd. and the change in the location of the right of way it is no longer possible to erect the tenant monument sign with the right of way.

Please explain A. How the strict application of the Resolution will result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the Resolution B. What exceptional circumstances or conditions apply to this property that do not generally apply to others in the same district C. why the granting of the variance will not be detrimental to the public interest or to property or improvements in such district and will not materially impair the purpose of the Resolution.

The previous sign was removed by the State of Ohio construction crew because it was located in the road widening construction area. The businesses located in the building no longer have a sign to show their location. The new sign will restore visibility to those businesses. The sign has been designed to co-exist with the design of the building.

Attached was also a letter dated October 27, 2016 from North Coast Sign and Lighting Services, Inc. which read,

RE: KC Property Management Ltd. Pearl-Fenn Square 3812 Pearl Rd. Suite C

We are requesting a variance for the placement of our proposed tenant pylon directory sign located at 3812 Pearl Rd. The sign will replace the sign which was removed by the State of Ohio when they widened Pearl Rd. A new right of way line has been established on the west side of Pearl Rd., because of the road widening the right of way line is much closer to the building. We plan to locate the new sign in the middle of the parking lot, perpendicular to Pearl Rd. The outside edge of the sign cabinet above the center mounted pole will meet the edge of the new right of way. See the plot plan in the variance application packet for details. Sincerely James Briola President.

The applicant, Mr. James Briola from North Coast Sign and Lighting Services Inc. was sworn in. Mr. Briola stated this property is the shopping complex known as Pearl-Fenn Square located the corner of Pearl and Fenn Rds. Chair Morel stated with the road widening by the State, there will be more of these items coming before the Board. Per the drawing submitte, the sign was already encroaching into the parking lot and there was no other place to locate it. Mr. Briola responded yes, unfortunately in order to have enough room for cars to pass back and forth easily; this was the best location.

Hearing no further comments by the Board members, 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 but it is a group of businesses that need a sign.
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.
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 the only option was to move the sign to the middle of the parking lot and that was not a feasible option.
7. Does the granting of the variance uphold the spirit and intent of the Zoning Resolution? The Board stated yes.

Mr. Blakemore made a motion to grant a 19 ft. setback variance of Section 605 C. – Identification Sign setback from road right of way- 20 ft. for KC Property Management Ltd. The variance is granted for the property located at 3812 Pearl Rd. for the erection of an identification sign to be located 1 ft. from the new road right of way of Pearl Rd. as presented. It was seconded by Ms. Gray.

ROLL CALL-Blakemore-yes, Gray-yes, Stopa-yes, West-yes, Morel-yes.


The September 21, 2016 meeting minutes and October 21, 2016 meeting minutes were approved as written.

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Having no further business before the Board, the hearing was officially adjourned at 7:43 p.m.

Respectfully Submitted,

Kim Ferencz, Zoning Secretary



Chairperson, Ed Morel