



# BOARDS & COMMISSIONS APPLICATION

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

Application Number **Z25-05**

GENERAL	Date of Application <u>3/6/2025</u>
	Property Location <u>125/129 North Broadway</u>
	Description of Project <u>Creation of parking spaces and sidewalk divided by green space.</u>
CONTACT INFORMATION	<b>Applicant</b> Name <u>Tim Pelton</u>
	Address <u>125/129 North Broadway</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	Phone <u>(330) 571-8100</u> Email <u>tpelton@landmarkhomes.biz</u>
	<b>Property Owner</b> Name <u>Renovation Homes/Robert A Root</u>
	Address <u>125/129 North Broadway Street</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	Phone <u>(330) 388-8230</u> Email <u>rroot@landmarkhomes.biz / tpelton@landmarkhomes.biz</u>
APPLICATION TYPE	<b>Planning Commission</b> Site Plan <input checked="" 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"/> TC-OV <input type="checkbox"/> Other <input type="checkbox"/> <b>Historic Preservation Board</b> Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> <b>Board of Zoning Appeals</b> Variance <input type="checkbox"/> Appeal <input checked="" 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>Tim R Pelton</u> <small>Digitally signed by Tim R Pelton DN: cn=Tim R Pelton, o=Renovation Homes, Inc. dba Landmark Homes, ou=VP Operations, email=tpelton@landmarkhomes.biz, c=US Date: 2025.03.06 16:15:31 -05'00'</small> Date _____
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>200</u>
	Meeting Date <u>4/10/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

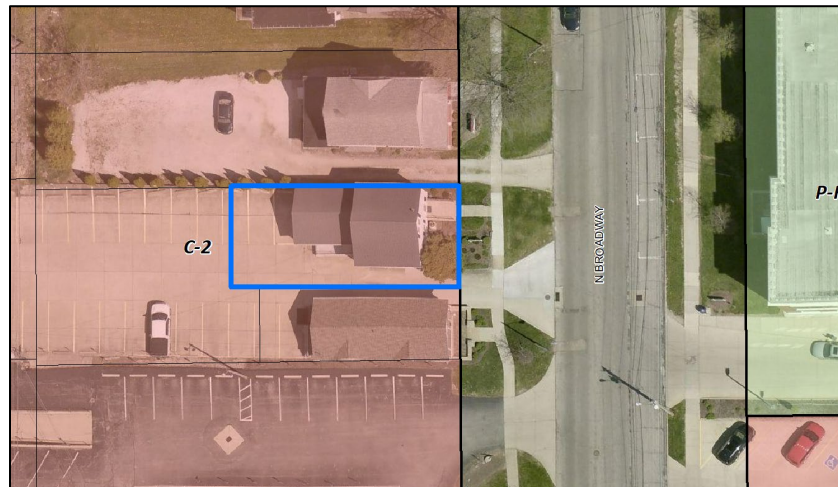
**Z25-07**  
**Landmark Homes Parking Lot**

Property Owner: Renovation Homes Inc.  
Applicant: Tim Pelton  
Location: 129 North Broadway Street  
Zoning: C-2 (General Commercial)  
Request: Area variance approval to Section 1135.08(a) to allow parking in the front yard, Section 1145.08 to allow parking and drives less than the minimum size, and Section 1145.09(b) to allow parking within the required landscaped strip

**LOCATION AND SURROUNDING USES**

The subject site is composed of 0.07 acres on the west side of North Broadway Street. Adjacent properties include the following uses and zoning:

- North – Office (C-2)
- East – County Administrative Building (P-F)
- South – Landmark Homes Office (C-2)
- West – Parking Lot (C-2)



**BACKGROUND/PROPOSED APPLICATION**

The applicant received Historic Preservation Board approval on September 12, 2024 to demolish the existing building on the site, which had experienced significant fire damage, and return the footprint to lawn area. The building has been demolished and the site is currently undeveloped.

The applicant is proposing to construct a four space parking lot, a pedestrian connection to a larger parking lot to the west, and a lawn area with seating on the site.

The project will also be reviewed by the Historic Preservation Board as a revision of their previous demolition approval.

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**PARKING IN THE FRONT YARD (SECTION 1135.08(a))**

Section 1135.08(a) states that “No off-street parking or loading space shall be located in any front yard”. The front yard is the area between the front wall of the principal building and the right-of-way.

Though the majority of the proposed parking is in the side yard and rear yard, the easternmost space projects into the front yard approximately 3 ft.

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**PARKING AND DRIVE DIMENSIONS (SECTION 1145.08)**

Section 1145.08 includes a table with minimum parking area dimensions. The table’s minimum parking space size is 9 ft. in width x 19 ft. in length and the minimum aisle width is 24 ft.

Proposed parking spaces are 9 ft. in width x 16 ft. 10 in. in length and the proposed drive aisle is 21.7 ft. wide.

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**PARKING LANDSCAPED STRIP (SECTION 1145.09(b))**

Section 1145.09(b) states that a 10 ft. wide landscaped strip shall be located between the parking area and the street right-of-way line. The Planning Commission may approve a narrower strip at a minimum of 5 ft.

Parking incorporates a 10 ft. wide landscaped strip from the sidewalk on North Broadway Street, which has a very large right-of-way width of 100 ft. However, only 1 ft. of the landscape strip is located on the property and 9 ft. is located in the North Broadway Street right-of-way.

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**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.

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**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 is necessary for the property to have a beneficial use as a parking lot which eliminates cut through traffic.
- The variance is not substantial as the proposed parking lot with green space is consistent with the area and will not change the character of the neighborhood.
- The predicament cannot be feasibly obviated without a variance as there are no practical alternatives for the site other than leaving the lot vacant or a development with greater disruption.



**Tim Pelton**

Landmark Homes  
125 North Broadway  
Medina, OH 44256  
330-571-8100  
3/18/2025

**Andrew Dutton**

132 North Elmwood Ave  
Medina, OH 44256  
330-722-9038

To the Board of Zoning Appeals,

I am writing in support of granting a variance to allow the vacant lot at 129 North Broadway to be converted into a parking lot and green space for use by the building at 125 North Broadway. Without this variance, the lot remains underutilized and poses a safety risk due to unauthorized cut-through traffic. The proposed use aligns with surrounding properties, enhances neighborhood aesthetics, and provides off-street parking to alleviate congestion. It will not burden municipal services and may improve stormwater management by reduction in impervious surface area. While zoning restrictions were known at the time of purchase, this variance allows for a more functional and beneficial use of the property without disrupting the character of the area. Given the clear advantages and adherence to zoning principles, I respectfully urge approval of this request.

Sincerely,  
Tim Pelton



**Tim Pelton**

Landmark Homes  
125 North Broadway  
Medina, OH 44256  
330-571-8100  
3/11/2025

**Andrew Dutton**

132 North Elmwood Ave  
Medina, OH 44256  
330-722-9038

To the Board of Zoning Appeals,

I am writing in support of granting a variance to allow the vacant lot at 129 North Broadway to be converted into a parking lot and green space for use by the building located at 125 North Broadway. Below, I will address each of the relevant factors to demonstrate that this variance is justified:

**A. Beneficial Use of the Property Without the Variance**

Without the variance, the vacant lot at 129 North Broadway remains underutilized and does not contribute positively to the area. The current layout allows public traffic cut-through between North Broadway and North Court, creating a daily safety hazard for permissible users due to speeding unauthorized vehicles passing through the parking area. Developing the lot into a parking area and green space will shut off the unauthorized cut through traffic and enhance the usability of both properties, providing a safe, functional and aesthetically pleasing improvement to the neighborhood.

**B. Substantiality of the Variance**

The proposed change is reasonable and not excessive in scale. The use of the lot for parking and green space is consistent with other properties in the vicinity and aligns with practical land use needs. The variance does not seek to change the character of the zoning district but rather optimizes the lot's function.

**C. Impact on the Character of the Neighborhood and Adjoining Properties**

The proposed improvement enhances the neighborhood by transforming an underutilized lot into a well-maintained space that includes landscaping while also eliminating the dangerous cut through traffic between North Broadway and North Court Street. Additionally, the availability of off-street parking for 125 North Broadway will help alleviate potential parking congestion in the area, benefiting nearby residents and businesses. No adjoining properties will suffer substantial detriment from this change—if anything, the enhancement of the space will be positive for surrounding properties.



#### **D. Effect on Governmental Services**

The proposed use will not burden municipal services. In fact, the development of a structured parking area and green space may improve stormwater management through proper drainage planning. Trash collection, water, and sewer services remain unaffected, ensuring that city resources are not strained by the variance.

#### **E. Knowledge of Zoning Restrictions at the Time of Purchase**

While zoning restrictions were known at the time of purchase, the practical reality is that the current zoning limitations hinder the best possible use of the property. The requested variance does not contradict the overall intent of zoning laws but rather seeks a reasonable adjustment to allow the property to be more functional and beneficial to the community.

#### **F. Feasibility of Alternative Solutions**

There are no practical alternatives that would achieve the same benefits without a variance. Leaving the lot vacant is not beneficial, and alternative developments may introduce greater disruption to the neighborhood. A low-impact solution such as parking with a green space component is ideal for preserving the integrity of the area while addressing a real need.

#### **G. Spirit and Intent of the Zoning Requirement**

The spirit of the zoning requirement is to ensure responsible land use and maintain the character of the district. This proposal aligns with those principles by improving the site, providing a needed service, and enhancing the visual appeal of the neighborhood. Granting this variance would uphold the intent of zoning regulations while allowing for a practical, community-oriented use of the property.

#### **Conclusion**

Given the clear benefits, the lack of negative impact on surrounding properties and services, and the alignment with zoning principles, I respectfully urge the Board to approve the variance request for 129 North Broadway.

Thank you for your time and consideration.

Sincerely,  
Tim Pelton



## 129 North Broadway Street

Looking West



Looking East



An aerial photograph of a commercial site. A red rectangular outline highlights a central area. A green vertical line runs along the right edge of the image. Several vehicles are visible: a blue car in the top left, a white car in the middle left, and a grey car in the bottom left. A building with a dark roof is visible in the center, and another building with a grey roof is in the top right. A parking lot with yellow lines is on the left side.

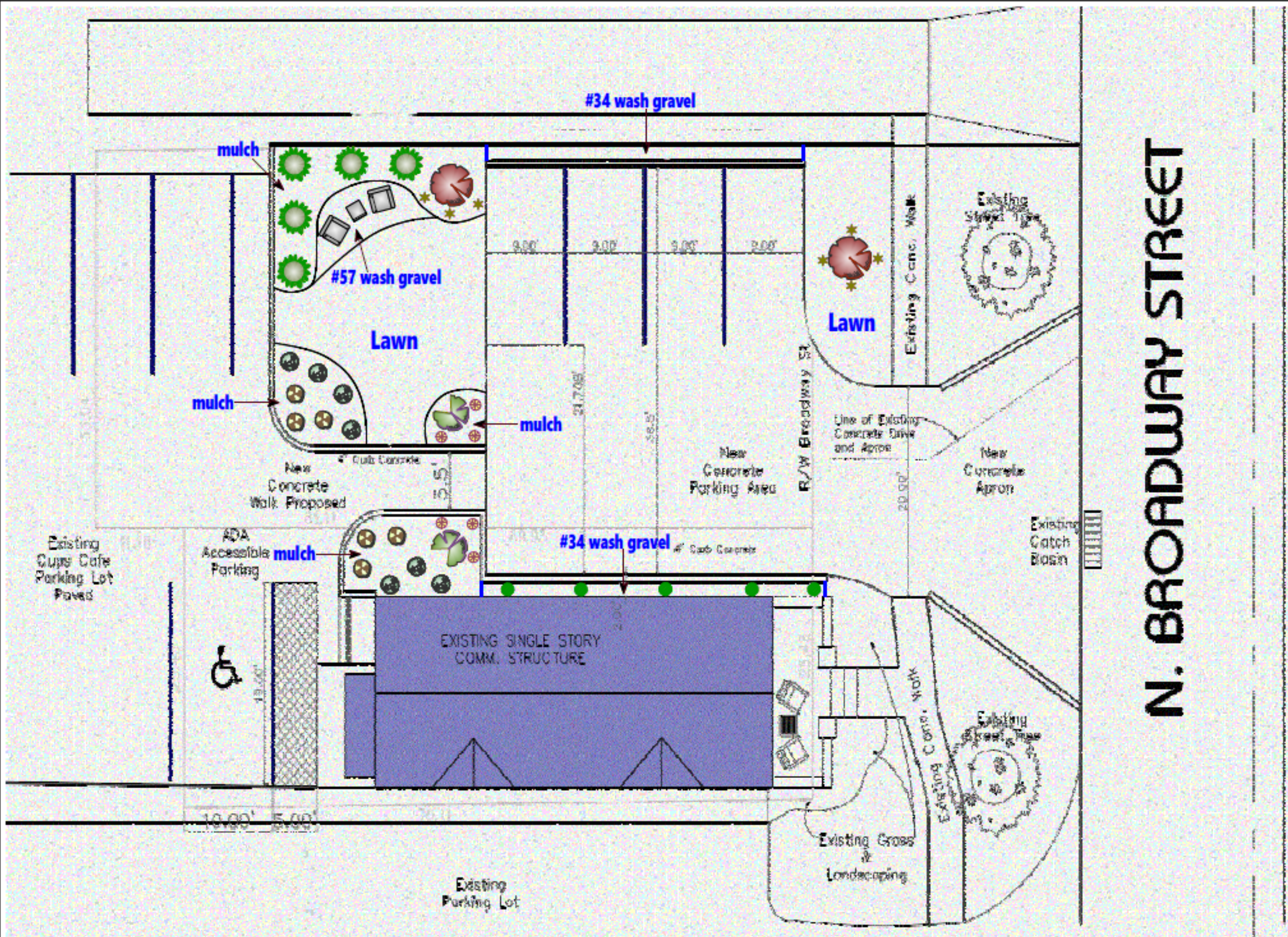
PREVIOUS SITE

Demolished









N. BROADWAY STREET

## Legend

	Common Name	Qty	Size
	Arbovitae, Green Giant	5	10 Gal.
	Grass, Dwarf Fountain	5	2 Gal.
	Daisy, Shasta Snow Lady	6	Each
	Daylily, Stella	7	Each
	Holly, Blue	7	3 Gal.
	Hydrangea, Bobo	6	3 Gal.
	Crabapple, Lollipop	2	2"
	Cherry, Canada Red	2	2"

## QUOTE NOTES

- Bed areas will be built using topsoil.
- All areas listed as mulch will have color enhanced brown mulch.
- Gravel beds will have weed control fabric applied under mulch.
- Lawn areas will be installed using topsoil, seed, starter fertilizer, and straw blanket.
- All plants and trees will be under warranty for a period of one year.
- Lawn furniture not included in quote.



Revision #:

Date: 3/18/2025

Scale:

1/16" = 1'

Landscape Plan:

Landmark Homes Office

Landscape Design by: Kevin Mick

Lamphears