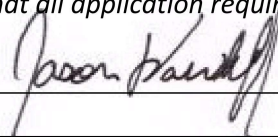




BOARDS & COMMISSIONS APPLICATION

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

Application Number Z23-02

GENERAL	Date of Application <u>2/15/2023</u> Property Location <u>325 East Homestead St., Medina OH 44256</u> Description of Project <u>25'0" x 19'6" covered porch, requiring a 6 foot variance to the front setback</u>
CONTACT INFORMATION	Applicant Name <u>Jason Karkoff of Karkoff Construction LLC</u> Address <u>7023 MacKenzie Rd</u> City <u>Olmsted Twp</u> State <u>OH</u> Zip <u>44138</u> Phone <u>(440) 237-7703</u> Email <u>karkoffconstruction@gmail.com</u> Property Owner Name <u>Bob Mieyal</u> Address <u>325 East Homestead St.</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>(330) 760-2520</u> Email <u>mieyalr@yahoo.com</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"/> 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></u> Date <u>2/15/2023</u>
OFFICIAL USE	Zoning District <u> R-3 </u> Fee (See Fee Sheet) \$ <u> 200 </u> Meeting Date <u> 2/9/23 </u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z23-02
East Homestead Street Front Addition

Property Owners: Robert and Lynea Mieyal
Applicant: Jason Karkoff
Location: 325 East Homestead Street
Zoning: R-3 (High Density Urban Residential)
Request: Area Variance to Section 1125.05 to allow an addition with the required front yard setback

LOCATION AND SURROUNDING USES

The subject site is composed of 0.172 acres located on the north side of East Homestead Street. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-3)
- East – Single-Family Residential (R-3)
- South – School Soccer Field (P-F)
- West – Single-Family Residential (R-3)



PROPOSED APPLICATION

The applicant is proposing an addition on the front of the existing home including a 192 sq. ft. covered front porch and a 165 sq. ft. uncovered deck.

FRONT SETBACK REQUIREMENTS – SECTION 1125.05

Section 1125.05 includes a table indicating Lot Development Standards in the R-3 District. The table indicates a minimum front yard setback of 40 ft.

Section 1113.05(k)(3) allows uncovered porches or decks to project 10 ft. into the front yard setback.

The proposed covered porch and uncovered deck are located with a 34 ft. setback. Therefore, a variance is necessary for the covered porch area to be located within the front setback. The uncovered deck section does not require a variance as it is permitted in its proposed location per Section 1113.05(k)(3).

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.

The applicant has indicated the following regarding the Standards for Variances and Appeals:

- The project will add value to the home and is not substantial as the request is to extend a small area 6 ft. into the front setback.
- The essential character of the neighborhood will not be altered as homes in the area have similar setbacks to the proposal.
- No other options or methods other than the variance as conforming to the setbacks would substantially impact the proposed addition.

KARKOFF CONSTRUCTION, LLC

Jason Karkoff

(440) 237-7703 ▪ KarkoffConstruction@gmail.com

2/16/2023

Board of Zoning Appeals

132 North Elmwood St.

Medina, OH 44256

Re: Variance application for 325 East Homestead St.

Dear Members of the Board:

The homeowner would like to build a covered front porch for recreational use. The porch, as proposed, exceeds the setback requirement by six (6) feet.

We would like to receive a variance because altering the porch size to fit the setback would significantly limit the use of the porch as a recreational space.

Also, as you can see from the attached site plan, the neighboring properties are similarly situated to what we are proposing. So, a variance of this size would be compatible with the character of the neighborhood.

For these reasons we respectfully request a variance of six (6) feet. Thank you for your time and consideration.

Thank you,

Jason Karkoff

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;
The proposed project will add value to the home.

B. Whether the variance is substantial;
The variance is not substantial. It is a variance of 6 feet.

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;
The project, as proposed, would not result in any substantial alteration or detriment.
The neighboring properties have similar setbacks.

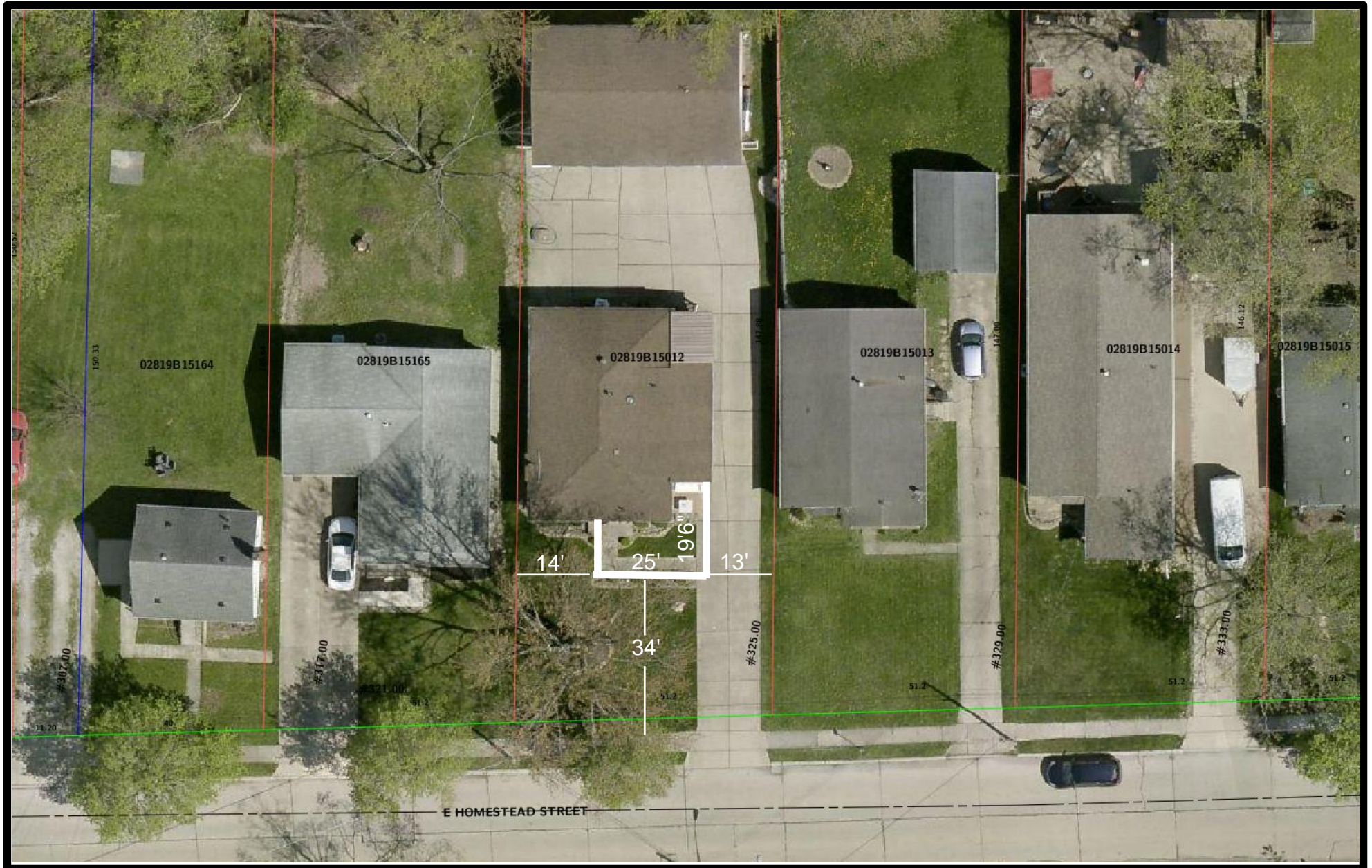
D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
The variance would not effect any governmental services.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
The homeowner has become aware of the zoning restrictions.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or
Adjusting the size of the project to meet the setback requirements would substantially impact the use of the structure.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.
The sprit and intent would be observed. The variance is minimal and simliar to the setbacks of neighboring properties.

Map

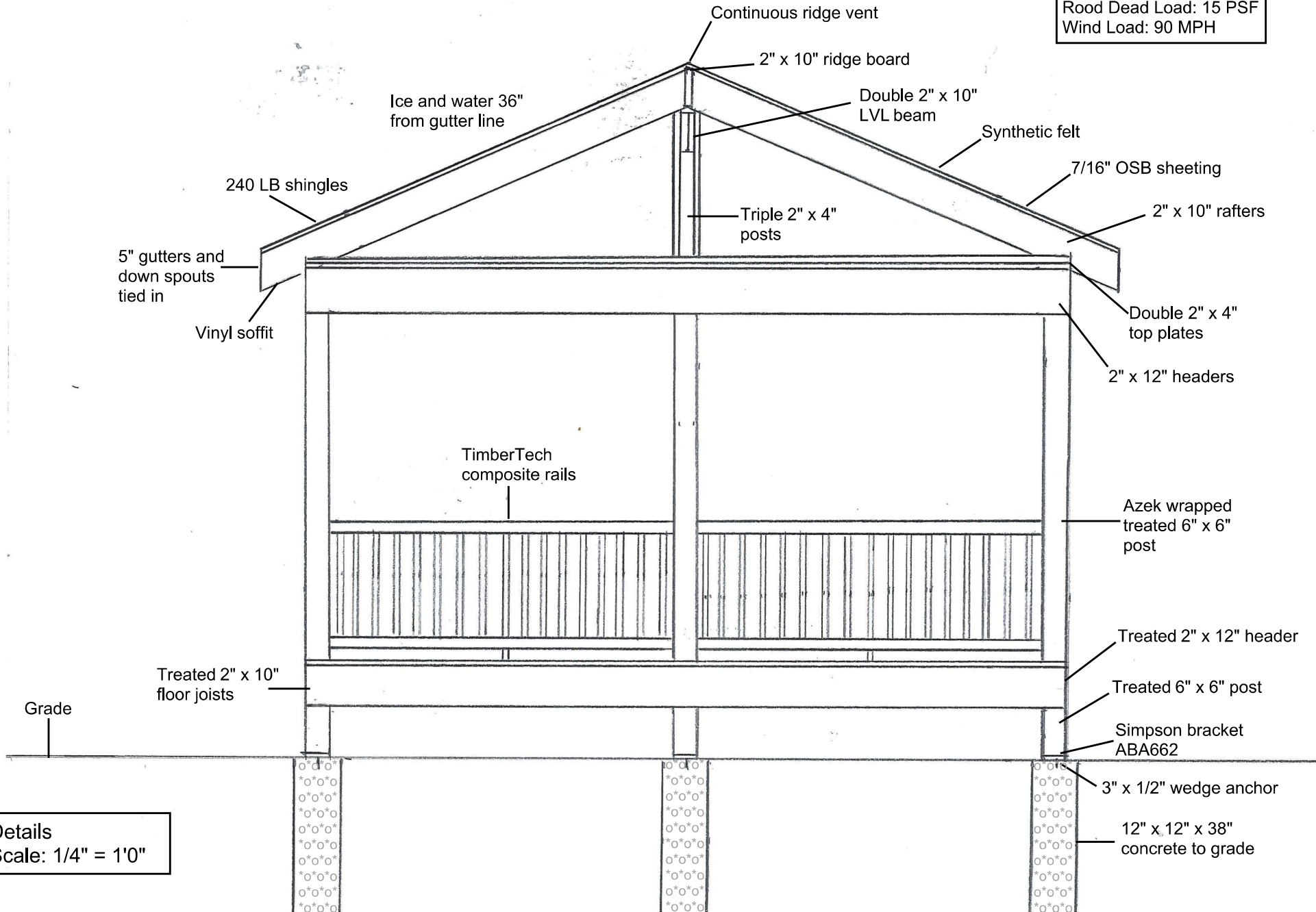


Subject Home



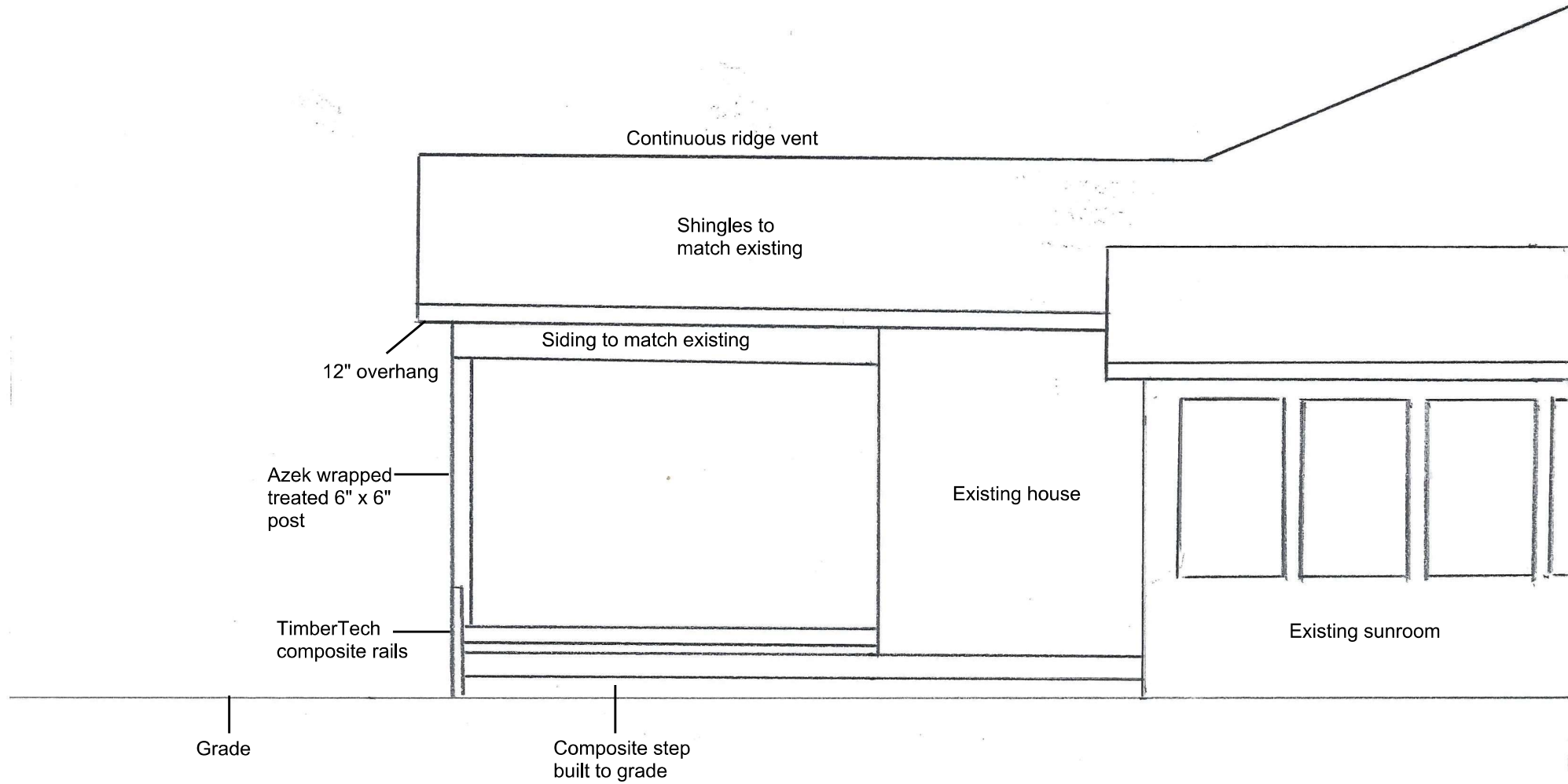


Roof Live Load: 30 PSF
Roof Dead Load: 15 PSF
Wind Load: 90 MPH



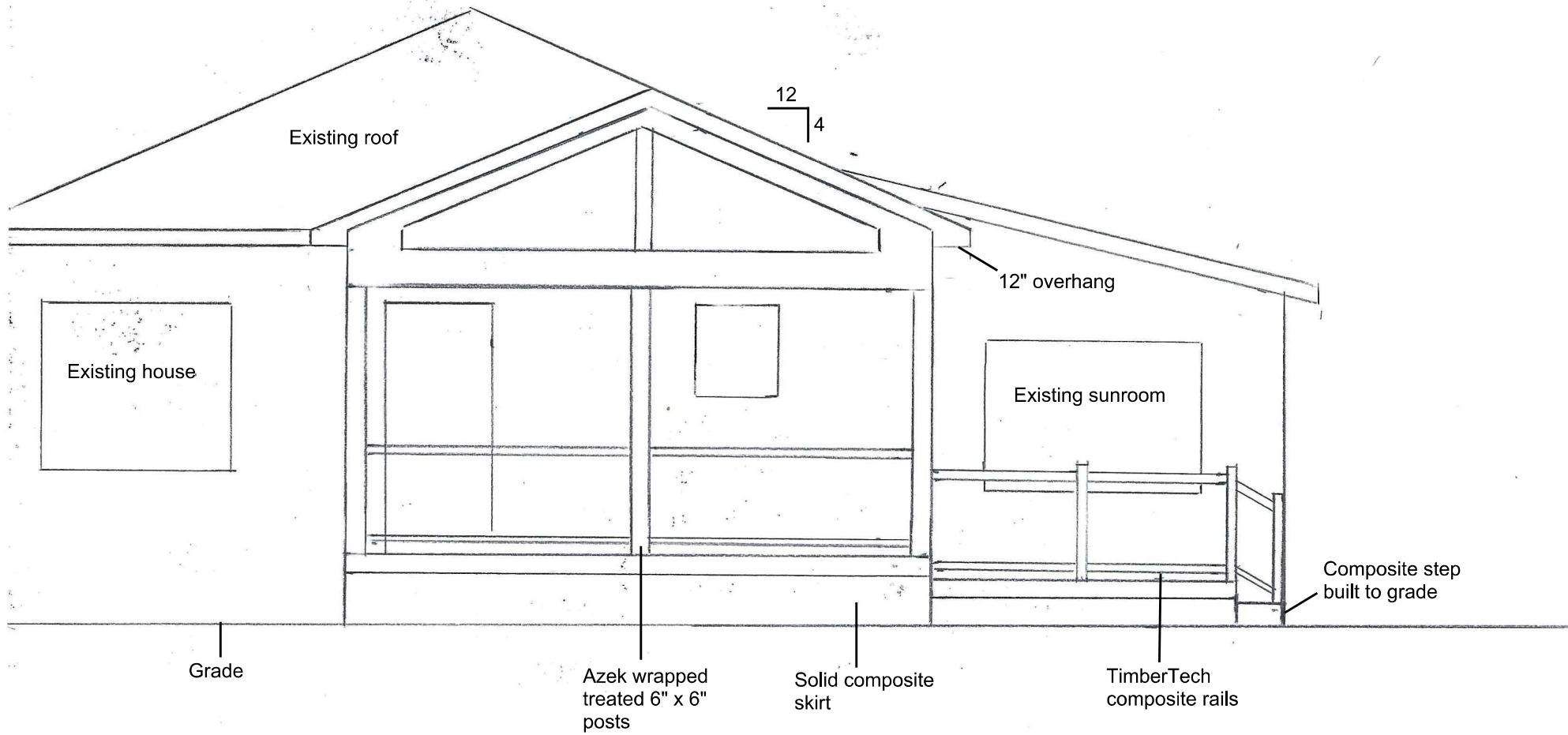
Details
Scale: 1/4" = 1'0"

Bob Mieval
325 East Homestead St.
Medina, OH 44256



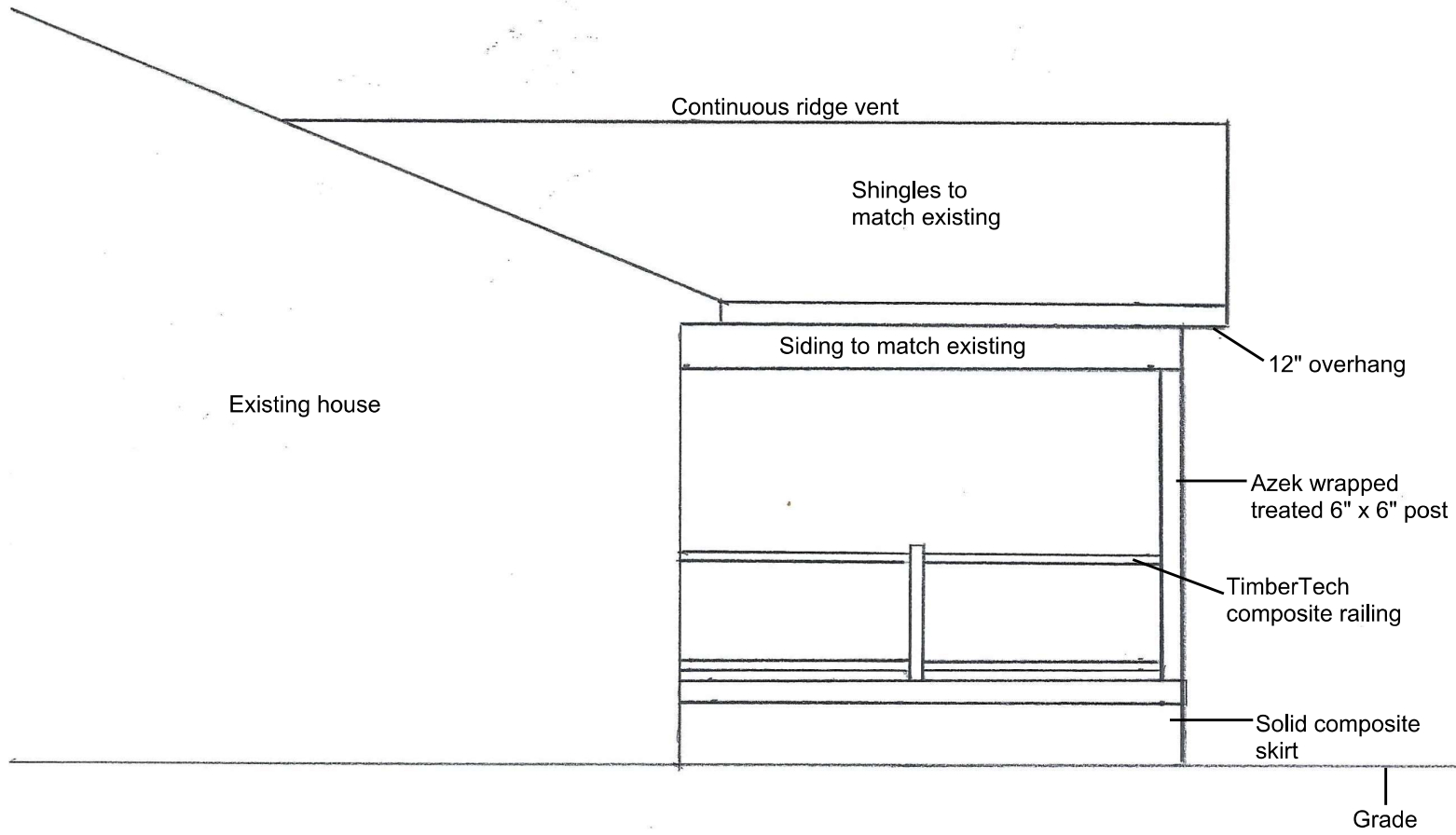
North Elevation
Scale: 1/4" = 1'0"

Bob Miyal
325 East Homestead St.
Medina, OH 44256



East Elevation
Scale: 1/4" = 1'0"

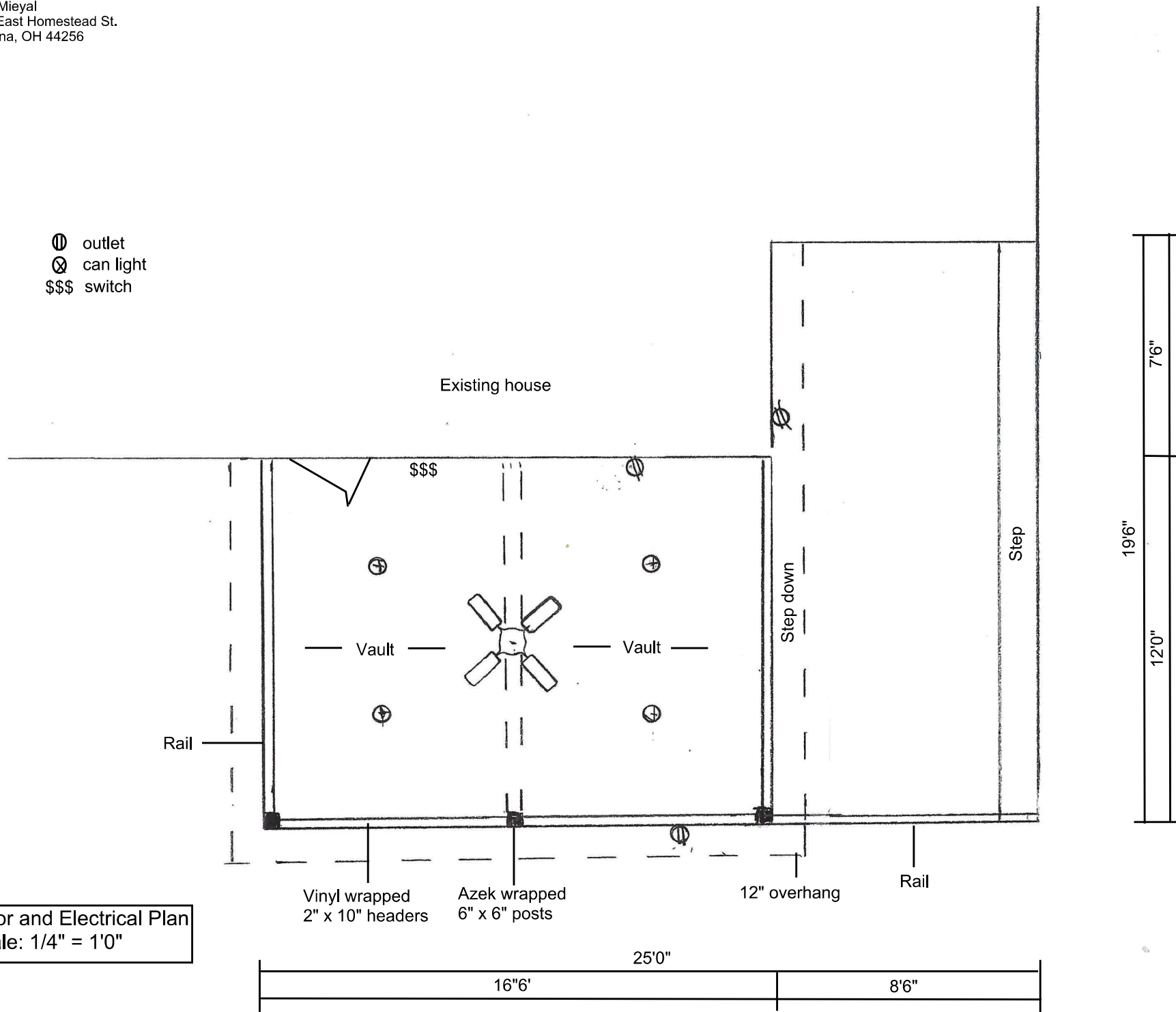
Bob Mieyal
325 East Homestead St.
Medina, OH 44256



South Elevation
Scale: 1/4" = 1'0"

Bob Mieval
325 East Homestead St.
Medina, OH 44256

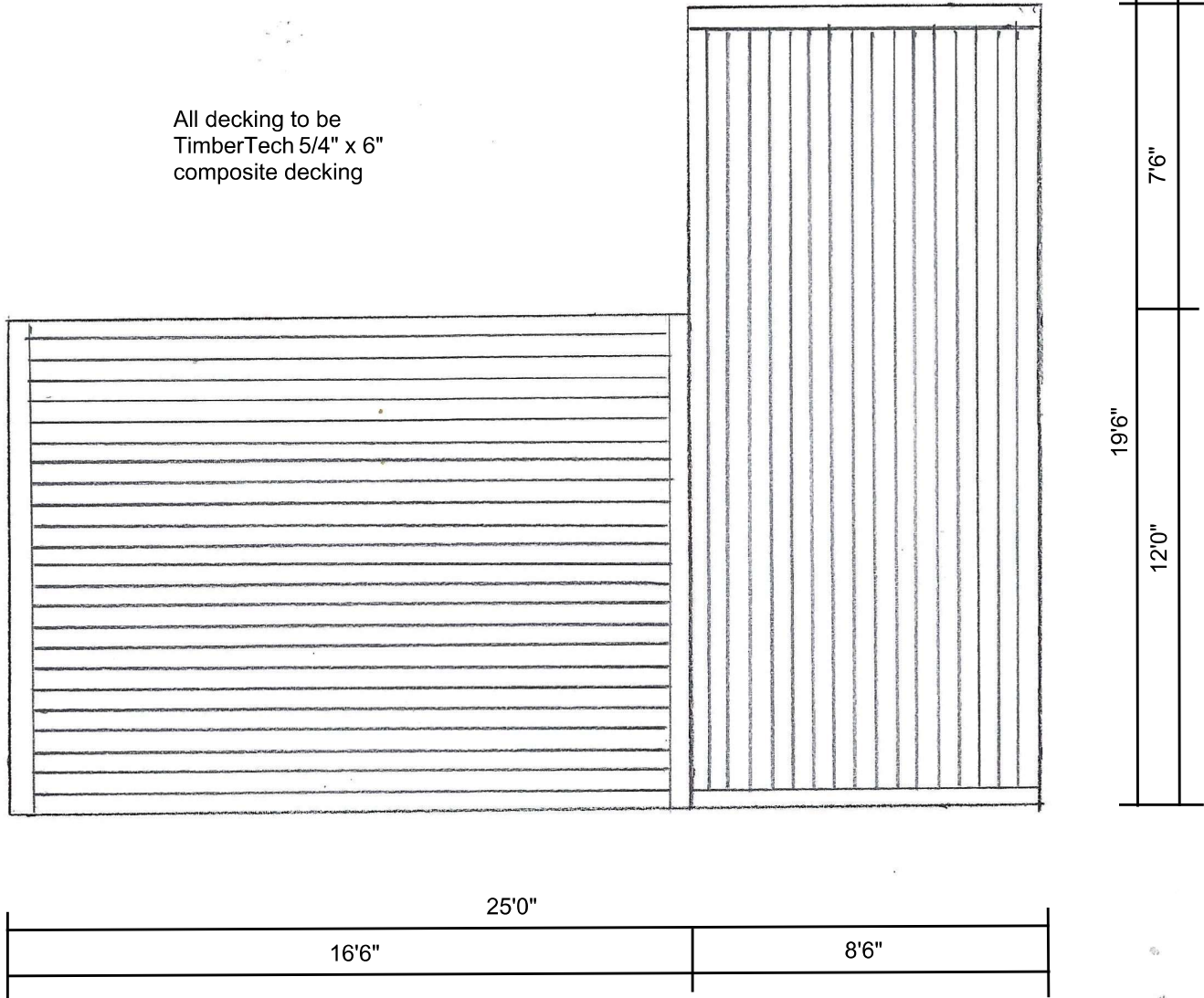
- ⓪ outlet
- ⊗ can light
- \$\$\$ switch



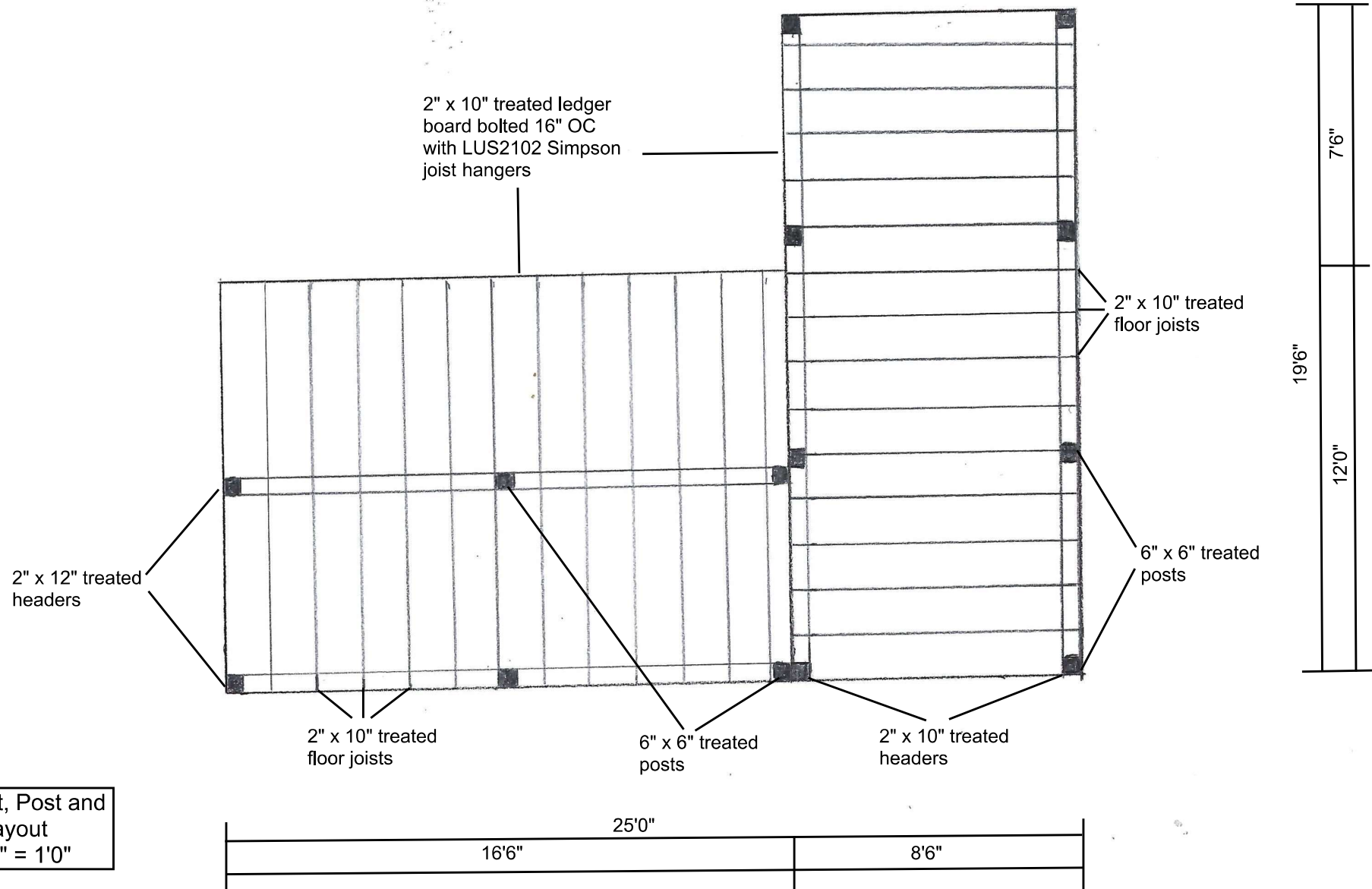
Floor and Electrical Plan
Scale: 1/4" = 1'0"

Bob Mieval
325 East Homestead St.
Medina, OH 44256

All decking to be
TimberTech 5/4" x 6"
composite decking



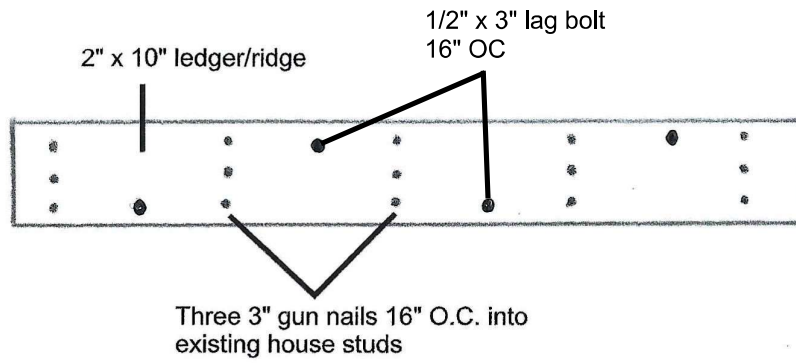
Bob Mieryl
325 East Homestead St.
Medina, OH 44256



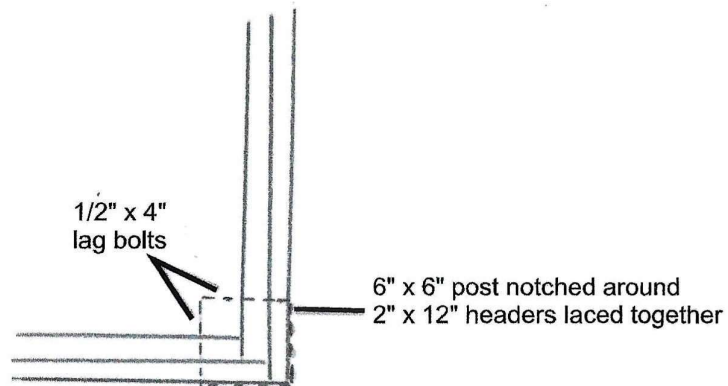
Floor Joist, Post and Header Layout
Scale: 1/4" = 1'0"

Bob Mielal
325 East Homestead St.
Medina, OH 44256

Ledger to house



Header to post



Beam pocket at house

