

Z24-01
East Liberty Street Lot Coverage

Property Owner: Greg Alber and Judith Beckenbach
Applicant: Greg Alber
Location: 433 East Liberty Street
Zoning: R-3 (High Density Urban Residential)
Request: Area Variance to Section 1113.05(l)(2)(A)(7) to allow a detached garage larger than permitted and Section 1125.05 to exceed the maximum lot coverage

LOCATION AND SURROUNDING USES

The subject site is composed of 0.24 acres located on the north side of East Liberty Street. Adjacent properties are zoned R-3 and contain single-family residences.



BACKGROUND & PROPOSED APPLICATION

In 2022, the applicant received approval for a side addition and exterior alterations on the home. The applicant is currently proposing:

- The construction of a 1,524 sq. ft. three-car garage with a side entry porch and rear storage area
- The demolition of 484 sq. ft. one car garage
- The extension of an existing concrete drive area

DETACHED ACCESSORY BUILDING SIZE (SECTION 1113.05(I)(2)(A)(7))

Section 1113.05 includes several standards for detached accessory buildings. Subsection (I)(2)(A)(7) states that the maximum size is 720 sq. ft. or 10% of the rear yard area, not exceeding 1,032 sq. ft.

The proposed rear yard is large, therefore, the maximum detached accessory building size is 1,032 sq. ft. The proposed garage is 1,524 sq. ft. in area.

MAXIMUM LOT COVERAGE (SECTION 1125.05)

Section 1125.05 includes a table with development standards for properties in the R-3 zoning district. The table indicates a maximum lot coverage of 60% of the lot. Lot coverage is the percentage of the lot covered by buildings, parking, drives, and other impervious surfaces.

The proposed project results in a lot coverage of 65%, which exceeds the maximum by 5%, or approximately 510 sq. ft.

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

- The variance is not substantial and will allow for additional parking on the property.
- The essential character of the neighborhood would not be altered as the proposed garage is architecturally compatible with the area.
- The spirit and intent of the requirement will be observed as properties in the area have similar sized accessory buildings, including a neighbor at 425 East Liberty Street with two detached garages totaling 1,468 sq. ft. in area.

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.



ANTHONY P. CAPRETTA

MEDINA COUNTY AUDITOR

[Tax Bill](#) [Aerial Imagery](#) [Parcel Viewer](#) [Transfers](#) [Tax Distribution](#) [Tax Map](#)

 [Print This Page](#)

Parcel Information

Parcel Number	028-19B-21-099
Owner Name	CANTRELL ROBERT A
Location	425 E LIBERTY ST 028 - Medina City (Medina City SD)
Property Class	530 Property Class Codes
Acreage	0.384300
Legal Description	LOT 223 W PT LOT 216 E PT .000A
Tax Mailing Address	CANTRELL ROBERT 425 E LIBERTY ST MEDINA, OH 44256 USA

Value

Land Value	93,450
CAUV Value	0
Building Value	244,550
Total Value	338,000

Taxable Value

Taxable Land Value	32,710
Taxable CAUV Value	0
Taxable Building Value	85,590
Taxable Total Value	118,300

Dwelling Information

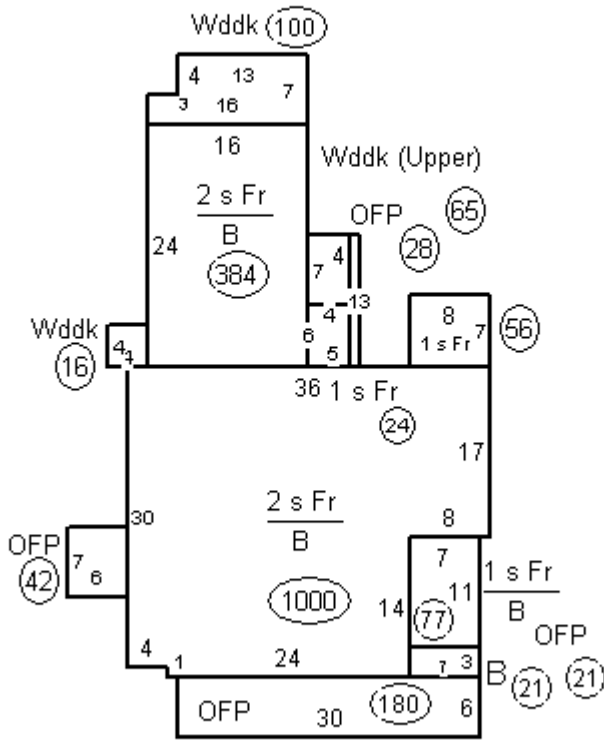
Card Number	001
Year Built	1880
Story Height	2.00000
Extension Walls	Siding-Wide
Fireplace Openings	1
Heating	Forced Hot Air
Central Air	No
Full Baths	4
Half Baths	0
Bedrooms	4

Dwelling Information

Attic	None
Attic Area	0
Second Floor Area	1384
Upper Floor Area	0
First Floor Area	1541
Basement	Full Basement
Basement Area	1482
ALC	2
APB	2
Open Frame Porch Area	21
Open Frame Porch Area	180
Wood Deck Area	100
Open Frame Porch Area	28
Wood Deck Area	65
Wood Deck Area	16
Open Frame Porch Area	42

14

9



Sketch Codes Key

TOTAL GARAGE AREA = 1448 SF

Other Improvements

Card Number	Key	Improvement	Width	Length	Area	Year Built
001	09	Pole Garage	41	24	984	1978
001	14	Pole Garage	22	22	484	2010

Forms Sheriff Sales Financial Info Links Contact Us Sitemap Privacy





E LIBERTY ST

433 E Liberty St

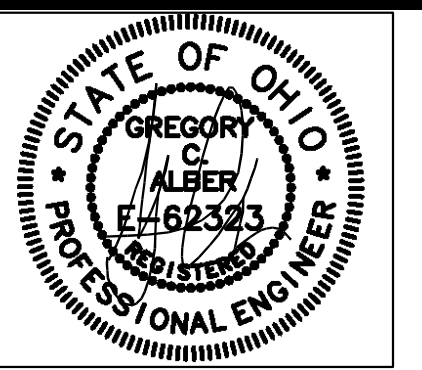
0 10 20 30 40 Feet



Existing



ALBER & RICE
SURVEYING + CIVIL + STRUCTURAL
31813 Cook Road | North Ridgeville | Ohio | 44039



Gregory C. Alber, License #62323
Expiration Date 12/31/2023

PROJECT:

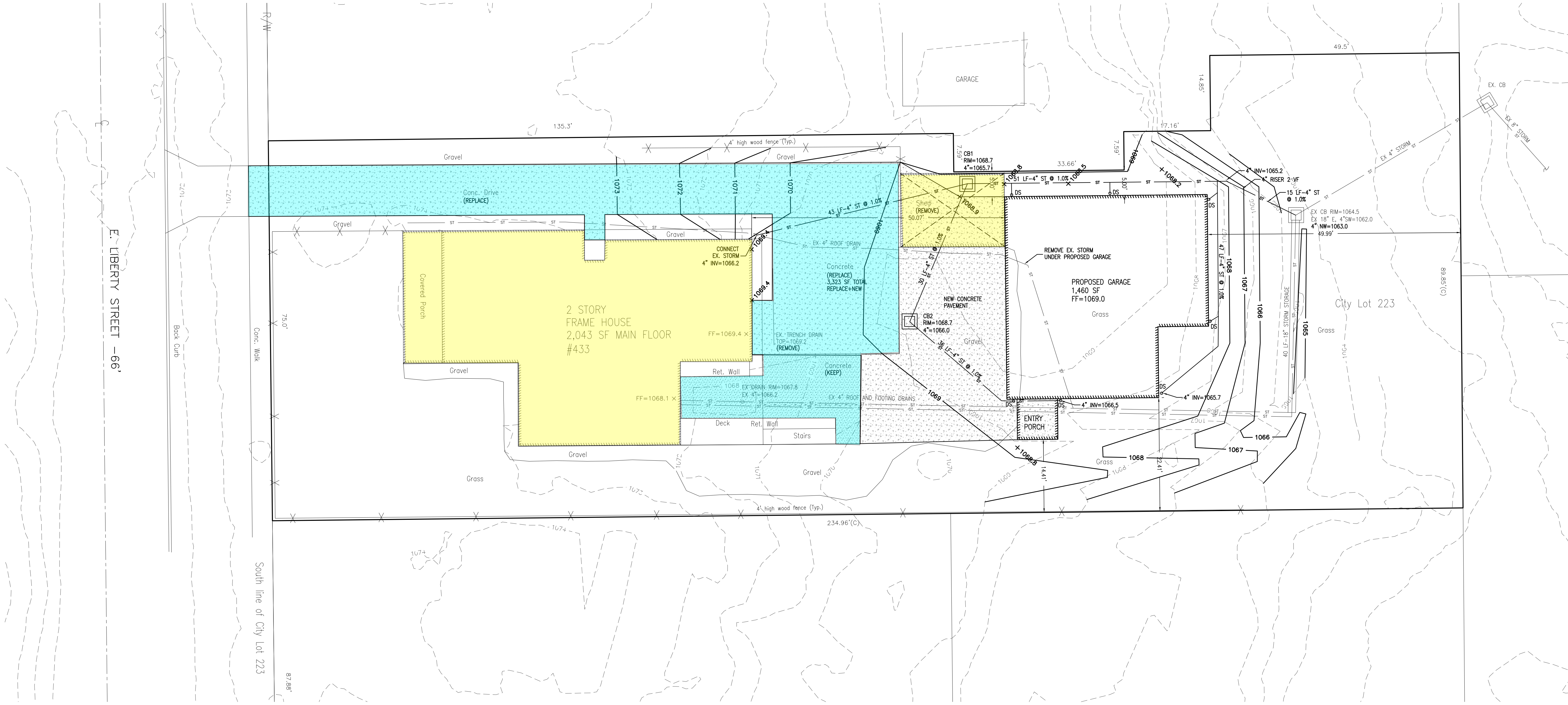
**NEW GARAGE
433 E LIBERTY ST
MEDINA, OH 44256**

ISSUE:	DATE:
PERMIT	12-27-23
A&R PROJECT NO.	2312-00

SITE PLAN

SHEET NO.

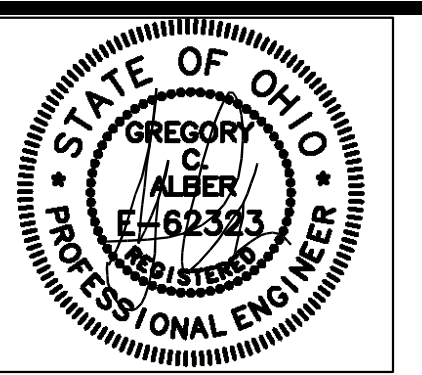
c101



Proposed



ALBER & RICE
 SURVEYING + CIVIL + STRUCTURAL
 31813 Cook Road | North Ridgeville | Ohio | 44039



Gregory C. Alber, License #62323
 Expiration Date 12/31/2023

PROJECT:

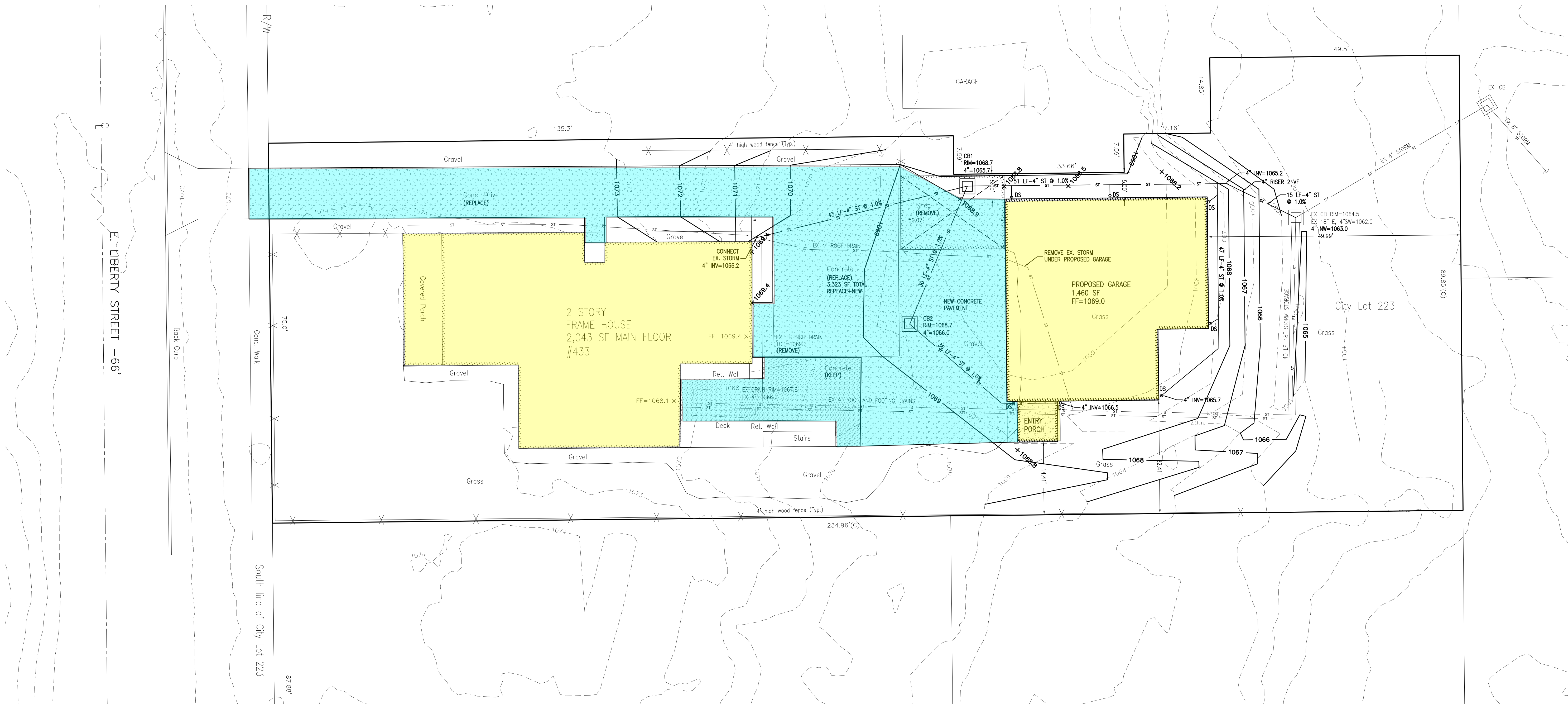
**NEW GARAGE
 433 E LIBERTY ST
 MEDINA, OH 44256**

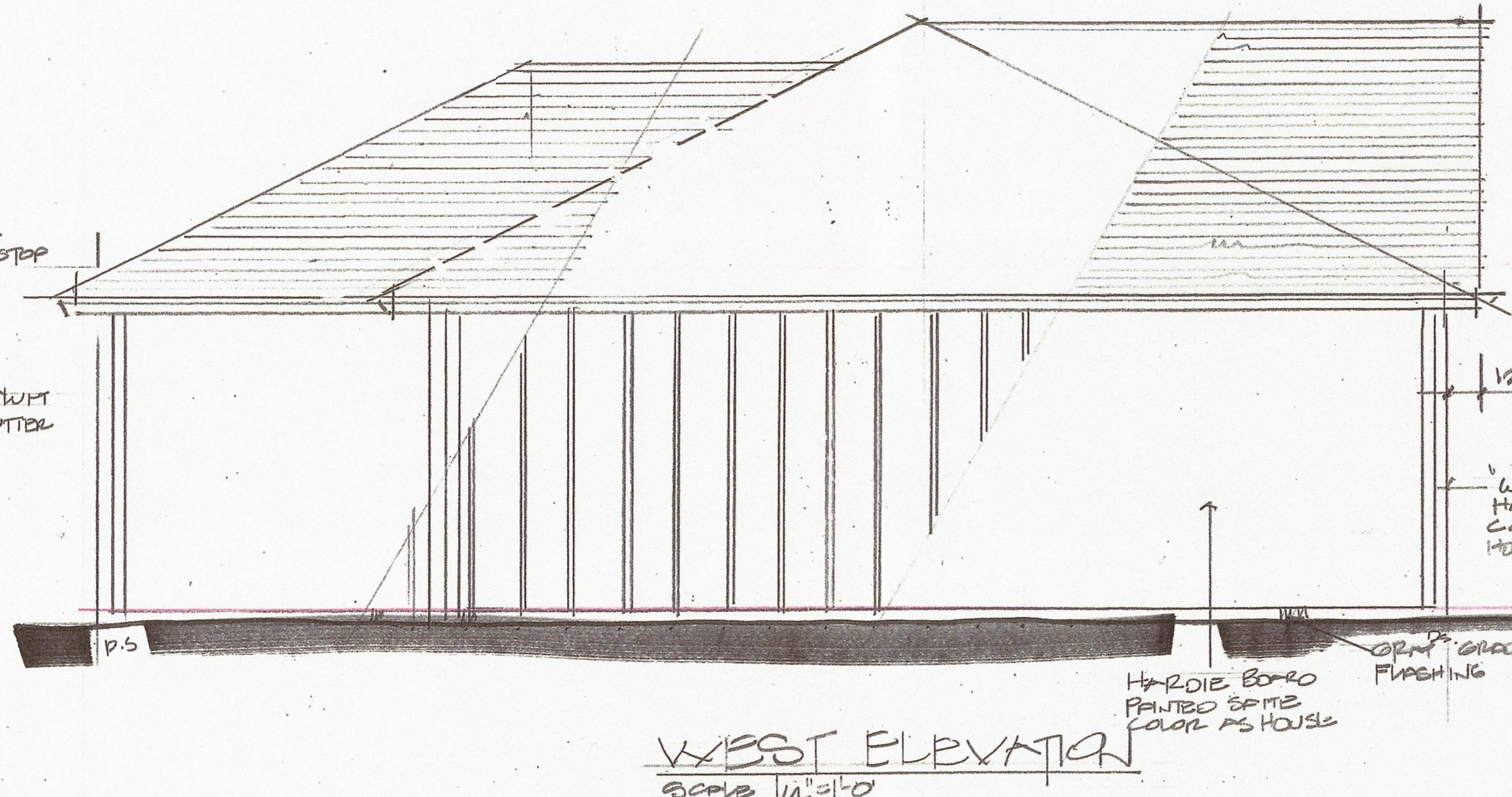
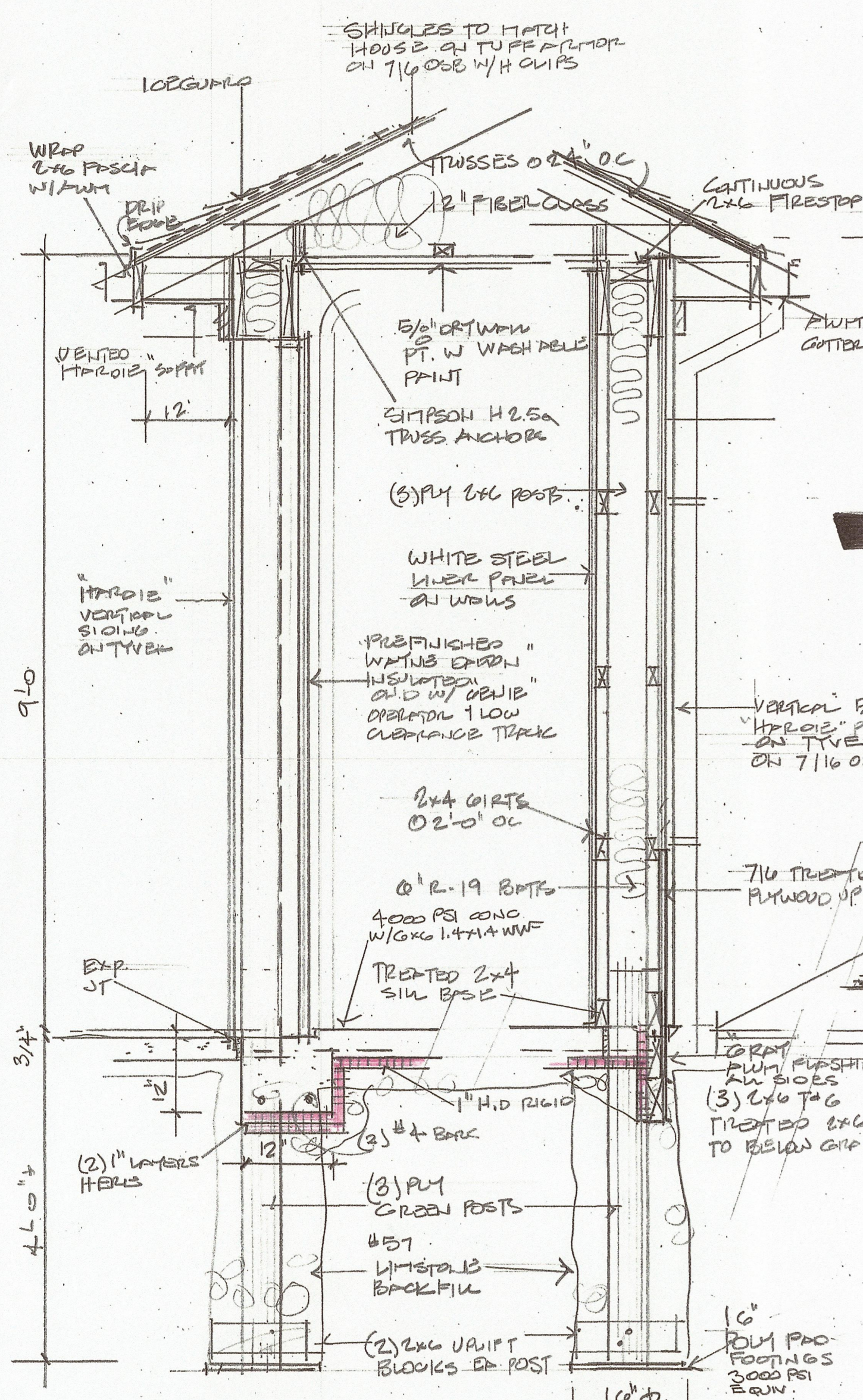
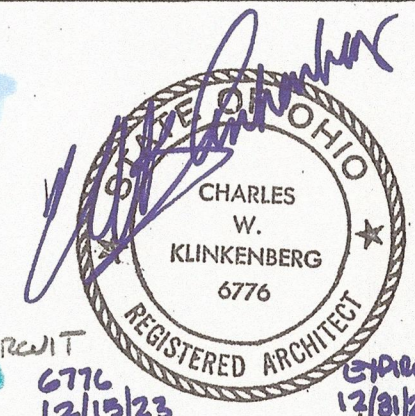
ISSUE:	DATE:
PERMIT	12-27-23
A&R PROJECT NO.	2312-00

SITE PLAN

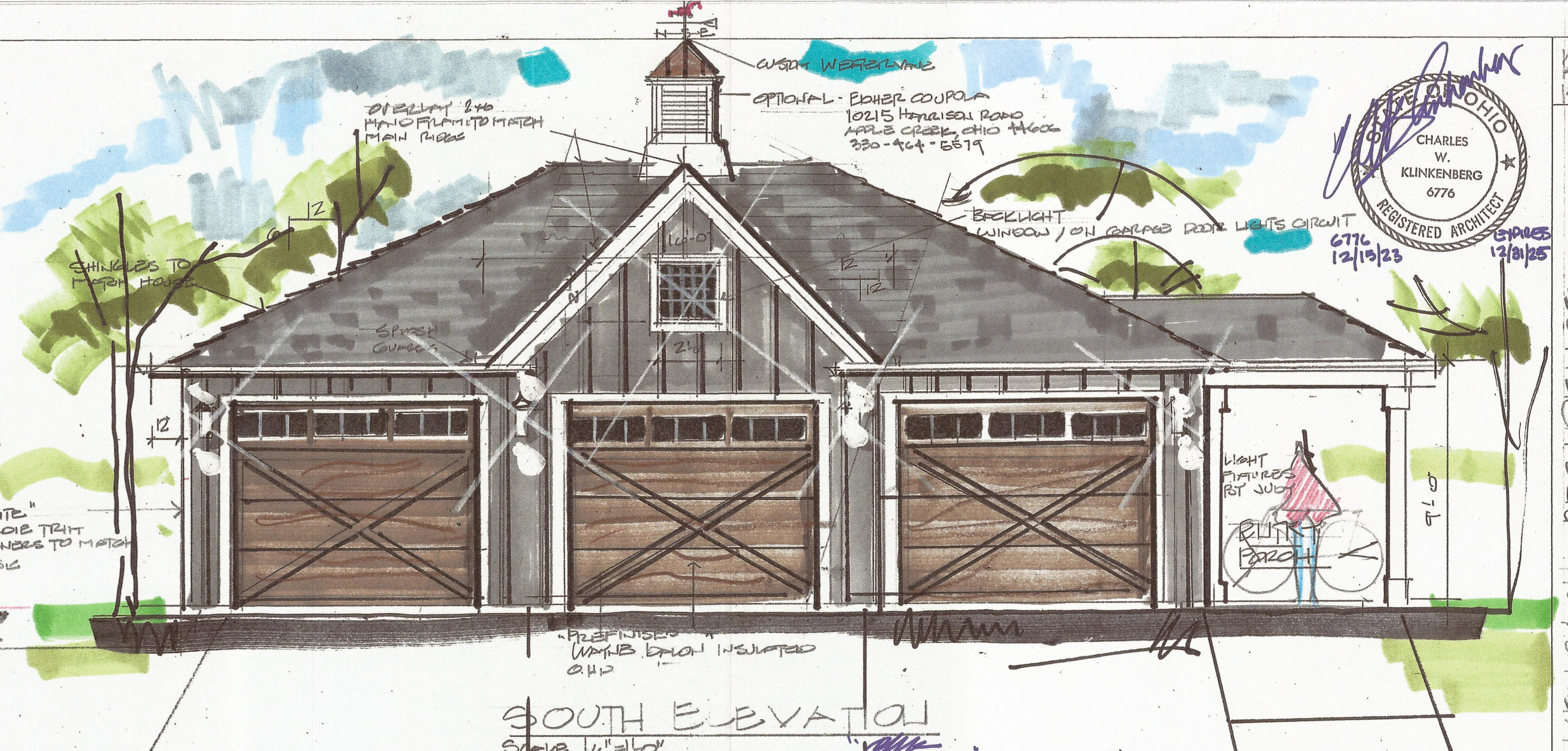
SHEET NO.

c101

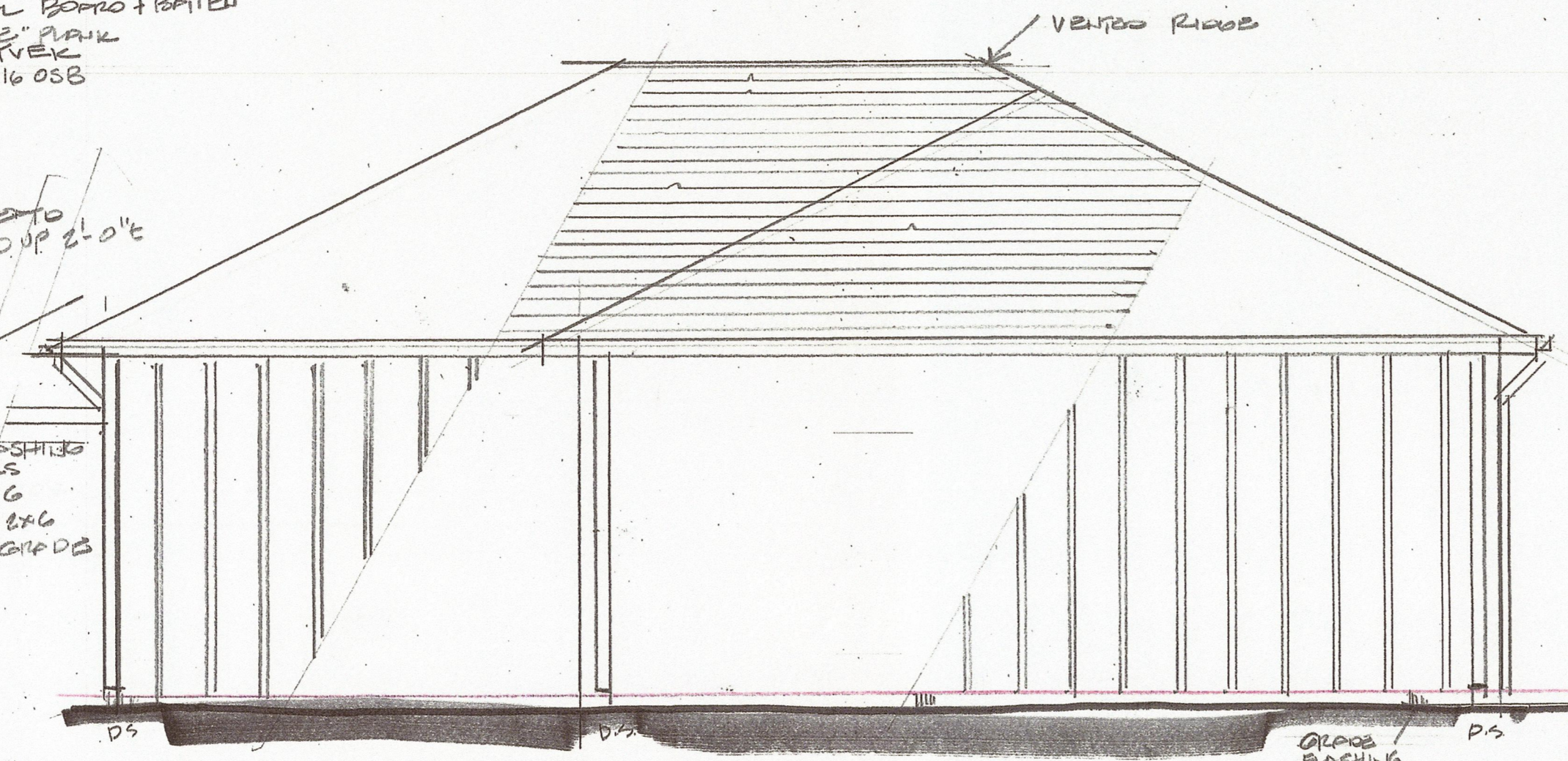




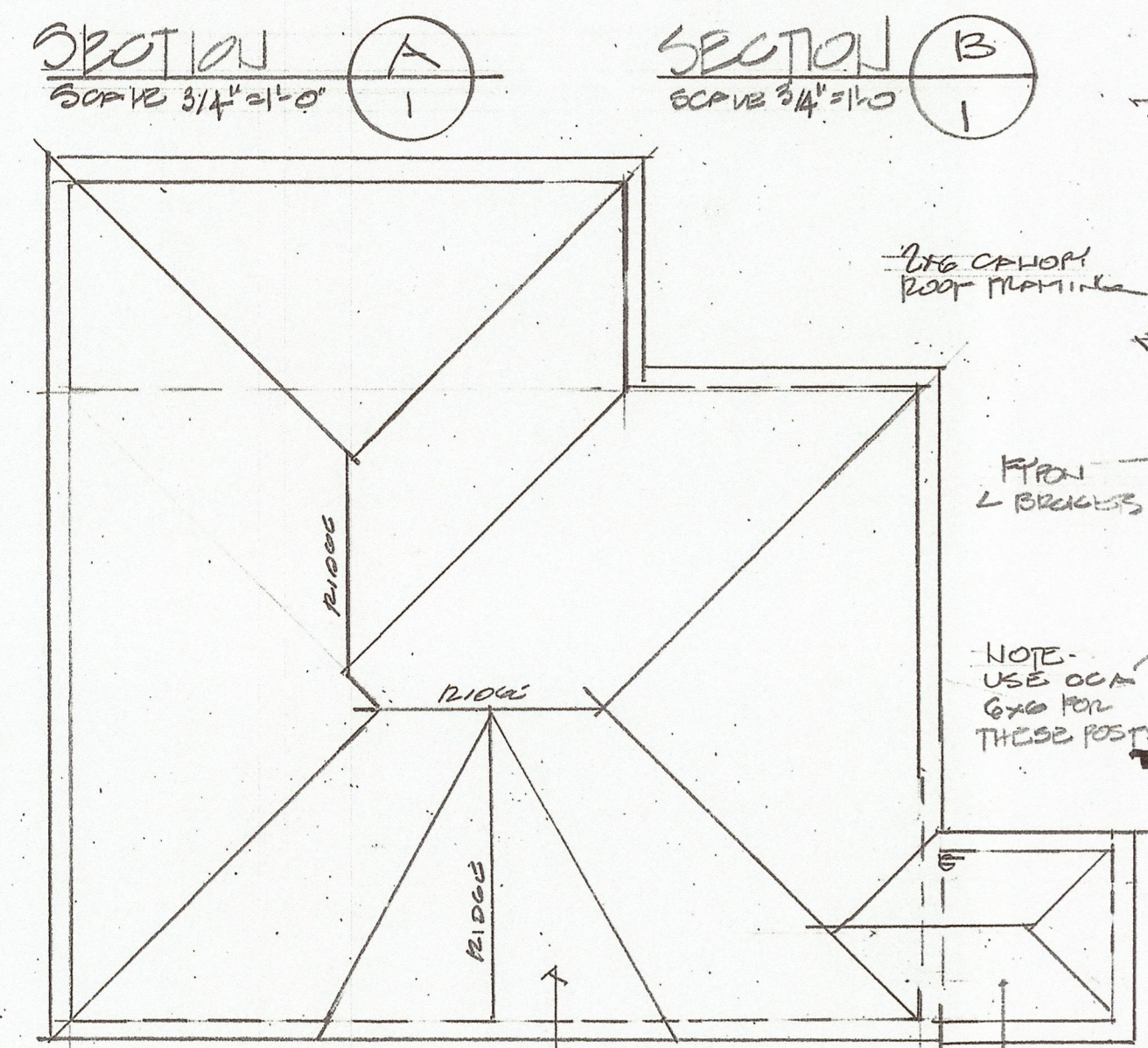
WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

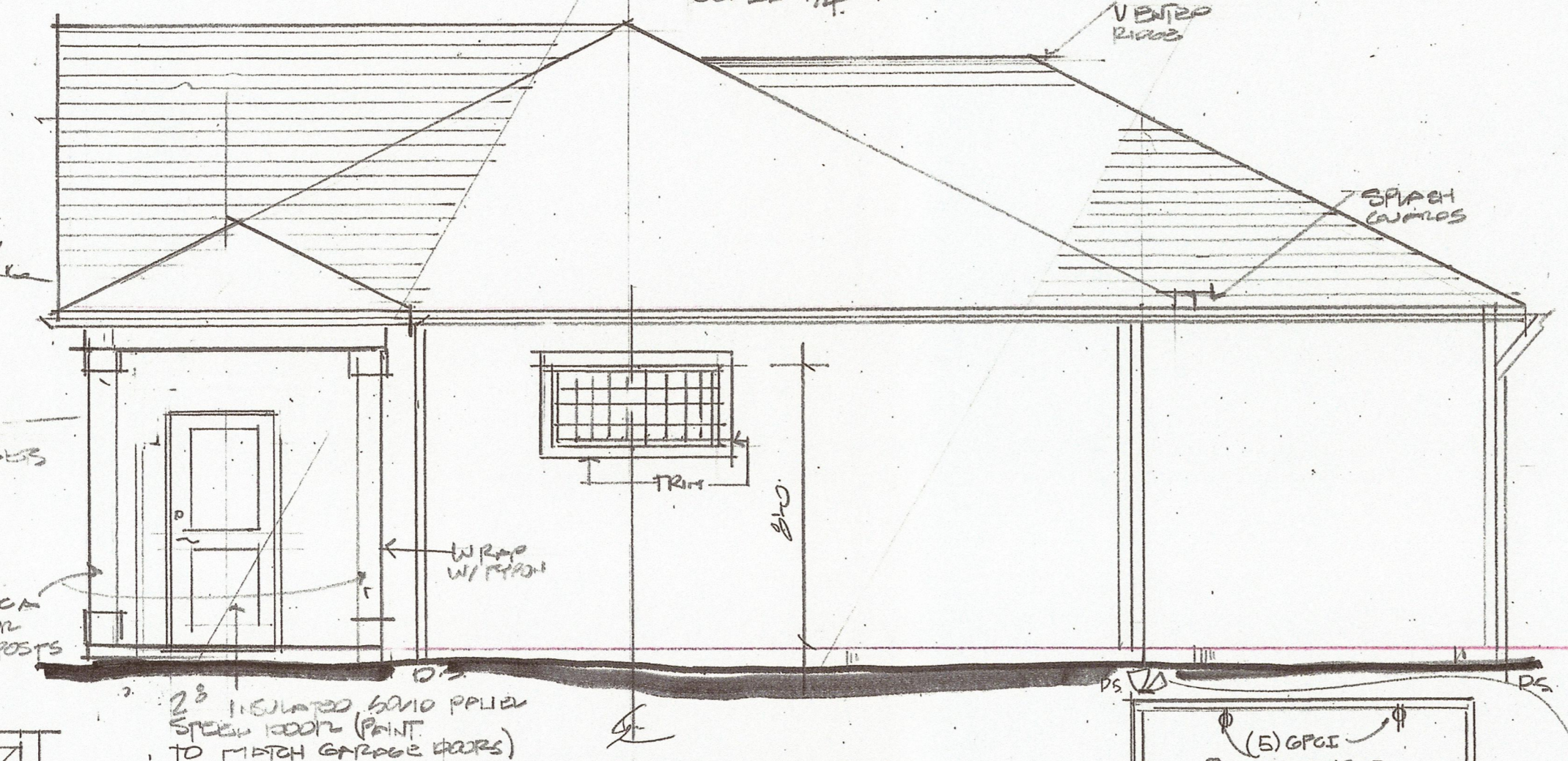


NORTH ELEVATION
SCALE 1/4" = 1'-0"

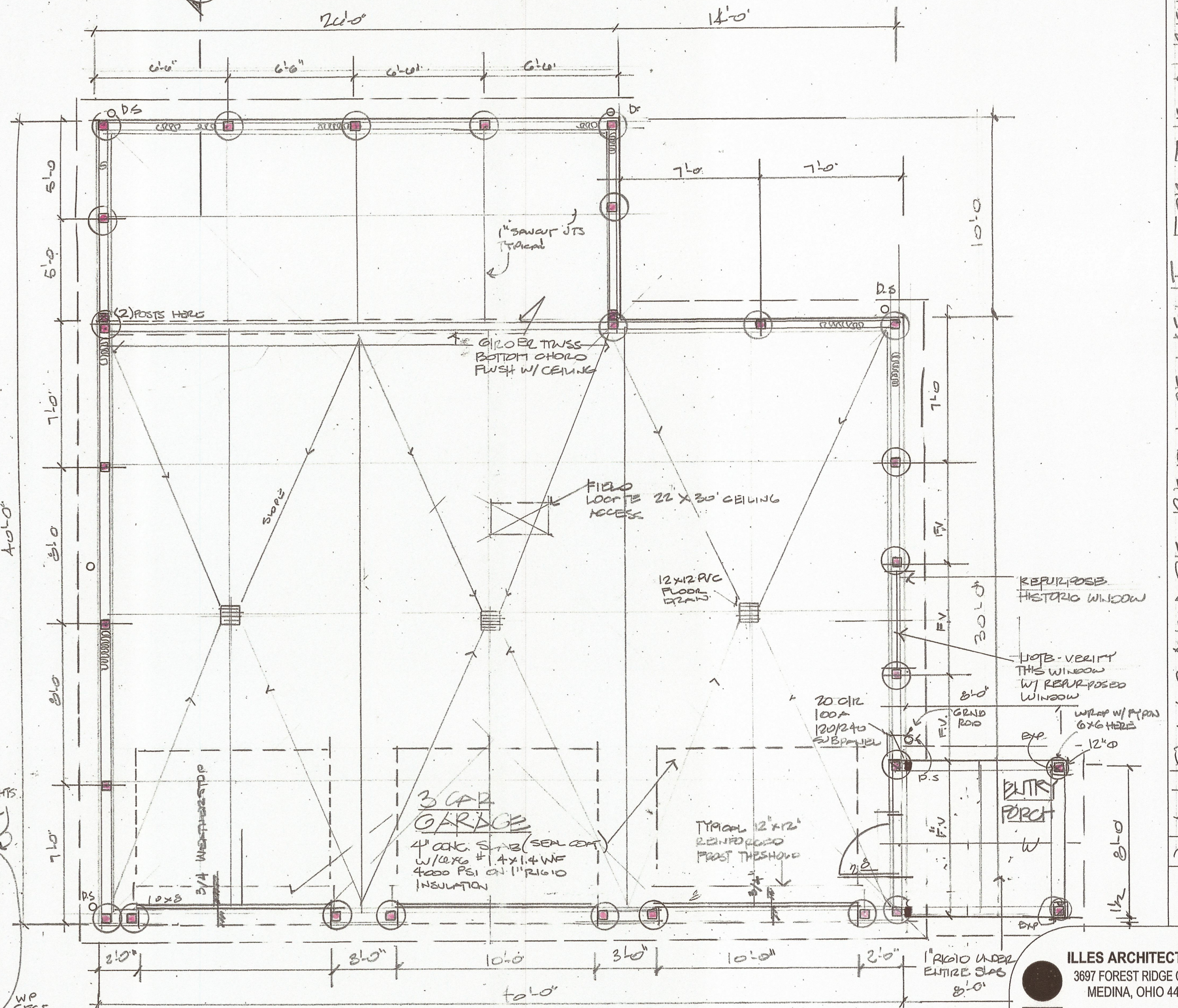


SECTION A
SCALE 3/4" = 1'-0"

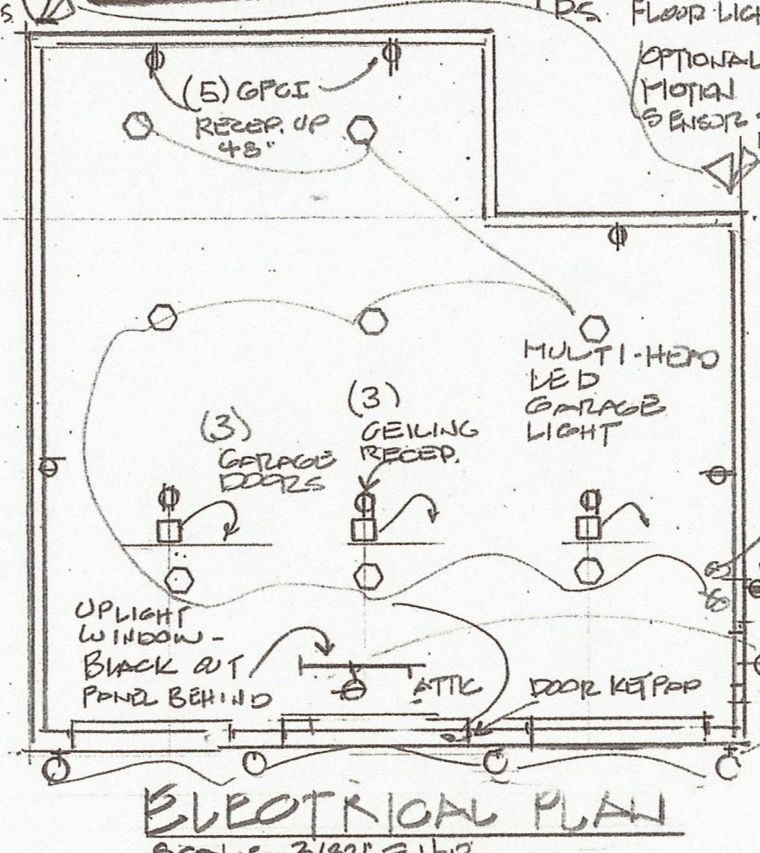
SECTION B
SCALE 3/4" = 1'-0"



EAST ELEVATION
SCALE



FLOOR PLAN
SCALE 1/4" = 1'-0"



ELECTRICAL PLAN
SCALE 3/8" = 1'-0"

TRUSS
ROOF PLAN
SCALE 1/8" = 1'-0"

A NEW GARAGE REPLACEMENT FOR THE AUBER / BREKIDACH RESIDENCE
403 E. LIBERTY

ILLES ARCHITECTS INC.
3897 FOREST RIDGE CIRCLE
MEDINA, OHIO 44256
PH: 330.725.6262