



BOARDS & COMMISSIONS APPLICATION

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

Application Number Z24-12

GENERAL	Date of Application <u>4-11-2024</u> Property Location <u>248 S. Harmony Street</u> Description of Project <u>A wrap around porch is being added to enhance the home. A portion of the porch along the front setback on S. Harmony Drive encroaches into the setback. A variance is requested per Section 1123.05</u>
CONTACT INFORMATION	Applicant Name <u>Louis and Julie Schubert</u> Address <u>248 S. Harmony Street</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone _____ Email _____ Property Owner Name <u>Same</u> Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
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 checked="" 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) The information contained in this application is true and accurate to the best of my knowledge; 2) 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; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u>Old World Classics, LLC</u> Digitally signed by Old World Classics, LLC Date: 2024.04.11 15:26:24 -04'00' Date <u>4-11-2024</u>
OFFICIAL USE	Zoning District <u>R-1</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>5/9/24</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z24-12
South Harmony Street Porch

Property Owner: Louis and Julie Schubert
 Applicant: Louis and Julie Schubert
 Location: 248 South Harmony Street
 Zoning: R-2 (Medium Density Residential)
 Request: Area Variance to Section 1123.05 to allow an addition within the front yard setback

LOCATION AND SURROUNDING USES

The subject site is composed of three properties encompassing 1.42 acres located on the northeast corner of East Smith Road and South Harmony Street. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-2)
- East – Office (R-2)
- South – Single-Family Residential (R-2)
- West – Single-Family Residential (R-3)



BACKGROUND & PROPOSED APPLICATION

The existing site includes a two story 1,982 sq. ft. single-family home built in 1923 and a 2,423 sq. ft. detached garage. The location of an in-law suite in the detached garage was approved by the Planning Commission in 2021. The applicant is currently requesting the following one story additions to the single-family home:

- North Side – 590 sq. ft. addition for a master suite
- East Side – 598 sq. ft. addition for a living room, mud room, and laundry
- South/East/West Sides – 728 sq. ft. covered porch wrapping around the home

FRONT SETBACK (SECTION 1123.05)

Section 1123.05 requires that principal structures in the R-2 zoning district must have a 40 ft. front setback.

The property is located on a corner lot, which effectively has two front yards adjacent to South Harmony Street and East Smith Road. The existing principal structure is located 41.15 ft. from the South Harmony Street right-of-way and 110 ft. from the East Smith Road right-of-way.

The two proposed additions meet the required setbacks from the rights-of-way. However, the proposed covered porch is setback 34 ft. 8.5 in. from the South Harmony Street right-of-way, which is within the required 40 ft. front setback by 5 ft. 3.5 in.

Section 1113.05(k)(3) allows uncovered decks and porches to project up to 10 ft. in the front setback. However, as the proposed porch is covered, this section does not apply.

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 porch would not be functional if the width is reduced to meet the required setback.
- The variance is not substantial as the porch will only encroach 5 ft. 3.5 in. into the front setback.
- The essential character of the neighborhood will not be altered as the porch compliments the home and neighborhood.
- The spirit and intent of the zoning requirement are met as the variance is minor and allows for a functional porch.

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 added wrap around porch would not be a functional size without the variance being approved. The approval of the porch variance also maintains architectural symmetry of the porch in whole, which will improve the aesthetics of the home frontage that has been changed throughout previous owners.

B. Whether the variance is substantial;

No, the variance requested is not substantial. We are only requesting to encroach into the front setback by 1.29'. Given the size of the overall lot the porch is in proportion with lot.

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 variance is minor and the architectural style of the porch compliments the home and the neighboring properties.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

There will be no adverse affect on any government services.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

The property was purchased with the intent to renovate and repair the existing structure, however; the property owner's were not aware such renovations would exceed the distance of the front setback.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

No, there is no other method to install the porch to have it be functional and fit with the home.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

The variance is minor and does not impact the overall spirit of the zoning requirements and grants the owner justice by having a functional porch.



PREPARED BY

Adam Cox

Old World Custom Renovations LLC

acox@myoldworld.com

7056 Mears Gate Dr NW, North Canton, OH 44720, USA

PREPARED FOR

Jeb & Julie Schubert

Schubert

248 S Harmony St, Medina, OH 44256, USA

PROPOSAL DETAILS

248 S Harmony St, Medina, OH 44256, USA

DESCRIPTION

QTY

Preconstruction & Permitting
Preconstruction & Permitting Costs

Master Suite Addition

596 Sq. Ft. Master Suite Addition

Demolition

Remove existing vinyl siding at addition, prepare walls for addition.

Foundation

8' Foundation concrete poured walls. 16" concrete footer, exposed foundation

Add Bilco Door to Foundation

Framing, Roofing, and Concrete

2x6 Exterior walls, 8' high. Roofing to be Certaineed Landmark dimensional shingles. 4" thick concrete floor in crawl space.

Windows & Doors

Windows & Doors per plans

Exterior Finishes

Siding to be ProVia 5" Lap vinyl siding. Aluminum soffit & fascia. Gutters & Downspouts to run to splash blocks

Siding, ProVia 5" Lap Vinyl Siding

Install ProVia 5" Lap Vinyl Siding

Siding, Upgrade to Hardie-Board

Upgrade addition siding from vinyl to painted Hardie-Board

Stone Veneer

Add brick veneer to exterior chimney

Gutters & Downspouts

Aluminum gutters & downspouts, per linear feet of exterior wall

Porch Addition

676 Sq. Ft. Covered Porches per plans

Demolition

Remove existing vestibule, prep existing structure for porch addition. Move existing door to existing exterior wall.

Foundation

4' Frost foundation, to be 8" concrete block or poured walls. 16" concrete footer, exposed foundation.

Framing, Roofing, and Concrete

Engineered truss roof structure. Roofing to be standing seam metal roof.
4" thick concrete porch floor.

Exterior Finishes

Porch Soffit

Porch ceiling to be aluminum soffit, white

Porch Posts

Wrap porch posts in LP Smartside exterior siding, paint

Porch Railing

Add TimberTech low-maintenance white railing per plans

Gutters & Downspouts

Aluminum gutters & downspouts, per linear feet of exterior wall

Exterior Window

Remove existing bay window, replace with Pella 250-Series vinyl window, white, with transom

Replace existing exterior cladding

Remove existing vinyl siding on house, replace with painted Hardie-Board siding, 10" corner trims, 10" friezeboard.

Replace windows

Allowance to replace windows in existing house. Note this is an allowance only, actual cost will be highly variable based on selection and type of window (replacement or new construction window).

Roofing, Materials & Labor per sq. ft.

Replace existing roof, Certainteed Landmark shingles installed

Hearth Room Addition

606 Sq. Ft. Hearth Room Addition

Demolition

Remove existing vinyl siding at addition, prepare walls for addition.

Foundation

4' Frost foundation, to be 8" concrete block or poured walls. 16" concrete footer, exposed foundation.

Framing, Roofing, and Concrete

2x6 Exterior walls, 8' high. Roofing to be Certainteed Landmark dimensional shingles. 4" thick concrete floor in crawl space.

Windows & Doors

Windows & Doors per plans

Exterior Finishes

Siding to be ProVia 5" Lap vinyl siding. Aluminum soffit & fascia. Gutters & Downspouts to run to splash blocks

Looking Southeast from N. Harmony St.



Looking East from N. Harmony St.



Looking Northwest from E. Smith Rd.



Looking Northwest from E. Smith Rd.



248 S. HARMONY = ALL ADDITIONS TO MATCH CURRENT HOME









- LEGEND**
- COO CURVE DATA
 - EXISTING FIRE HYDRANT
 - EXISTING VALVE
 - EXISTING MANHOLE
 - EXISTING BOX INLET
 - EXISTING CURB INLET
 - EXISTING LIGHT POLE
 - EXISTING POWER POLE
 - FLOW DIRECTION OF DRAINAGE
 - 00.00 NEW FINISHED GRADE ELEVATION
 - NEW EX. NEW/EXISTING COMBINED GRADE ELEVATION
 - 00.00 NEW FINISHED TOP CONCRETE GRADE ELEVATION
 - C.O. NEW LATERAL CLEAN OUT
 - EXISTING TREE
 - LC LC LIMITS OF DISTURBANCE
 - NEW TEMPORARY EROSION CONTROL (SILT FENCE)
 - NEW TEMPORARY EROSION CONTROL AT INLET, USE ADS FLEXSTORM OR EQUAL
 - 780- NEW FINISHED GRADE CONTOURS
 - 775- EXISTING GRADE CONTOURS
 - 784- EXISTING GRADE CONTOURS
 - SAN EXISTING SANITARY SEWER
 - LAT EXISTING SANITARY LATERAL
 - LAT NEW SANITARY LATERAL
 - ST EXISTING STORM SEWER
 - RD EXISTING STORM LATERAL
 - RD NEW STORM LATERAL
 - W EXISTING WATER MAIN
 - WS EXISTING WATER SERVICE
 - WS NEW WATER SERVICE
 - G EXISTING GAS LINE

- PLOT PLAN NOTES:**
1. THIS PLAN SHALL NOT BE CONSIDERED A BOUNDARY SURVEY OF THE PARCEL SHOWN.
 2. LATERAL INVERT ELEVATIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ACTUAL LATERAL INVERT ELEVATION AND LOCATION PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES ON THE LOT PRIOR TO THE EXCAVATION OF THE FOUNDATION.
 4. EXISTING UNDERGROUND UTILITIES AND PAVEMENT ARE SHOWN PER SURVEY DATED MARCH 2024 AND IMPROVEMENT PLANS.
 5. EXISTING CONTOURS SHOWN ARE REPRESENTATIVE OF FIELD WORK DATED MARCH 2024.
 6. FOUNDATION DIMENSIONS ARE MEASURED TO THE OUTSIDE CORNER OF FOUNDATION WALL OR BRICK FACE IF APPLICABLE.
 7. FOUNDATION DRAIN SUMP PUMP IS REQUIRED UNLESS HOMEOWNER DETERMINES OTHERWISE DURING CONSTRUCTION.
 8. 2% SLOPE FOR SWALES IS PREFERRED, 1% MINIMUM.
 9. MOWABLE AREAS OF THE YARD ARE NOT TO EXCEED 3:1 SLOPE UNLESS OTHERWISE SHOWN ON PLAN.
 10. DOWNSPOUTS TO BE CONNECTED TO STORM SEWER LATERAL FOR THIS LOT UNLESS HOMEOWNER DETERMINES OTHERWISE DURING CONSTRUCTION OR UNLESS OTHERWISE SHOWN ON PLAN.
 11. TEMPORARY CONSTRUCTION DRIVE TO BE MINIMUM 30' LONG WITH 8" LAYER OF #1 AND #2 AGGREGATE OVER GEOTEXTILE FABRIC AND IN SAME LOCATION AS THE PERMANENT DRIVEWAY.
 12. TEMPORARY CONCRETE WASHOUT BASIN TO BE LOCATED ON OPPOSITE SIDE OF LOT FROM CONSTRUCTION DRIVE OR BY HOMEOWNER CONSTRUCTION TRAILER.
 13. LOT TO COMPLY WITH OEPA NPDES PERMIT AS ISSUED TO THE SITE OPERATOR.
 14. CONTRACTOR MUST CHECK THE BENCHMARK ELEVATION WITH THE TOP OF CURB ELEVATIONS SHOWN ON THE PLAN PRIOR TO START OF CONSTRUCTION.
 15. IF CURB CUT REQUIRED, MAINTAIN 1" BOTTOM LIP AT DRIVEWAY.
 16. ALL CONSTRUCTION TRAFFIC IS RESTRICTED TO THE CONSTRUCTION ENTRANCE.
 17. MAINTAIN MINIMUM DEPTH REQUIREMENTS OF INSTALLED UTILITIES. WATER (4 FEET DEEP) AND SANITARY (2 FEET LOWER AND 2 FEET AWAY) IF INSTALLED IN SAME TRENCH. OTHERWISE NEED TO MAINTAIN 10 FEET OF HORIZONTAL SEPARATION.

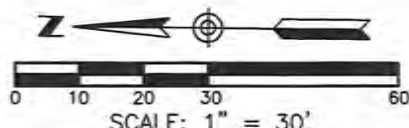
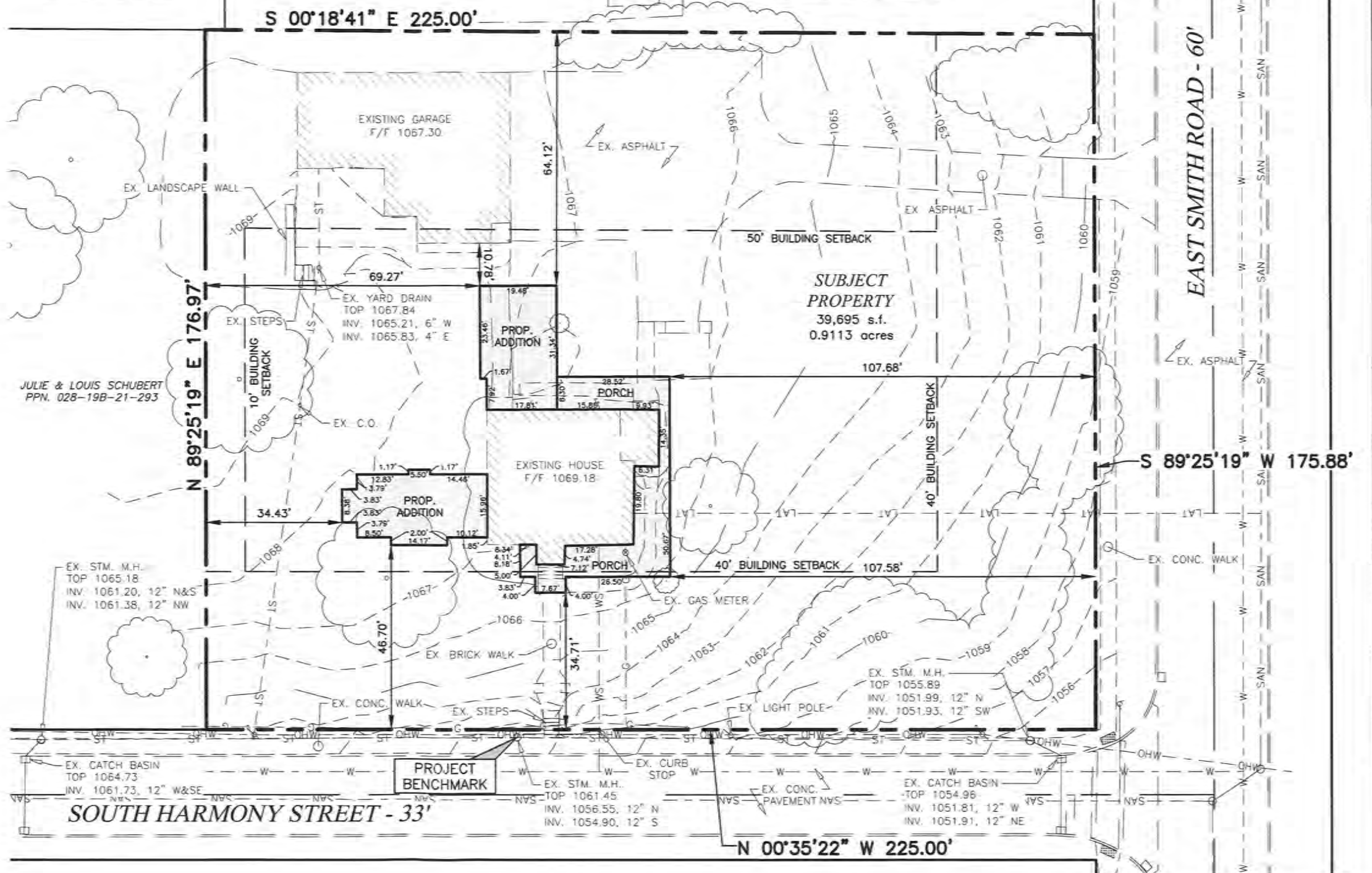
BUILDER:
OLD WORLD CUSTOM HOMES, LLC
 7054 MEARS GATE DR. NW
 NORTH CANTON, OHIO 44720
 ANDREW EGGEMAN
 330-494-0228



REVISIONS:

RUGGIERO PROPERTIES LLC
 531 E SMITH ROAD
 PPN. 028-19B-21-279

JULIE & LOUIS SCHUBERT
 PPN. 028-19B-21-292



248 S HARMONY STREET
 PPN. 028-19B-21-294

LOT BENCHMARK:
 C.L. RIM OF STORM MANHOLE LOCATED AS SHOWN ON PLOT PLAN.
 ELEV. 1161.45

PRELIMINARY PLOT PLAN PREPARED FOR
OLD WORLD CUSTOM HOMES
 SITUATED IN THE CITY OF MEDINA
 COUNTY OF MEDINA, STATE OF OHIO

PREPARED BY:
GBC DESIGN, INC.
 565 White Pond Dr. Akron, OH 44320-1123
 Phone 330-836-0228 Fax 330-836-5782

DATE: 4/3/2024
 DRAWN BY: BAW
 PROJECT No. 57031A



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

(Facing East Smith Street - South)



REAR ELEVATION

SCALE: 1/8" = 1'-0"

(Facing North)

The Schubert Residence

OH

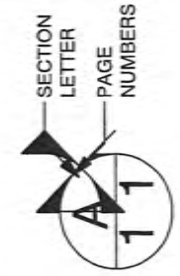
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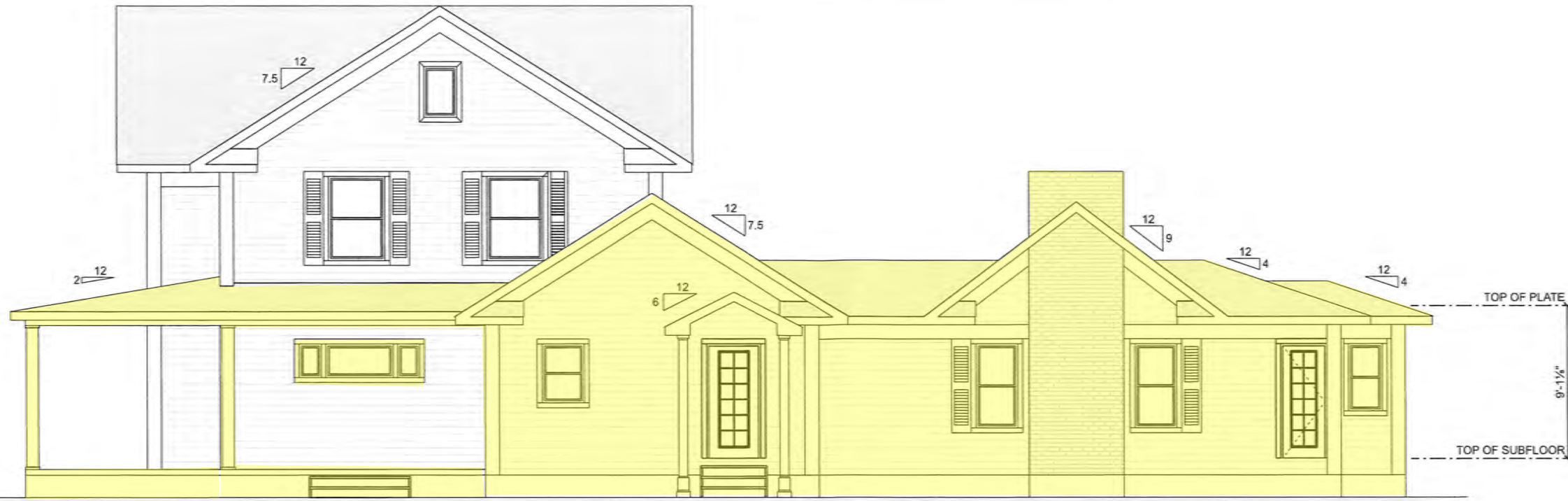
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FRONT & REAR ELEVATION



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RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

(Facing East)



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

(Facing South Harmony Street - West)

The Schubert Residence

OH

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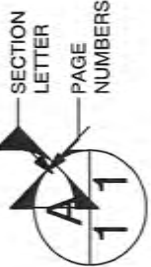
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SIDE ELEVATIONS

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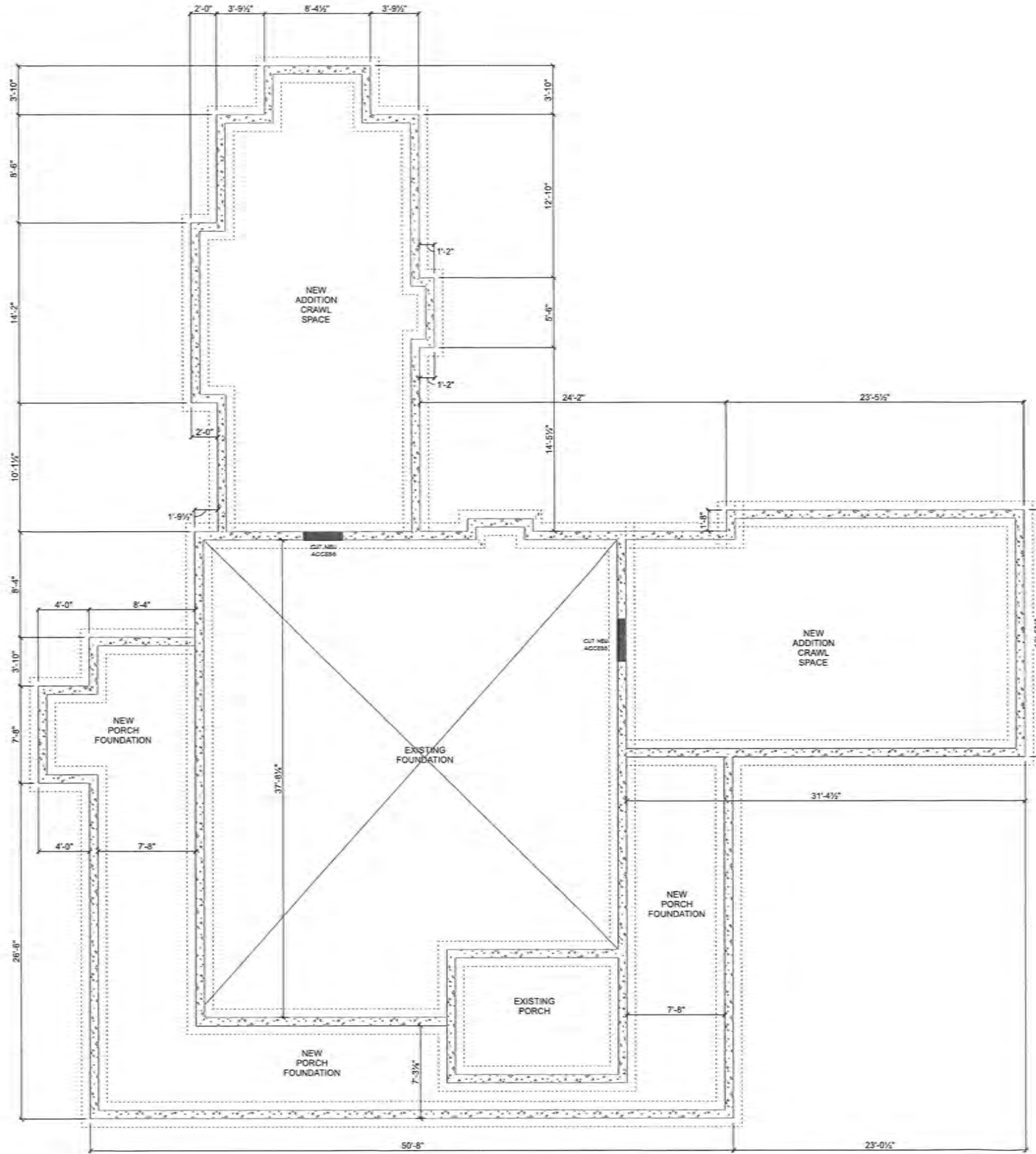
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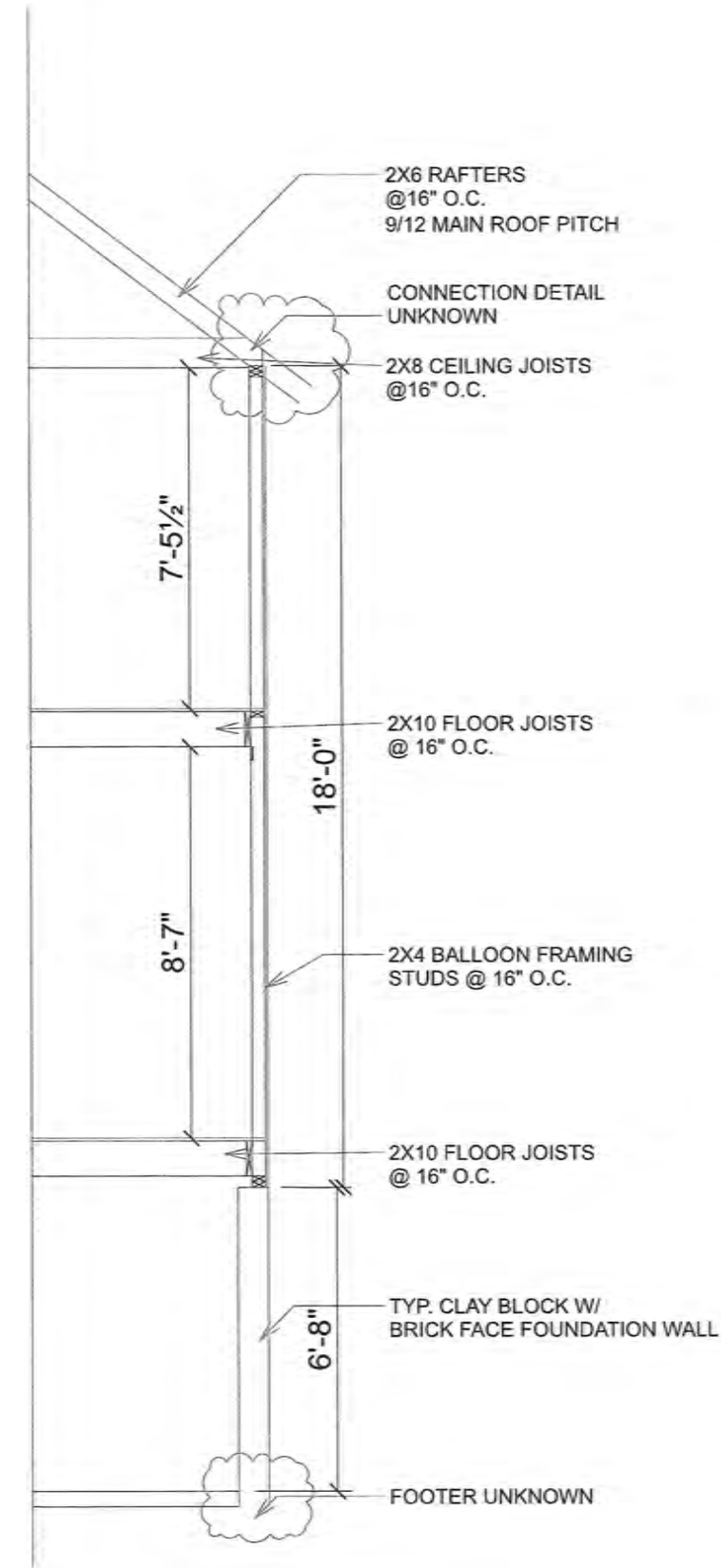
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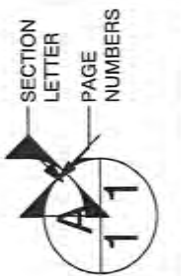
BASEMENT
SCALE: 1" = 10'-0"



SECTION DETAIL
SCALE: 1/4" = 1'-0"

The Schubert Residence

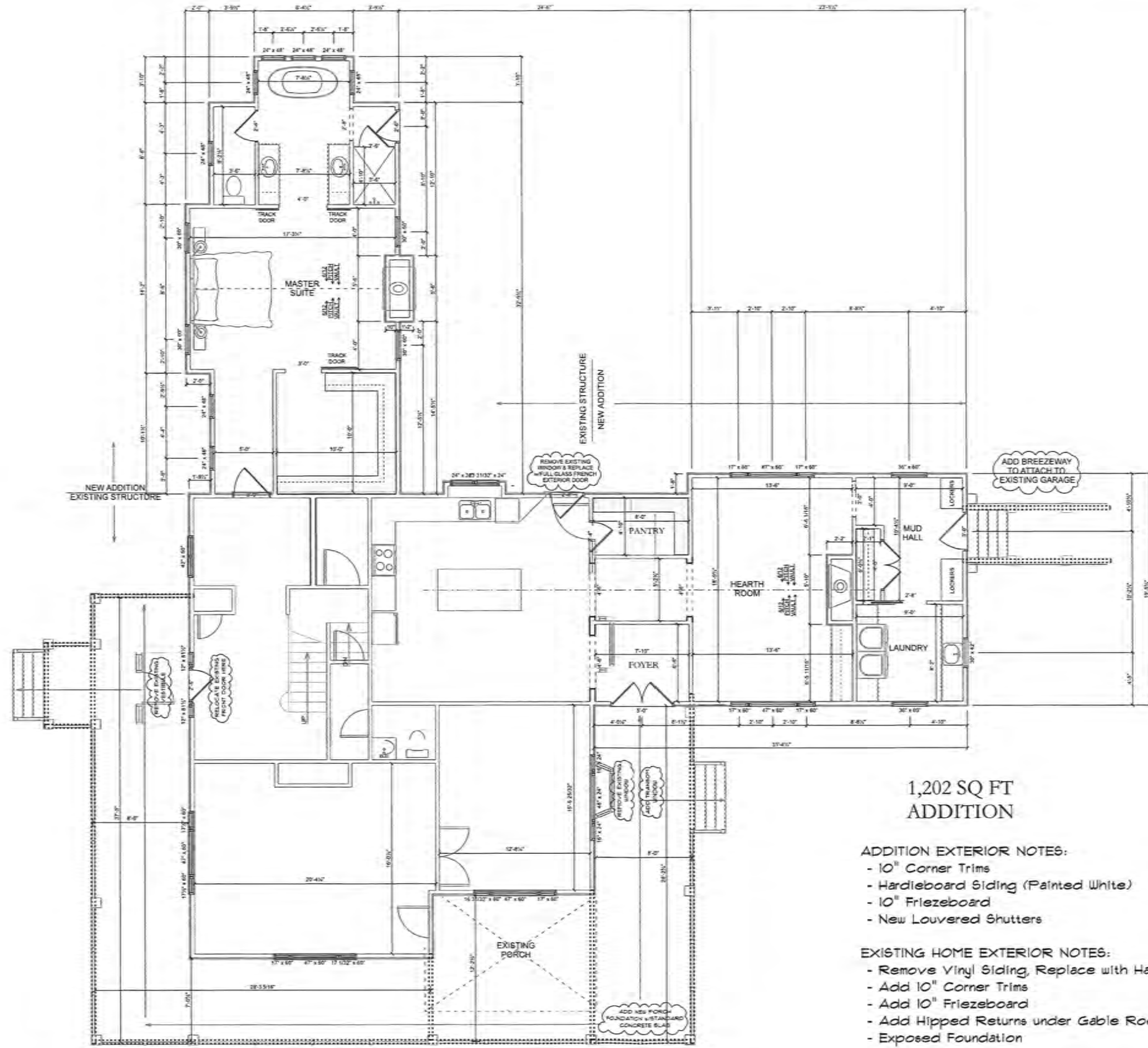
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MAIN FLOOR

SCALE: 1" = 10'-0"



1,202 SQ FT
ADDITION

ADDITION EXTERIOR NOTES:

- 10" Corner Trims
- Hardieboard Siding (Painted White)
- 10" Friezeboard
- New Louvered Shutters

EXISTING HOME EXTERIOR NOTES:

- Remove Vinyl Siding, Replace with Hardieboard
- Add 10" Corner Trims
- Add 10" Friezeboard
- Add Hipped Returns under Gable Roofs
- Exposed Foundation

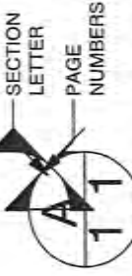
The Schubert Residence

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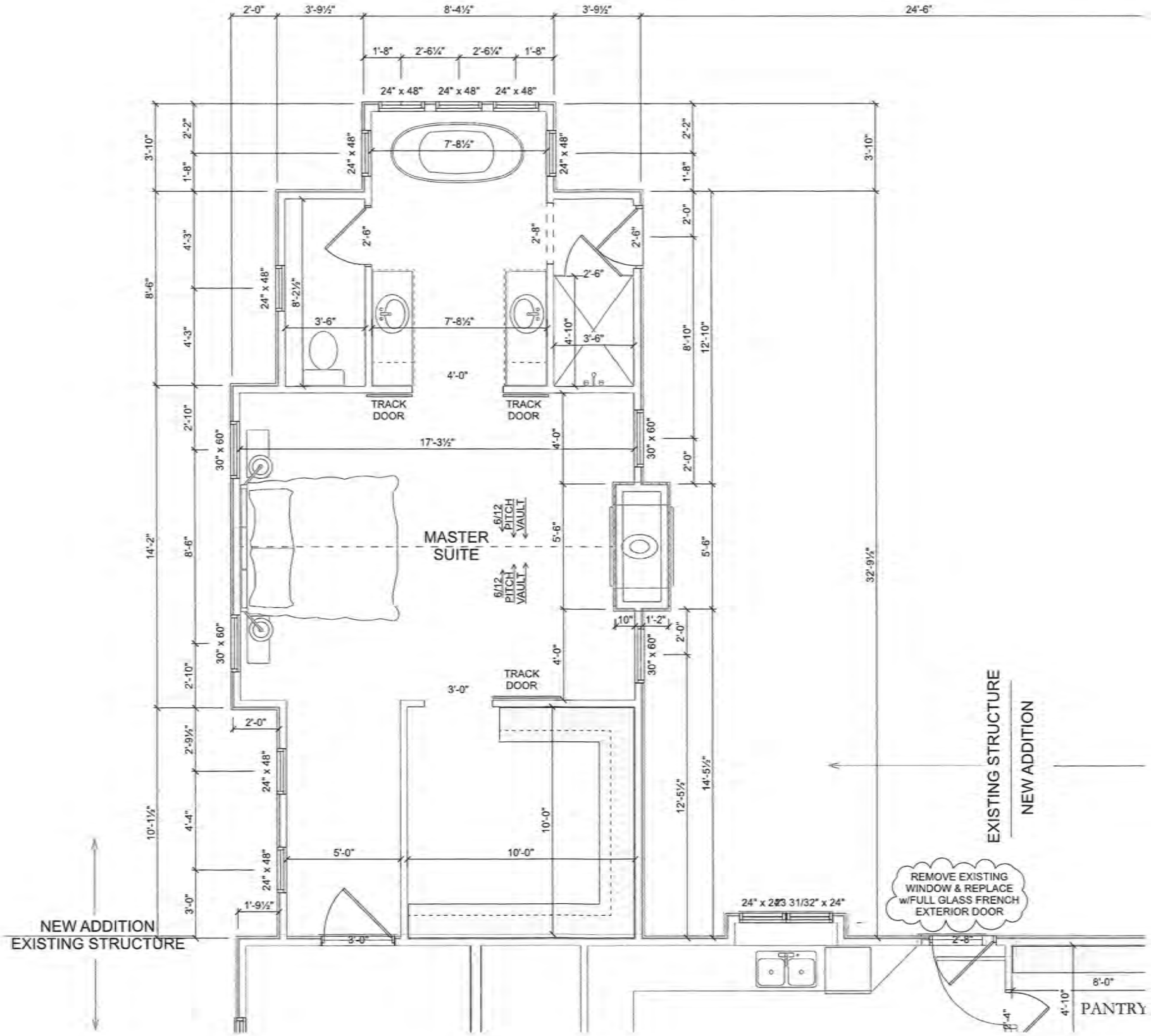


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MAIN FLOOR

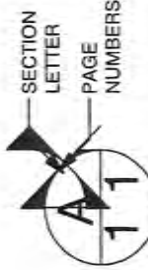
MASTER SUITE

SCALE: 3/16" = 1'-0"



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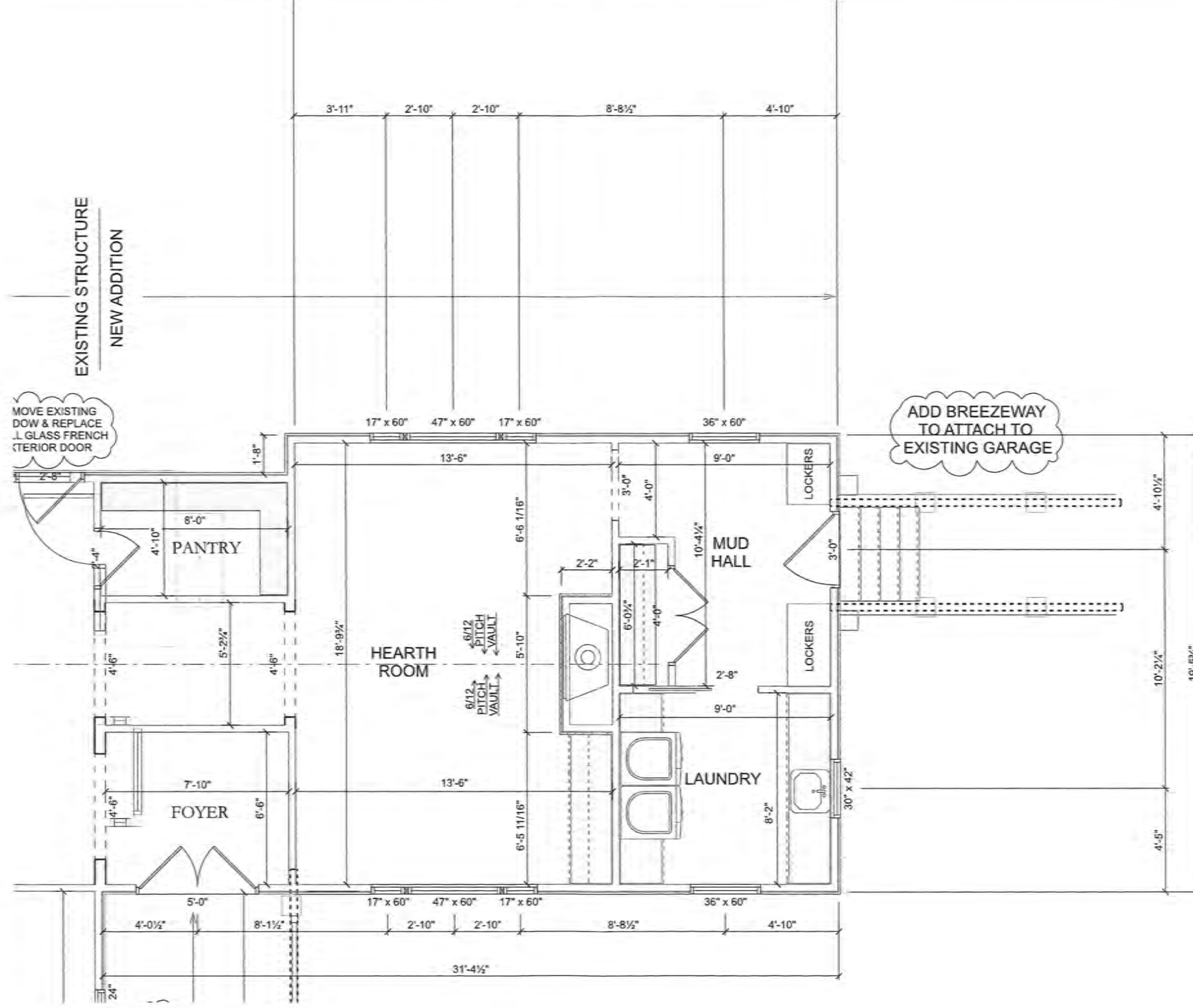
The Schubert Residence



OH	
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DATE: 3/20/2024	

HEARTH ROOM, MUD HALL, LAUNDRY

SCALE: 3/16" = 1'-0"



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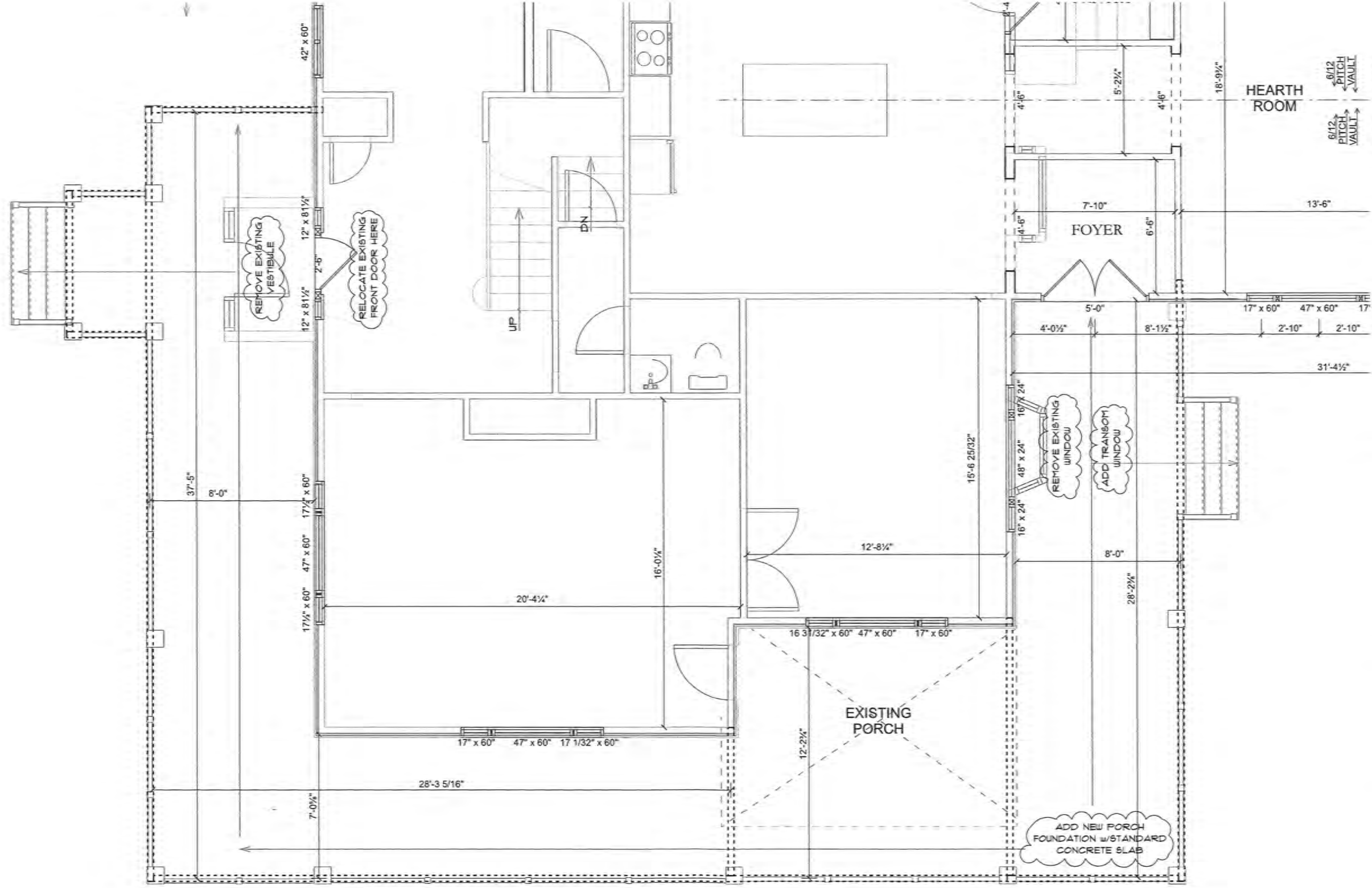
The Schubert Residence

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 SCALE: 3/16" = 1'-0"
 DATE: 3/20/2024 HEARTH ROOM, MUD HALL, LAUNDRY
 PAGE: 6

FRONT PORCH

SCALE: 3/16" = 1'-0"



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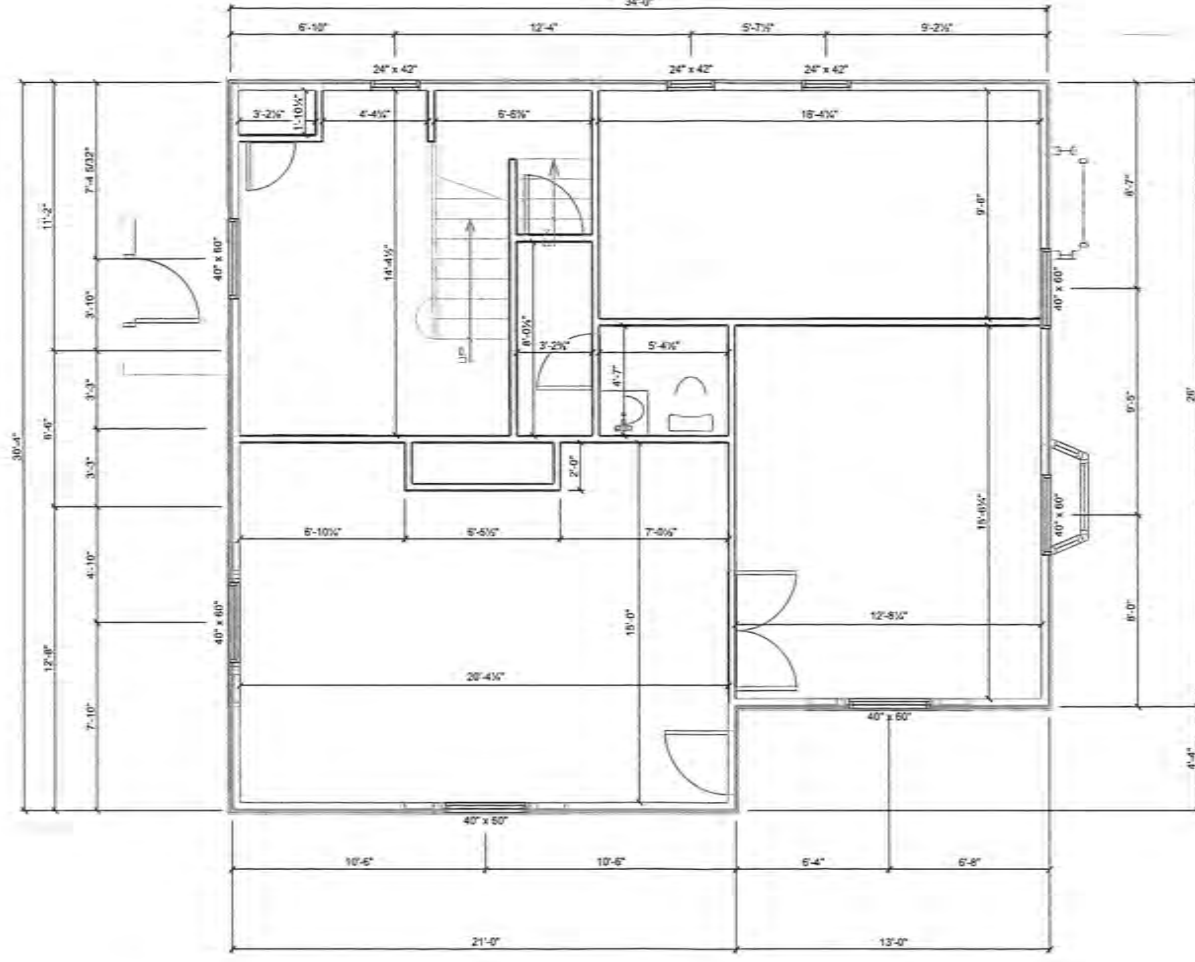
The Schubert Residence



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 PAGE: 7
 FRONT PORCH

SECOND FLOOR

SCALE: 1/8" = 1'-0"



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The Schubert Residence

OH



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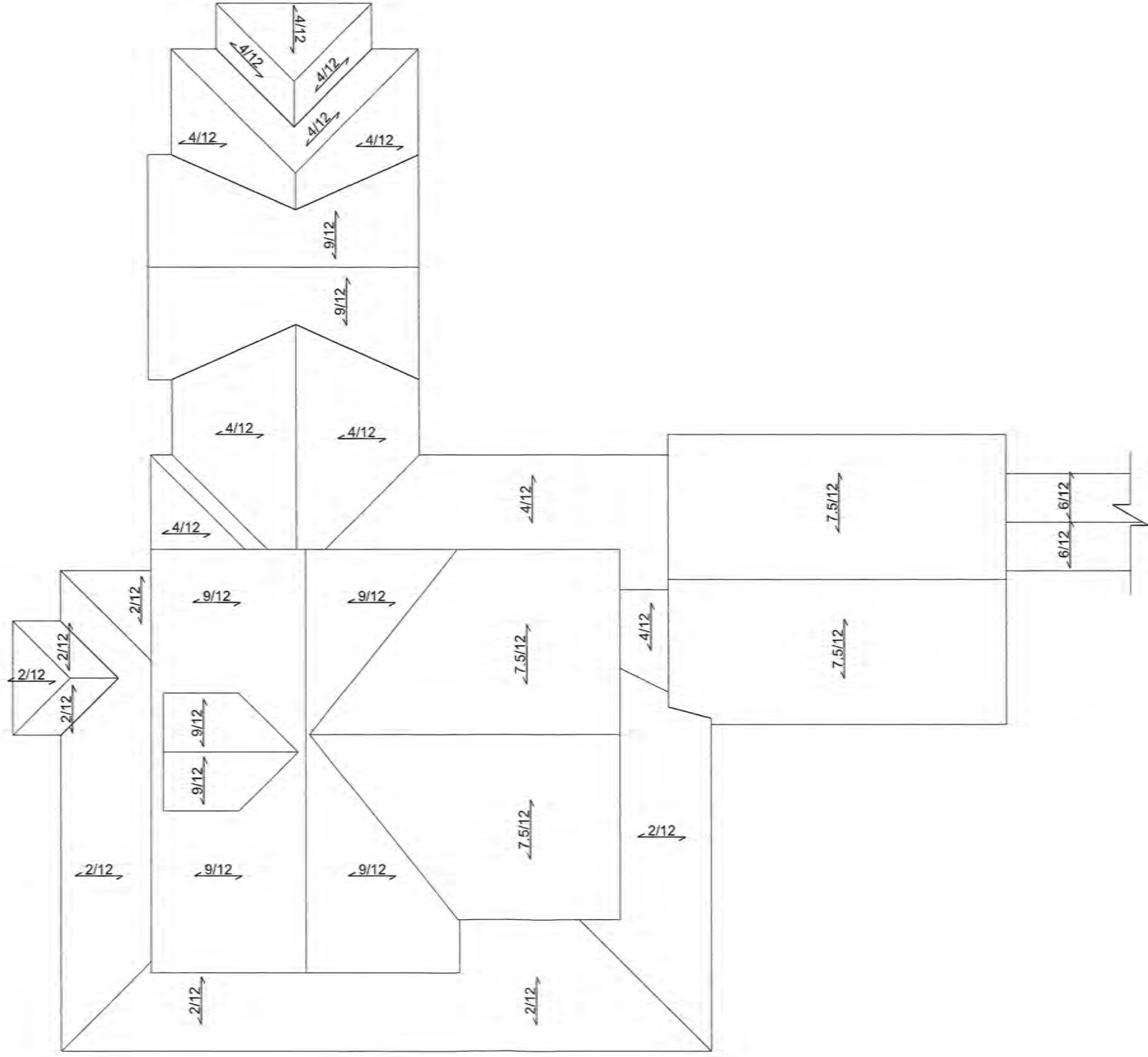
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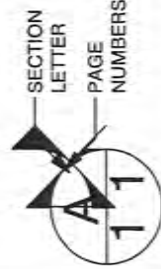
SECOND FLOOR

ROOF PLAN

SCALE: 1" = 10'-0"



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SECTION
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The Schubert Residence

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ROOF PLAN

DATE: 3/20/2024