



BOARDS & COMMISSIONS APPLICATION

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

Application Number 225-23

GENERAL	Date of Application <u>7/24/2025</u>
	Property Location <u>207 North Court St.</u>
	Description of Project <u>Non Internally lighted Panel Box Wall Sign - 44" x 192" - 58.66 SF</u>
CONTACT INFORMATION	Applicant Name <u>Dave Sterrett - Medina Signs Inc.</u>
	Address <u>411 West Smith Rd.</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u>
	Phone <u></u> Email <u></u>
	Property Owner Name <u>AMAUI LLC</u>
	Address <u>6815 Whipple Ave.</u> City <u>Canton</u> State <u>Ohio</u> Zip <u>44720</u>
	Phone <u></u> Email <u></u>
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"/> TC-OV <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><i>Dave Sterrett</i></u> Date <u>7/24/2025</u>
OFFICIAL USE	Zoning District <u>C-2</u>
	Meeting Date <u>8-14-25</u>
	Fee (See Fee Sheet) \$ <u>200</u>
	Check Box when Fee Paid <input checked="" type="checkbox"/>

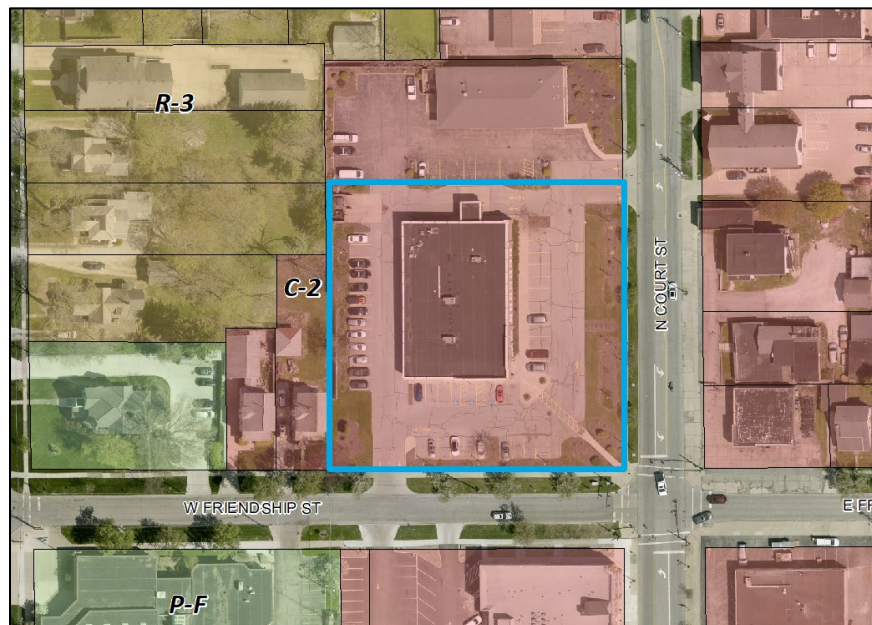
Z25-23 **Ohio Hot Tub & Sauna Sign**

Property Owner: Amaui LLC
Applicant: Dave Sterrett
Location: 207 North Court Street
Zoning: C-2 (Central Business)
Request: Sign Variance to Section 1147.14(d) to allow a larger secondary building sign than permitted

LOCATION AND SURROUNDING USES

The subject site consists of 1.35 acres located on the northwest corner of North Court Street and Friendship Street. Adjacent properties contain the following uses and zoning:

- North – Auto Repair (C-2)
- East – Auto Repair and Karate Studio (C-2)
- South – Mixed-Use (C-2) and City Hall (P-F)
- West – Single-Family Residential (C-2 & R-3)



BACKGROUND/PROPOSED APPLICATION

The applicant has received approval for a 58.7 sq. ft. wall sign on the east facade (front) of the building, facing North Court Street. In addition, a 58.7 sq. ft. wall sign is proposed on the south facade of the building, facing West Friendship Street.

WALL SIGN (SECTION 1147.14(d))

Section 1147.14(d) allows building signs in the C-2 District, per the following:

One permanent building sign (wall, awning, or canopy) on the primary building frontage side of the building unit, not exceeding one square foot in area for each one linear foot of primary building... and one permanent building sign on the secondary building frontage side of the building unit, not exceeding one square foot in area for each four (4) linear feet of secondary building frontage...

Both the east facade and the south facade of the building face a street and are considered building frontages. The applicant chose the east facade of the building as the primary frontage and was permitted a 58.7 sq. ft. wall sign.

The south facade of the building is thus considered the secondary frontage. At 78 ft. of frontage, the south facade is permitted a 19.5 sq. ft. wall sign (78 ft./4). The applicant is proposing a 58.7 sq. ft. wall sign on the south facade, which exceeds the permitted area.

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 THE FACTORS APPLICABLE TO SIGN VARIANCES

The applicant's responses to the Factors Applicable to Sign Variances include, but are not limited to, the following:

- The proposed area increase is appropriate in scale as it would help the building's aesthetics by being symmetrical with the approved sign on the east (front) elevation.

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;

No

B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;

No

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;

No

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;

Yes - Symmetry would help the aesthetics of the building as it would match the size on East facing elevation.

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

No

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

No

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

Yes



South Elevation -
Frontage 78'

South Elevation -
Frontage 78'
Code allows 39sf secondary

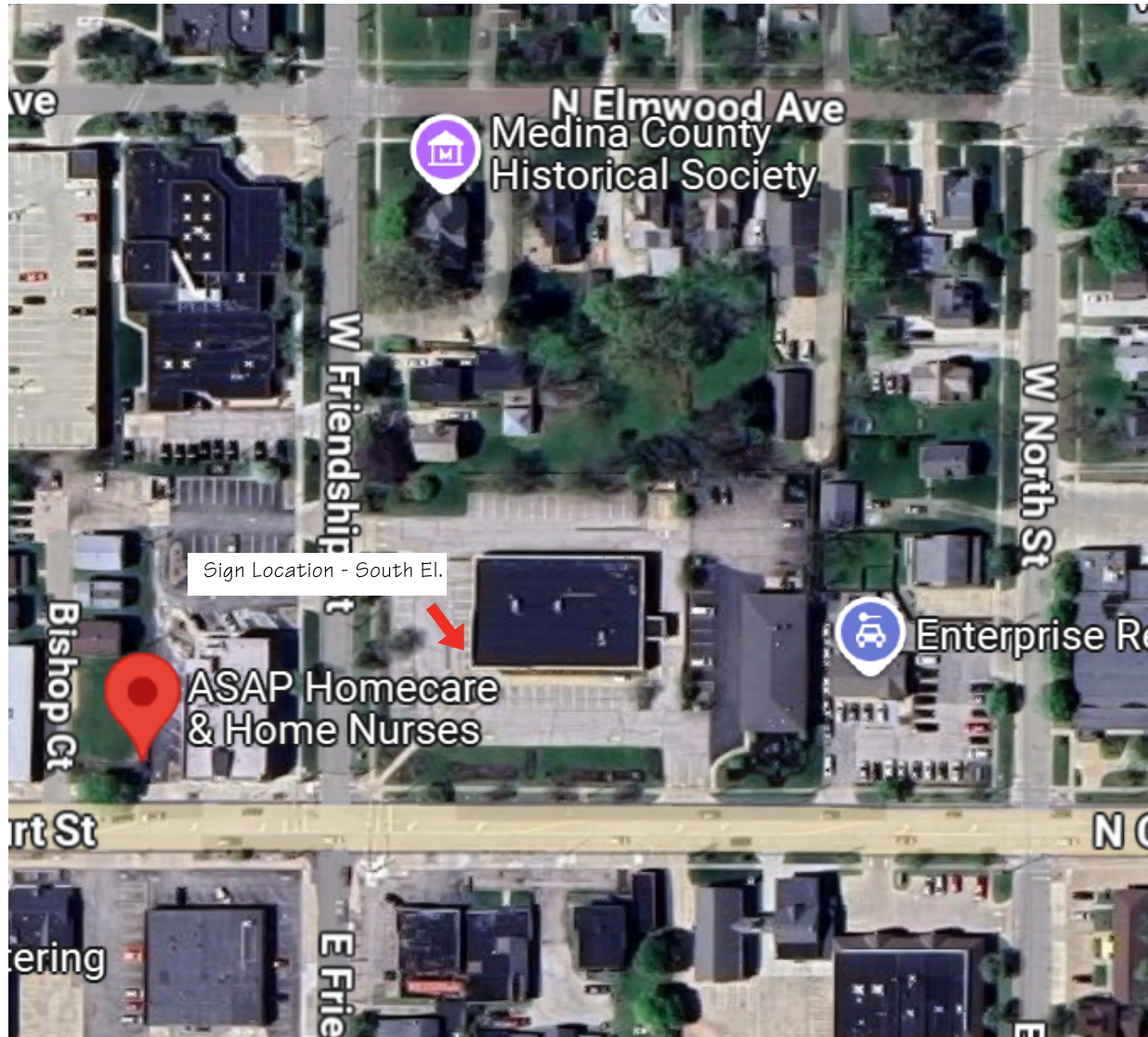
Secondary Elevation 58.66 sf



Customer:	Ashley Miller
Company:	Ohio Hot Tubs abd Sauna
Address:	207 North Court St.
City:	Medina
State/ZIP:	Ohio44256
Phone:	330.494.7755 ext. 337
Email:	ammiller@ohiohottub.com

Medina Signs
Since 1947
411 West Smith Rd.
Medina, Ohio 44256
330-723-2484 medinasigns@gmail.com

Job No.:	NA	Date:	7/24/2025
Order Date:		Salesperson:	Dave Sterrett
		Estimate:	0.00
Comments:	028-19A-21-364		



Sign Location South Elevation

Customer:	Ashley Miller
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Address:	207 North Court St.
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Job No.:	NA	Date:	6/28/2025
Order Date:		Salesperson:	Dave Sterrett
		Estimate:	0.00
Comments:	028-19A-21-364		