

Z24-13
East Smith Road Personal Training Studio

Property Owner: 620 East Smith Road LLC
Applicant: Brook Kaylor
Location: 620 East Smith Road, Unit E8
Zoning: I-1 (Industrial)
Request: Use Variance to Section 1141.02 to allow a personal training use

LOCATION AND SURROUNDING USES

The subject site is 12.75 acres located on the south side of East Smith Road. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-2)
- East – Single-Family Residential (R-2)
- South – Commercial/Office/Industrial (I-1)
- West – Commercial/Office/Industrial (I-1)



BACKGROUND & PROPOSED APPLICATION

In 2016, the Planning Commission approved a Conditional Zoning Certificate for the subject use in the western part of the 620 East Smith Road development (Unit W-1), which was shown at approximately 1,500 sq. ft.

The applicant is proposing to relocate the personal training studio to a 6,000 sq. ft unit (Unit E-8) in the eastern part of the development. The move will allow the business to add specialized training programs, group classes, a bathroom, shower, sauna facilities, and equipment.

The overall business format will remain unchanged with current hours of 5:30 am to 9:00 pm on Tuesday to Friday and flexible hours on Sunday morning.

PERMITTED AND PROHIBITED USES (SECTION 1141.02)

Section 1141.02 indicates permitted uses in the I-1 zoning district. The majority of the permitted uses in the zoning district are industrial, storage, auto-related, and general office.

The proposed personal training use, as described, generally falls into the “Personal and Professional Services” use type, which includes such uses as a “Fitness Facility”. A Personal and Professional Services use is not permitted in the I-1 zoning district.

Previous reviews classified the proposed use as “Commercial Recreation”, which required Conditional Zoning Certificate review by the Planning Commission. However, staff’s current interpretation is the use is classified as “Personal and Professional Services”. Both definitions are provided below:

Commercial recreation – Land or facilities operated for profit and which is open to the general public for a fee that may include, but is not limited to: water parks, rollerblade rental, billiard parlors, video arcades, amusement parks, arcades, pay-to-play athletic fields, golf courses, miniature golf courses, driving ranges, ice skating rinks, batting cages or swimming pools.

Personal or professional service – Any for profit service enterprise or occupation involving the dispensation of a licensed service (excluding medical services) primarily to the general public such as: health club, day spa, **fitness facility**, shoe repair, barber shop, beauty salon, bank or other federally insured financial institution, laundromat, real estate agency, bookkeeper, tax accountant, plumber or electrician. Personal or professional services do not include sexually oriented businesses.

STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))

Factors applicable to area or size-type 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 an area or size-type variance should be granted:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

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:

- The variance request is unique as the business is currently located in the development and the move provides consistency for clients.
- The business has outgrown the current space in the development and the variance would allow the opportunity to expand.
- The rights of adjacent property owners will not be affected as the facility's operations are indoor and there are similar existing uses in the development.
- The granting of the variance would improve public health by allowing the personal training business to expand.

STANDARDS APPLICABLE TO USE VARIANCES ("UNNECESSARY HARDSHIPS")

The applicant shall demonstrate by clear and convincing evidence that all of the following standards have been met in order to find an unnecessary hardship exists so as to justify the granting of a use variance, as determined by the Board:

A. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;

B. The hardship condition is not created by actions of the applicant;

C. The granting of the variance will not adversely affect the rights of adjacent owners;

D. The granting of the variance will not adversely affect the public health, safety or general welfare;

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

F. The variance sought is the minimum which will afford relief to the applicant; and

G. There is no other economically viable use which is permitted in the zoning district.

Brooke Kaylor
Owner, Head Personal Trainer
Brooke Kaylor Fitness and Training / BK FITNESS
620 East Smith Road, Unit E8
Medina, Ohio 44256
brooke.a.kaylor@gmail.com
3306353200
April 17th 2024

To whom it may concern;

I am writing to express my intent to expand and relocate my personal training business, Brooke Kaylor Fitness and Training, to a larger unit within the same complex my current business was approved to work out of, 620 Corporation. As a dedicated servant to our community, it has become evident that our current space no longer accommodates the growing needs of our clientele and our evolving business objectives.

After careful consideration and market analysis, I have identified a suitable space that aligns with our vision for growth. The new location offers increased square footage, a little under 6,000 sqft, as we are currently in about 1,000 square feet, and improved accessibility, all of which are crucial for optimizing the client experience and fostering business expansion.

Our commitment to delivering exceptional fitness training services remains unwavering. With the larger unit, we aim to:

1. Expand our range of services to meet the diverse needs of our clientele, including specialized training programs and group classes.
2. Enhance the overall atmosphere and ambiance of our facility to create a motivating and inspiring environment conducive to achieving fitness goals. We will be adding a shower in our bathroom to provide a safe and

clean environment for our busy and working client's to fit training into their schedule.

3. Implement advanced equipment and technology to elevate the quality and effectiveness of our training programs. We will add more cardiovascular machines, and will be adding a sauna for recovery and wellness.
4. Strengthen our community engagement initiatives through partnerships with local businesses, schools, and organizations to promote health and wellness awareness.

Our overall structure of business stays the same, and our hours stay the same as well. Our current hours are Tuesday - Friday from 530 am to 9pm (subject to change depending on client's schedules.) and Sunday mornings with flexibility.

I am confident that this strategic move will not only benefit our existing clients but also attract new clientele. Additionally, it will enable us to optimize operational efficiency and drive sustainable business growth in the long term.

I look forward to discussing the details further and am open to any questions or concerns you may have.

Thank you for considering our proposal. I anticipate a mutually beneficial partnership as we work towards realizing our shared objectives.

Sincerely,

Brooke Kaylor

E SMITH RD

Location



0 25 50 75 100 Feet





S HARMONY ST

E SMITH RD

Subject Site



P16-15
620 E. Smith Unit W-1
CZC for Commercial Rec
Fitness studio
June 9, 2016

1 inch = 130 feet