



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number Z25-02

GENERAL	Date of Application <u>01/13/25</u> Property Location <u>1041 North Court St</u> Description of Project <u>Install additional wall signs for Marc's identifying "Cold Cut Counter", "Fresh Produce" and "Quality Meats"</u>
CONTACT INFORMATION	Applicant Name <u>John Benedict</u> Address <u>4811 Van Epps Rd</u> City <u>Cleveland</u> State <u>OH</u> Zip <u>44131</u> Phone <u>216-741-3800</u> Email <u>jbenedict@brilliantesign.com</u> Property Owner Name <u>Medwick Marketplace, LLC</u> Address <u>4065 Hedgewood Dr</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u>75409fa8-3008-4dc3-8016-054062f9c46d</u> Digitally signed by 75409fa8-3008-4dc3-8016-054062f9c46d Date: 2025.01.13 12:52:43 -05'00' Date <u>01/13/25</u>
OFFICIAL USE	Zoning District <u>C-3</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>2/13/25</u> Check Box when Fee Paid <input type="checkbox"/>

Z25-02 **Marc's Wall Signs**

Property Owner: Medwick Marketplace LLC
Applicant: John Benedict
Location: 1041 North Court Street
Zoning: C-3 (General Commercial)
Request: Sign variance to Section 1147.14(d) to allow more and larger building signs than permitted

LOCATION AND SURROUNDING USES

The subject site comprises 12.1 acres on the north side of West Reagan Pkwy. and west side of North Court Street. Adjacent properties are zoned C-3 and include the following uses:

- North – Retail (Future Meijer)
- East – Restaurant and Service
- South– Retail
- West – Office and Residential



BACKGROUND & PROPOSED APPLICATION

The existing Marc's has two existing wall signs, a "Marc's" sign and a "Pharmacy" sign, totaling 266 sq. ft. in area. The applicant is proposing three additional wall signs for "Cold Cut Counter", "Fresh Produce", and "Quality Meats" with an additional area of 140.7 sq. ft.

WALL SIGN NUMBER AND AREA (SECTION 1147.14(d.))

Section 1145.14(d) states that each commercial tenant space shall have only one wall sign at a maximum size of 1 sq. ft. per 1 ft. of building frontage. Marc's building frontage is 266 sq. ft. per a recent building permit, therefore, Marc's is permitted one wall sign at 266 sq. ft. in area.

The two existing Marc's wall signs are a combined 266 sq. ft. in area. Though a sign permit was issued for the signs, there is no record of a variance allowing two wall signs.

The applicant is proposing three additional wall signs at a combined 140.7 sq. ft. in area. If installed, Marc's would have a total of five wall signs at 406.7 sq. ft., which would exceed the maximum one wall sign and 266 sq. ft. in area.

	Sign	Area	Existing/Proposed
1	Marc's	238.5 sq. ft.	Existing
2	Pharmacy	27.5 sq. ft.	Existing
3	Cold Cut Counter	48.7 sq. ft.	Proposed
4	Fresh Produce	41.0 sq. ft.	Proposed
5	Quality Meats	51.0 sq. ft.	Proposed
	Total	406.7 sq. ft.	-

FACTORS APPLICABLE TO SIGN VARIANCES (SECTION 1107.08(i))

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and a sign variance should be granted:

- A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;
- 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 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 shall 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; and/or
- G. The variance will be consistent with the general spirit and intent of this Ordinance.

APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS

The applicant's responses to the Standards for Variances and Appeals include but are not limited to the following:

- Allowing additional signage is critical for the services and products the store can provide.
- The tagline signage aligns with other tenants in the plaza that do not have a dormer for sign location.

FACTORS APPLICABLE TO SIGN VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and a sign variance should be granted:

A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;

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 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;

Marc's has approximately 280' of lineal frontage. Allowing the additional signage is critical for the services and products the store can provide.

E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;

The tag line signage aligns with other tenants in the plaza that do not have a dormer for sign location.

F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or

G. The variance will be consistent with the general spirit and intent of this Ordinance.



SIGN ELEVATION: 3/8"=1'-0'

Notes

Manufacture & install three (3) sets of internally illuminated, LED channel logo/letters; to be flush mounted to three (3) different elevations of the building; remote power supplies - LED channel letters faces to be white 2447 plexiglass with first surface, red vinyl; trim & returns to be painted to match the faces as close as possible

RATED 120 VOLTS



PHOTO RENDERING NTS

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	MARCS		SALESMAN	DATE	REVISION	DESIGN NO.
			MH	11/6/24	11/7/24cp	B24-1525
LOCATION	1041 N COURT ST., MEDINA, OH		DESIGNER	SCALE	12/30/24cp	COPYRIGHT ©
			CP	SHOWN		2024
				FILE NAME	charlotte/ marcs	



A

B

C



132 N. Elmwood Ave., Medina, Ohio 44256
Telephone 330-722-9023 Fax 330-722-9045
www.medinaoh.org

permit # 10-025

Application for a SIGN PERMIT

SIGN
APPLICATION

APPROVED
CITY OF MEDINA
ZONING DEPARTMENT

Application is hereby made for a Sign Permit as follows:

*Required information

*Date of Application 7.6.10

*Owner's Name Surrey Medwark Acquisition LLC

*Address 1147 South Court, *City Medina

*State Ohio *Zip 44256 *Phone 212-619-3700

Fax No. 212-619-2020 *E-mail EDC@SurreyEquities.com

*Contractor Erecting Sign Medina Signs

*Reg. No. _____

*Address 411 West Smith Rd. *City Medina

*State OH *Zip 44256 *Phone 330-723-2484

Fax No. 330-723-7446 *E-mail Medina Signs@gmail.com

*Address where Sign is being installed 1041 N. Court - Mares

*Type of Sign (check all that apply): Residential () Commercial (X) Industrial ()

Pole Sign () Ground Sign () Wall Sign (X) Single-faced () Double-faced ()

Size of Sign: Vertical 22" (x) Horizontal 180" (=) Square Feet of Face 27.6 SF

Zoning District C-1 Building frontage (linear feet) 225'

Existing Sign 238 SF
New Sign 27.55 SF

All applications for a Sign Permit shall be accompanied by a detailed plan showing the proposed sign with height, width, 265.50 ft and depth dimensions on a drawing not larger than 11" x 17".

NOTE: See other side for additional conditions and requirements, including Electrical Permit.

The undersigned hereby applies to the City of Medina, Ohio for a Sign Permit for a sign to be installed in compliance with the regulations contained in the Sign Code and with the representations made herein, all of which the undersigned affirms to be true and accurate.

*Date 7.6.10 *Signature D.A. Sterrett D.A. STERRETT

SIGN PERMIT

Upon the basis of the above application and drawings, and conditions outlined on the reverse side of this form, the proposed sign is found to be in accordance with the City of Medina Sign Code and is hereby approved.

Date 7-7-10 Signature _____

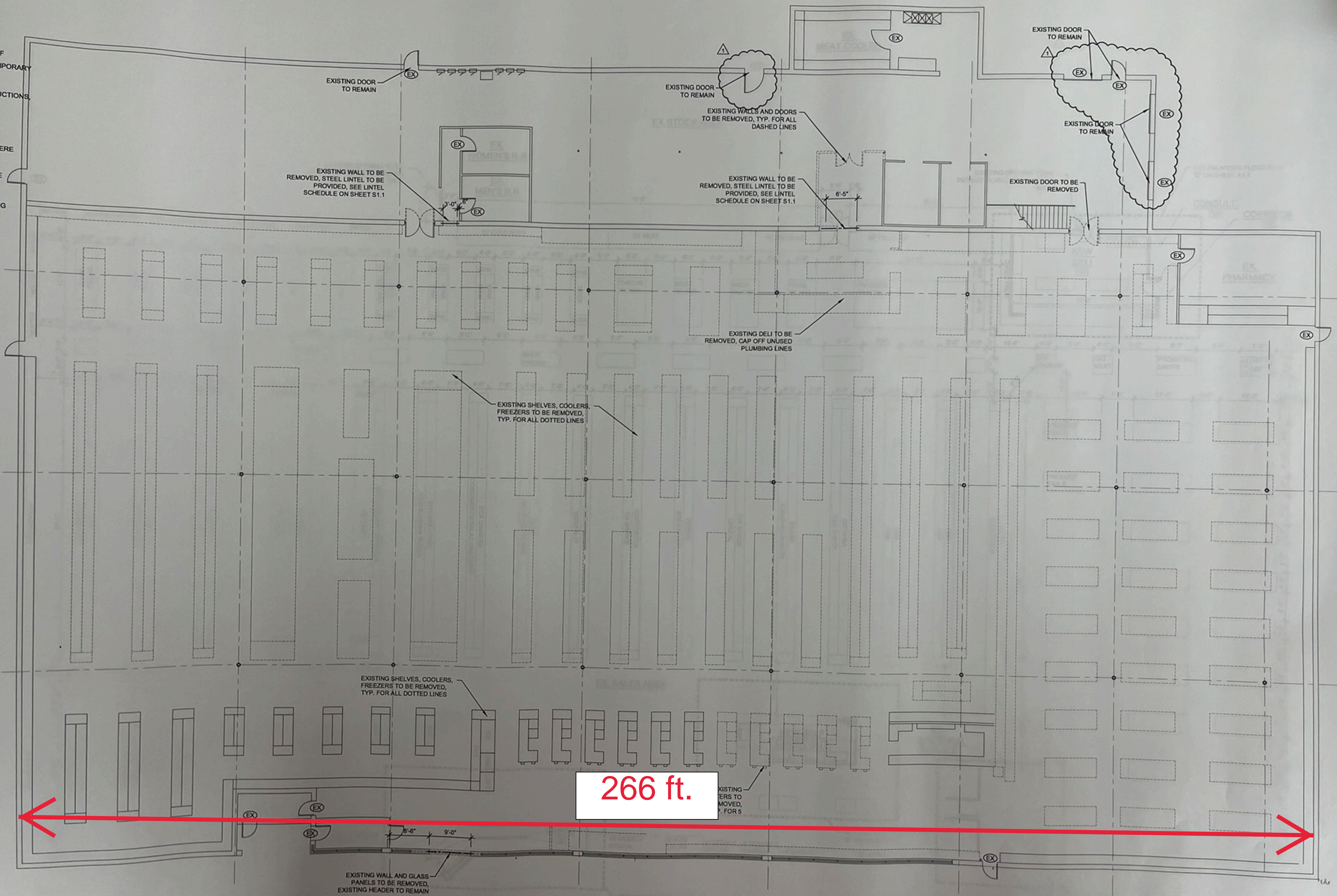
Zoning Official

(OVER)

NOT CLOSE OR
COORDINATE ANY
LOCKING ANY AREAS.
DEMOLITION.
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LOCATION OF
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266 ft.

