



CITY OF MEDINA

Planning Department

132 North Elmwood Street
Medina, Ohio 44256
PH (330) 722-9023 • FX (330) 722-9045
www.medinaoh.org

Boards and Commissions Application for Zoning Approval

Project Address: 543 EAST WASHINGTON ST., MEDINA, OH 44256

Parcel No: 028-19B-21-177 & 178 Case No: _____

Project Description: (describe below and check all that apply) BUILDING ADDITION

Planning Commission

- Site plan approval
- Conditional zoning certificate
- Conditional sign approval
- Code or Map Amendment
- Preliminary plan
- Subdivision
- Other: TC-OV

Historic Preservation Board

- Certificate of Appropriateness
- Conditional sign approval

Board of Zoning Appeals

- Variance
- Appeal

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

Affidavit of Applicant and Property Owner

The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: RICHARD CARLISLE Property Owner: SCOTT MILLER

Address: 1808 HAWKSLEDGE CT. HINKLEY, OHIO 44233 Address: 144 N. BROADWAY #201 MEDINA, OH 44256

Email: ARIZONA-DREAMING@YAHOO.COM Email: SMILLER@OHMEDINA.CO.OHIO

Phone: 216-952-3451 Fax: _____ Phone: 330-722-9201 Fax: 330-722-9206

[Signature] RICHARD CARLISLE 11-17-21
Applicant (please sign and print) Date

[Signature] 11-17-21
Property Owner (please sign and print) Date

P21-22
Washington Street/Spring Grove Addition

Property Owner: Medina County Board of Commissioners
Applicant: Richard Carlisle
Location: 543 East Washington Street
Zoning: R-2 (Medium Density Residential)
Request: Certificate of Appropriateness and Site Plan approval for an addition

LOCATION AND SURROUNDING USES

The subject site is composed of 0.23 acres located at the northwest corner of East Washington Street and North Spring Grove Street. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-2)
- East – Cemetery (PF) and Church (R-2)
- South – Single-Family Residential (R-2)
- West – Single-Family Residential (R-2)



BACKGROUND & PROPOSED APPLICATION

In October of 2020, the applicant received Certificate of Appropriateness approval for minor exterior alterations to the building. As there were no additions to the building, the changes were approved administratively.

The current proposal is a two-story addition to the west side of the building. The addition will include the removal of a portion of the existing building, concrete steps, and a concrete pad. The proposed addition will increase the footprint of the existing building by approximately 500 sq. ft.

DEVELOPMENT STANDARDS

The following table indicates the applicable development standard requirements of the R-2 zoning district:

	Required	Proposed
Min. Building Side Setback	10 ft.	27 ft.
Min. Building Rear Setback	50 ft.	3.5 ft.
Max Lot Coverage	60%	55%
Max Building Height	30 ft.	44 ft.

The project meets the applicable minimum general development standards, with the exception of the required rear building setback.

As the narrower lot line and the original building front face south, the East Washington Street side of the lot is considered the “Front”. Therefore, by definition, the opposite north side of the building is considered the “Rear”.

A building with a nonconforming rear building setback may be enlarged as long the addition is no closer to the property line and the building footprint is not increased by more than 50%. The proposed addition is not closer to the rear property line and increases the building footprint by approximately 17%. Therefore, the addition is permitted at the proposed rear setback.

PARKING, ACCESS, AND CIRCULATION

The proposed addition does not require additional parking and no changes to parking or access are proposed. The building utilizes parking spaces on a separate property to the west off of East Washington Street, which has common ownership. In addition, two head-in parking spaces exist off of North Spring Grove Street.

LANDSCAPING

A 6 ft. tall privacy fence currently exists along the north property line and the proposed addition does not require the need for additional landscaping.

BUILDING ELEVATIONS

Plans indicate 4 in. vinyl siding, a painted block base, and asphalt shingles to match the existing structure. The addition will include a door on the south elevation and windows on the west elevation. There will be no openings on the north elevation of the addition.

TC-OV OVERLAY DEVELOPMENT GUIDELINES

The criteria contained in the Overlay District Development Guidelines shall be used by the Planning Commission to guide their decision. Applicable sections are as follows:

TCOV.7 Exterior Renovation or Alterations of Existing Structures.

- (a) The distinguishing original qualities of a building or structure should not be destroyed. The removal or alteration of historic materials or distinctive architectural features should be avoided when possible.
- (b) Architectural elements shall be sensitively designed to reflect detailing associated with the particular style of building.
- (c) The design elements and scale of a building addition shall be compatible with the design elements of the principal structure, in particular, building materials and color, roof lines and shapes and window proportions and alignment.

TCOV.8 Building Materials and Appurtenances.

- (a) The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.
- (b) Construction materials and colors for walls and fences that are visible from the street should be uniform and compatible with the architectural style, color and building material of the building and its surroundings.
- (c) The original pattern of window and door openings and their shape and configuration should not be altered. Window and door openings should not be reduced, enlarged, or filled-in on street facade. Replacement windows and doors should match the original in size, shape and design.
- (d) Original materials should be repaired, restored, and reused whenever possible. Where necessary missing or deteriorated materials should be replaced with appropriate recycled or new materials which match the original as closely as possible.

SITE PLAN DESIGN GUIDELINES

The Planning Commission shall determine if the proposal complies with the following Design Review Guidelines per Section 1109.04(c), which have been amended to include only applicable standards:

- (1) The height, width and general proportions of the structure shall complement adjacent buildings so that an overall harmonious appearance is created and maintained.
- (3) Architectural details and ornamentation shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, and harmonious with other architectural details and ornamentation on adjacent structures.
- (4) Blank walls (without openings) shall not be permitted on public faces of any building.
- (5) The use of long unbroken building facades shall be avoided. Front building facades shall exhibit the use of recesses, fenestration, pilasters, or other architectural features deemed appropriate to provide character.
- (7) Materials shall be appropriate for the structure and the use therein. Materials shall be weather-resistant. The materials shall be compatible with and not in stark contrast to the materials used on adjacent structures.
- (8) Colors and textures shall be appropriate for the size and scale of the proposed structure and shall be harmonious with adjacent structures. Building colors shall consist of earth-tones. Bright, chromatic, colors are discouraged.
- (11) Roof materials should be asphalt, fiberglass and slate. Clay tile and/or ribbed metal may have merit as a variation, but will be very carefully considered in contrast to adjacent materials.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P21-22 for a building addition at 543 East Washington Street, as submitted.

Staff finds that the proposal meets the applicable development standards, Site Plan Design Guidelines, and TCOV Overlay Development Guidelines. In addition, characteristics of the existing structure will be maintained and the proposed addition will be compatible with the current site and the surrounding area.

November 17, 2021

City of Medina
Planning Department
132 North Elmwood Street
Medina, Ohio 44256

Attn: Andrew Dutton

Re: Planning Commission Submission
Building Addition
543 East Washington Street
Medina, Ohio 44256

Mr. Dutton,

This cover letter along with the attached documents comprise our submission to the City of Medina's Planning Commission for review of a proposed addition to the existing building at 543 East Washington Street.

Accordingly attached please find the following information:

- Completed and signed City of Medina, Boards and Commissions Application for Zoning Approval.
- Plans of the building's Level 1 and Level 1.5 showing the original plans and the plans with the addition and the resulting expansion of the Living room, Kitchen and Dining room / multipurpose room.
- August 31, 2020 letter from me to the Medina Building Department submitting the roofing materials and siding materials which are stamped approved by the City of Medina Planning Official. These same materials will be used on the addition.
- Drawing, as prepared by Westwork Architectural Studio, dated November 11, 2021, that shows both the existing and revised West Elevation of the building with the area of the addition highlighted. These are provided in both 24"x 36" and 11"x 17" format.
- Drawings EX 5 as prepared by Westwork Architectural Studio, issue dated December 1, 2001 that shows the existing North and South Elevations of the building. These drawings are provided in both 24"x 36" and 11"x 17" format.
- Drawings A4.2 as prepared by Westwork Architectural Studio, issue dated December 1, 2001 that shows the revised North and South Elevations of the building with the addition highlighted. These drawings are provided in both 24"x 36" and 11"x 17" format.

- Existing Site Plan, as prepared by Richard Carlisle, dated November 11, 2021, showing the existing conditions on the site. These are provided in both 24'x 24" and 11"x 17" format.
- Proposed Site Plan, as prepared by Richard Carlisle, dated November 11, 2021, showing proposed conditions with addition highlighted. These are provided in both 24"x 24" and 11"x 17" format.

Please review the attached information at your earliest convenience and contact me if there are any questions or if any additional information is required. If this letter and the attached information is in order please include us on the agenda for the Planning Commission's December 9, 2021 meeting.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R. Carlisle', written in a cursive style.

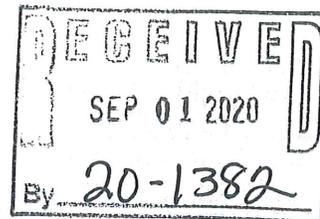
Richard Carlisle

216.952.3451

Arizona.dreaming@yahoo.com

cc: Terri Heckman

August 31, 2020



Medina Building Department
132 North Elmwood Ave.
Medina, Ohio 44258-0703

Attn: Daniel R. Gladish

Re: Renovation of 543 East Washington Street
Roofing and siding materials and colors

Dan,

This letter is written to accompany our submission for Non-Residential Plan Approval. This letter presents the materials and colors for the project's roofing and siding. I have reviewed this information informally with Jonathan Mendal.

Attached please find the following:

- Photograph of our roof shingles, which are to be Owens Corning TruDefinition – Duration Designer shingles in the color Storm Cloud.
- Photograph of our siding materials, which are to be Restoration Classic siding as manufactured by CertainTeed in the color Herringbone (separate photo).

I am sending you two copies of this letter and the associated attachments so that Jonathan Mendal will have a copy for his records.

Please review this information at your earliest convenience and contact me if there are any questions or further information required.

Thank you for your continued attention to our project.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Carlisle".

Richard Carlisle

Duration Designer Colors Collection Shingles

Trust the Grip of the SureNail Strip™



TruDefinition

DURATION DESIGNER COLORS COLLECTION

Shingles



WORLDWIDE LEADER AWARDS

APPROVED

FOR ZONING CODE COMPLIANCE ONLY

CITY OF MEDINA, OHIO

PLANNING OFFICIAL

DATE 10/14/20 /m

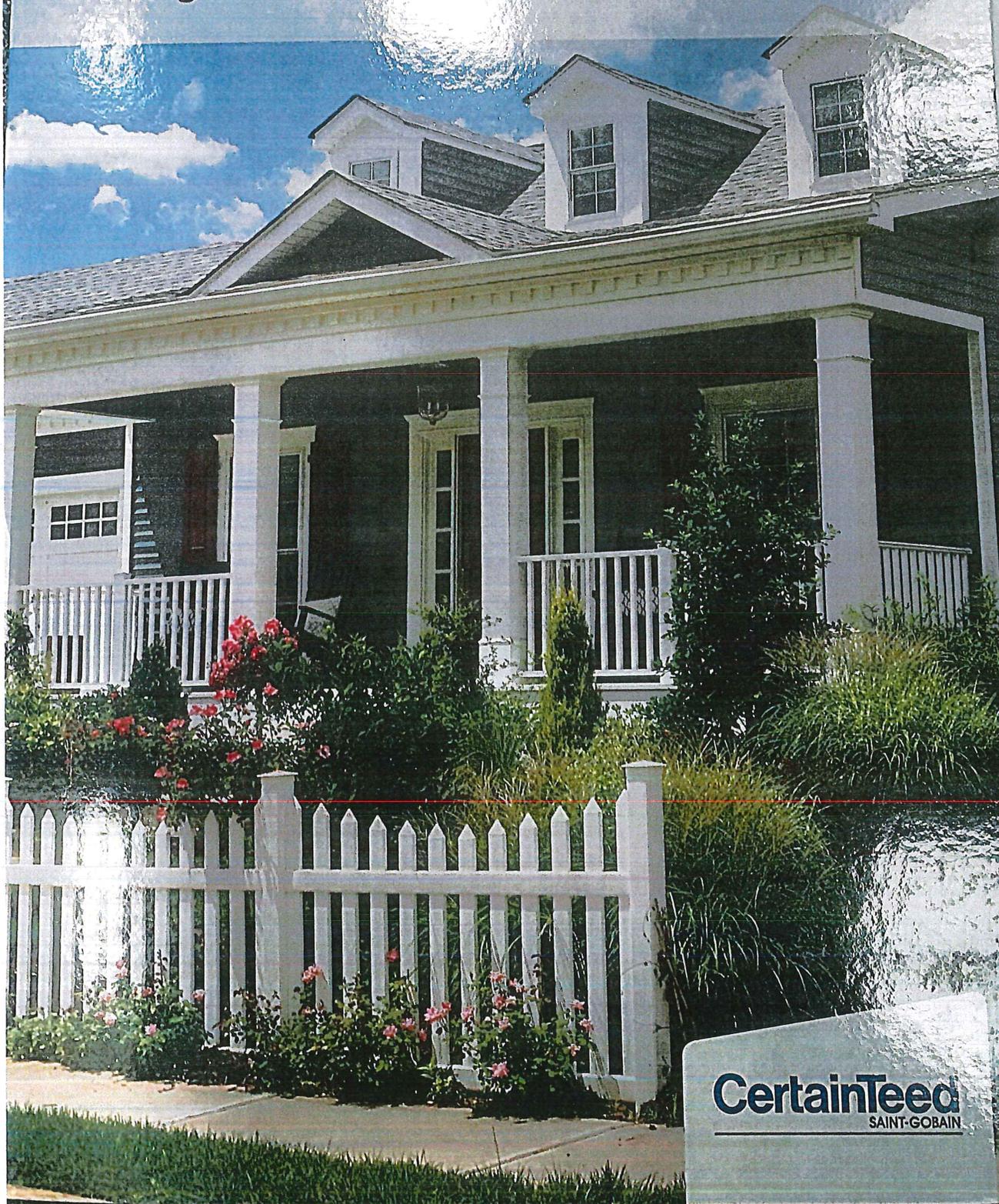
Featured Color:

Storm Cloud

Pub. No. 10007753

RESTORATION CLASSIC™

Siding



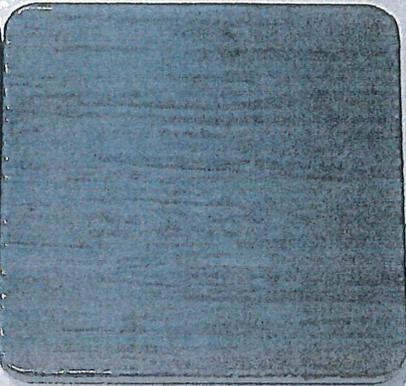
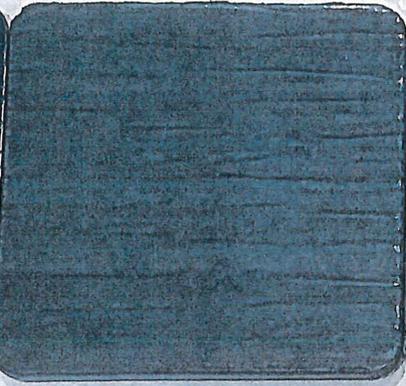
CertainTeed
SAINT-GOBAIN

edar
or)

Slate
(Deluxe Color)

Espresso
(Deluxe Color)

Sable
(Deluxe)

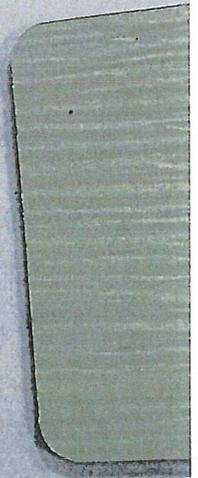
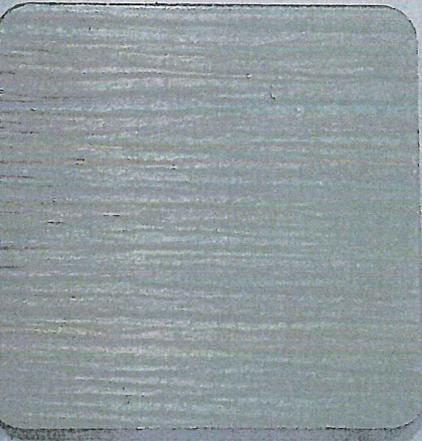
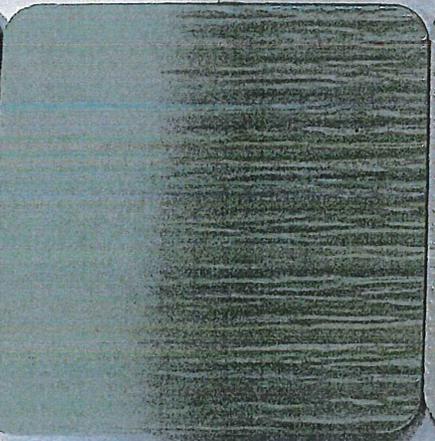


ie

Pacific Blue
(Deluxe Color)

Flagstone
(Deluxe Color)

Charcoal
(Deluxe)



Cypress

Herringbone

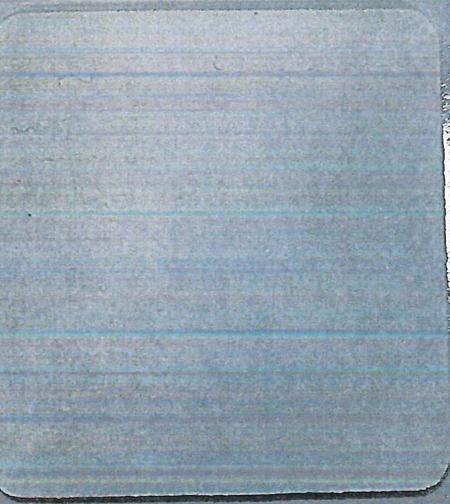
APPROVED

FOR ZONING CODE COMPLIANCE ONLY

CITY OF MEDINA, OHIO

PLANNING OFFICIAL

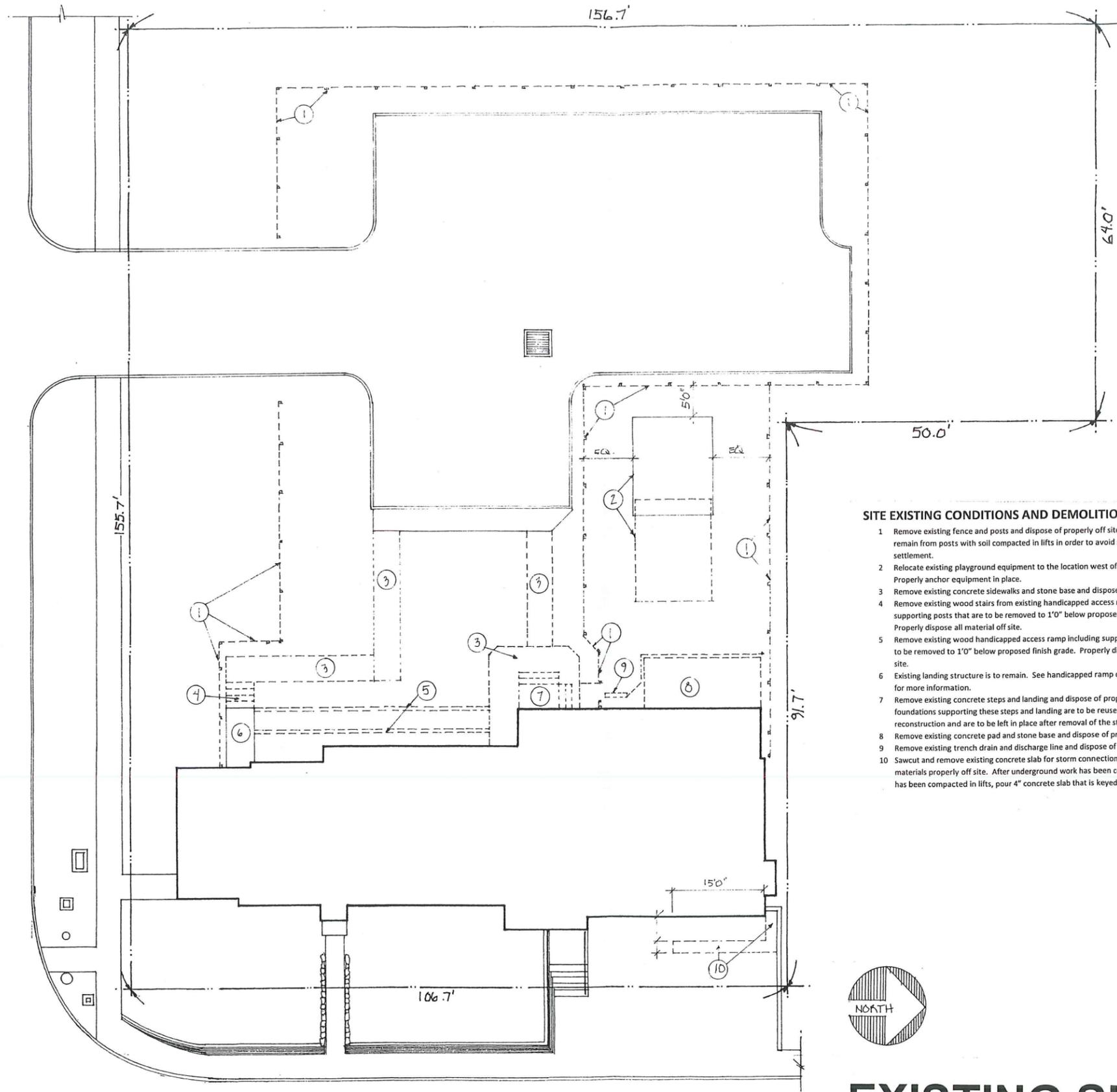
DATE 10/14/20



Autumn Yellow

Colonial White

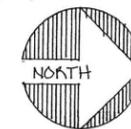
EAST WASHINGTON ST.



NORTH SPRING GROVE ST.

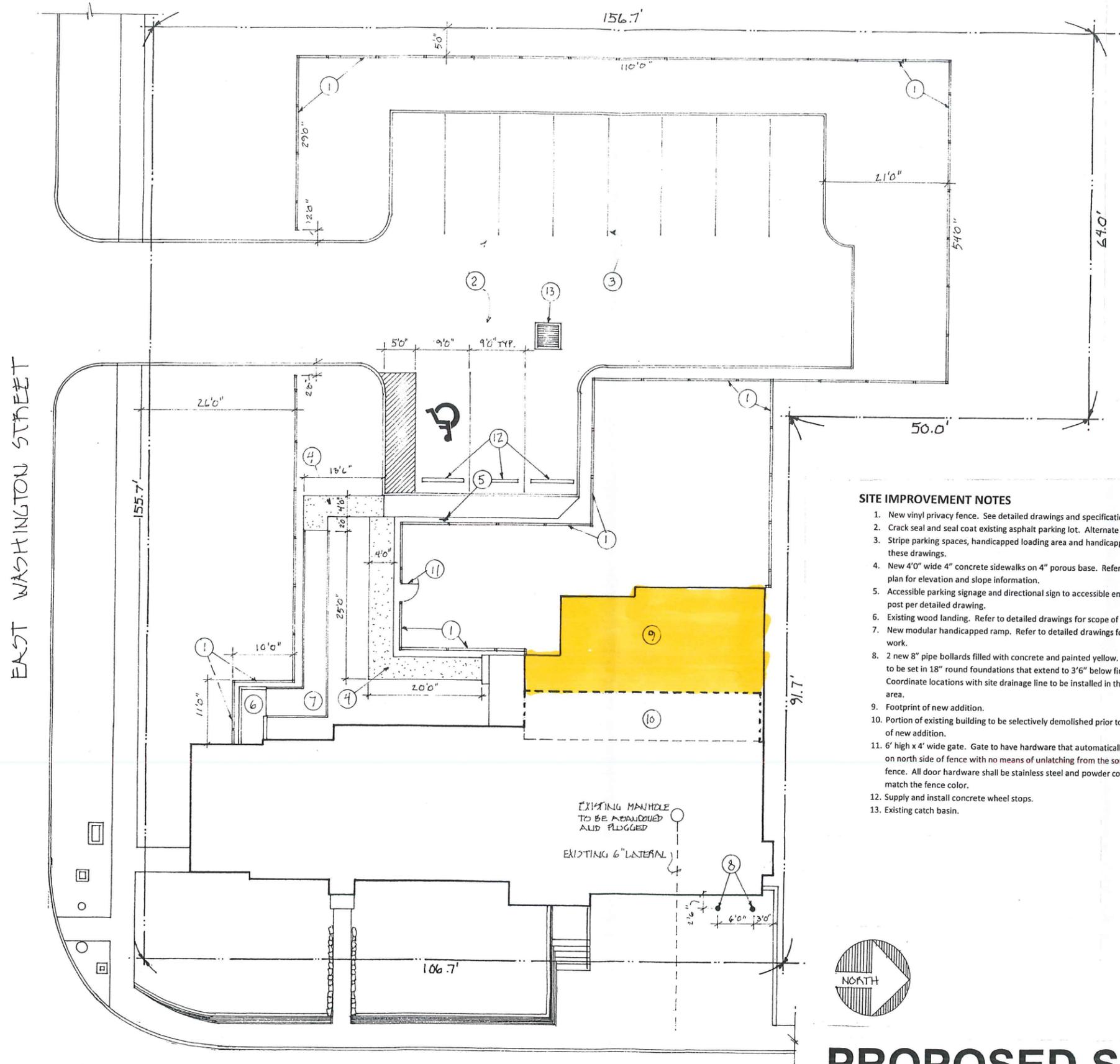
SITE EXISTING CONDITIONS AND DEMOLITION NOTES

- 1 Remove existing fence and posts and dispose of properly off site. Fill all holes that remain from posts with soil compacted in lifts in order to avoid secondary settlement.
- 2 Relocate existing playground equipment to the location west of the existing location. Properly anchor equipment in place.
- 3 Remove existing concrete sidewalks and stone base and dispose of properly off site.
- 4 Remove existing wood stairs from existing handicapped access ramp including supporting posts that are to be removed to 1'0" below proposed finish grade. Properly dispose all material off site.
- 5 Remove existing wood handicapped access ramp including supporting posts that are to be removed to 1'0" below proposed finish grade. Properly dispose all material off site.
- 6 Existing landing structure is to remain. See handicapped ramp drawing and details for more information.
- 7 Remove existing concrete steps and landing and dispose of properly off site. The foundations supporting these steps and landing are to be reused in the reconstruction and are to be left in place after removal of the steps and landing.
- 8 Remove existing concrete pad and stone base and dispose of properly off site.
- 9 Remove existing trench drain and discharge line and dispose of properly off site.
- 10 Sawcut and remove existing concrete slab for storm connection. Dispose of materials properly off site. After underground work has been completed and backfill has been compacted in lifts, pour 4" concrete slab that is keyed into existing slab.



EXISTING SITE PLAN

543 EAST WASHINGTON STREET, MEDINA, OHIO 44256
PREPARED BY: Richard Carlisle, 1808 Hawksledge Court, Hinckley, Ohio 44233
November 17, 2021

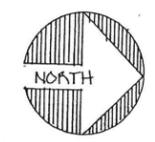


EAST WASHINGTON STREET

NORTH SPRING GROVE ST.

SITE IMPROVEMENT NOTES

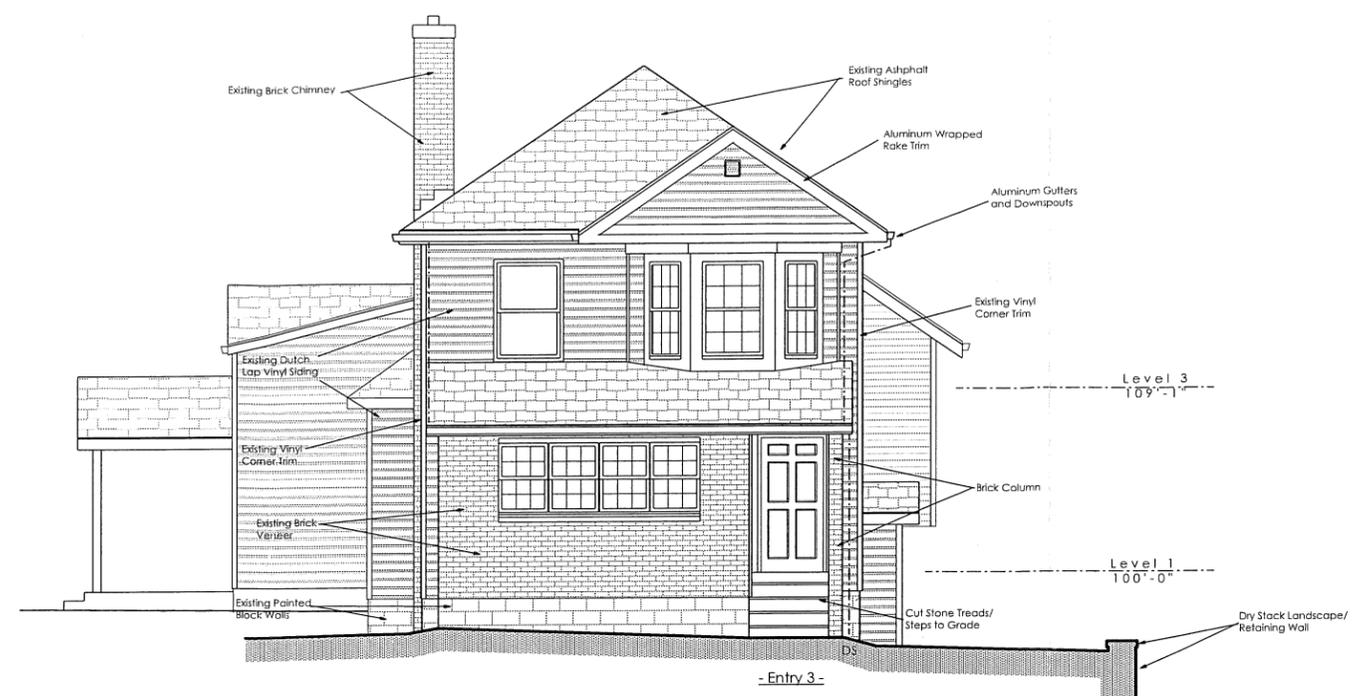
1. New vinyl privacy fence. See detailed drawings and specifications.
2. Crack seal and seal coat existing asphalt parking lot. Alternate Price # 1
3. Stripe parking spaces, handicapped loading area and handicapped logo per these drawings.
4. New 4'0" wide 4" concrete sidewalks on 4" porous base. Refer to grading plan for elevation and slope information.
5. Accessible parking signage and directional sign to accessible entrance on post per detailed drawing.
6. Existing wood landing. Refer to detailed drawings for scope of work.
7. New modular handicapped ramp. Refer to detailed drawings for scope of work.
8. 2 new 8" pipe bollards filled with concrete and painted yellow. Bollards are to be set in 18" round foundations that extend to 3'6" below finished grade. Coordinate locations with site drainage line to be installed in this general area.
9. Footprint of new addition.
10. Portion of existing building to be selectively demolished prior to construction of new addition.
11. 6' high x 4' wide gate. Gate to have hardware that automatically latches gate on north side of fence with no means of unlatching from the south side of fence. All door hardware shall be stainless steel and powder coated to match the fence color.
12. Supply and install concrete wheel stops.
13. Existing catch basin.



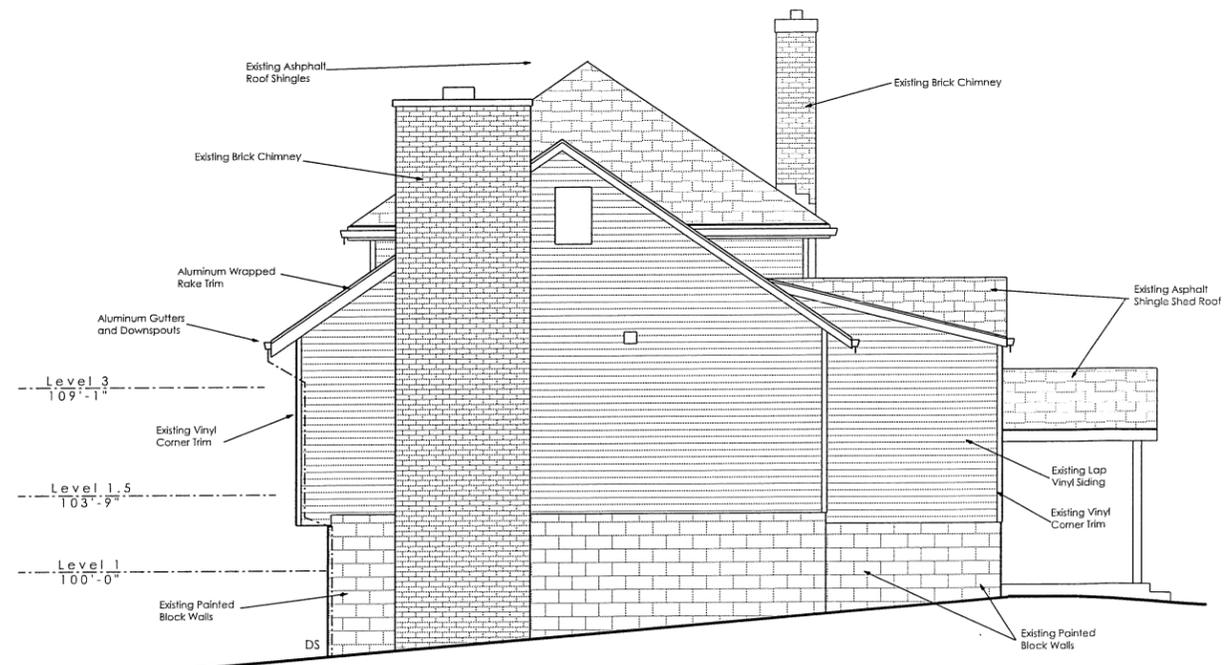
PROPOSED SITE PLAN

543 EAST WASHINGTON STREET, MEDINA, OHIO 44256
 PREPARED BY: Richard Carlisle, 1808 Hawksledge Court, Hinckley, Ohio 44233
 November 17, 2021

REVISION DATES



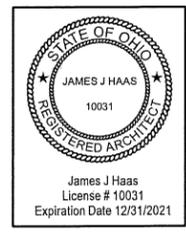
Existing
- Front / South Elevation -
1/4" = 1'-0"



Existing
- North Elevation -
1/4" = 1'-0"

an Addition / Renovation of:
543 East Washington Street
Medina, Ohio

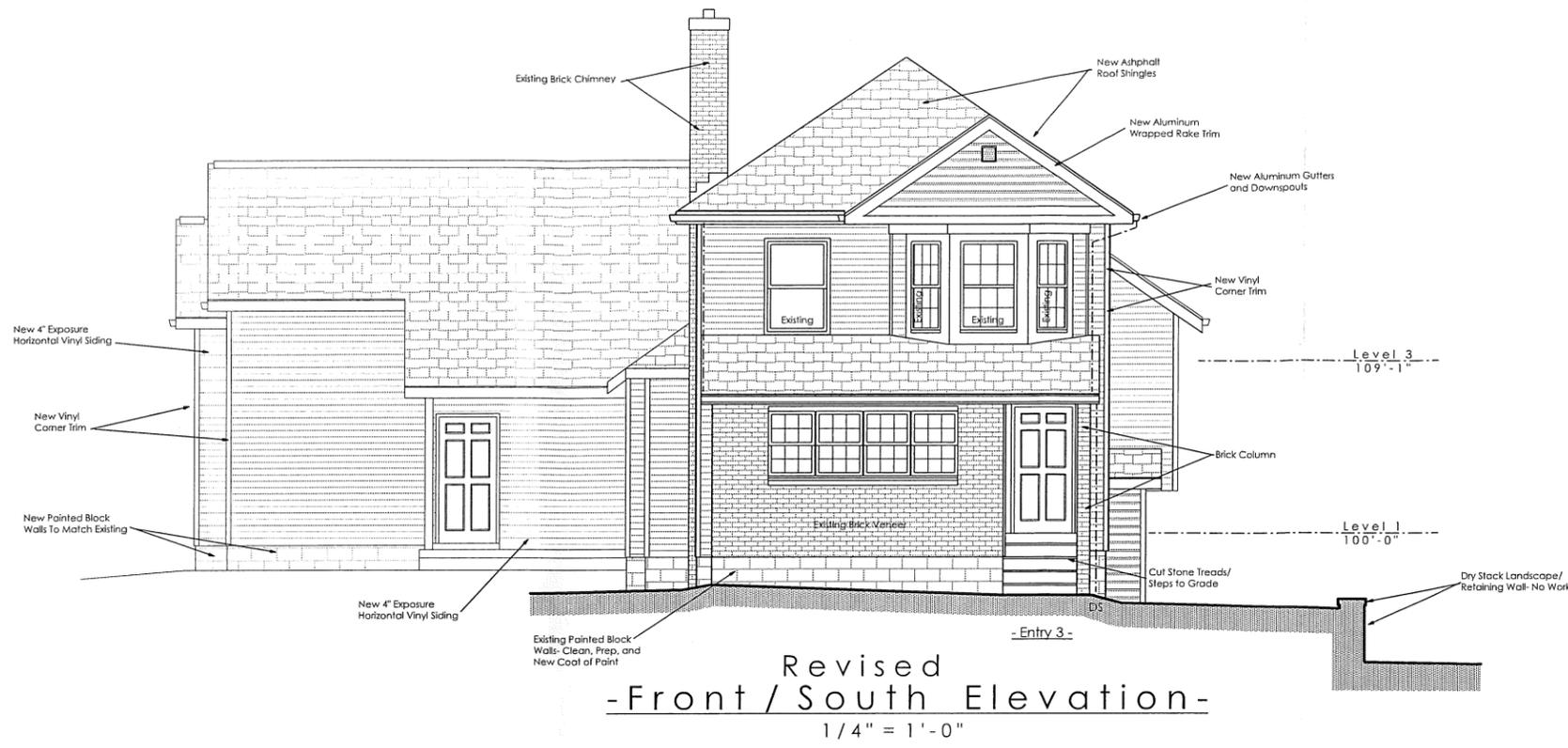
ESTWORK
Architectural Studio
10 Ridgecrest Drive - Chagrin Falls - Ohio - 44022
216-235-1444 / wwarchitects@bcglobal.net



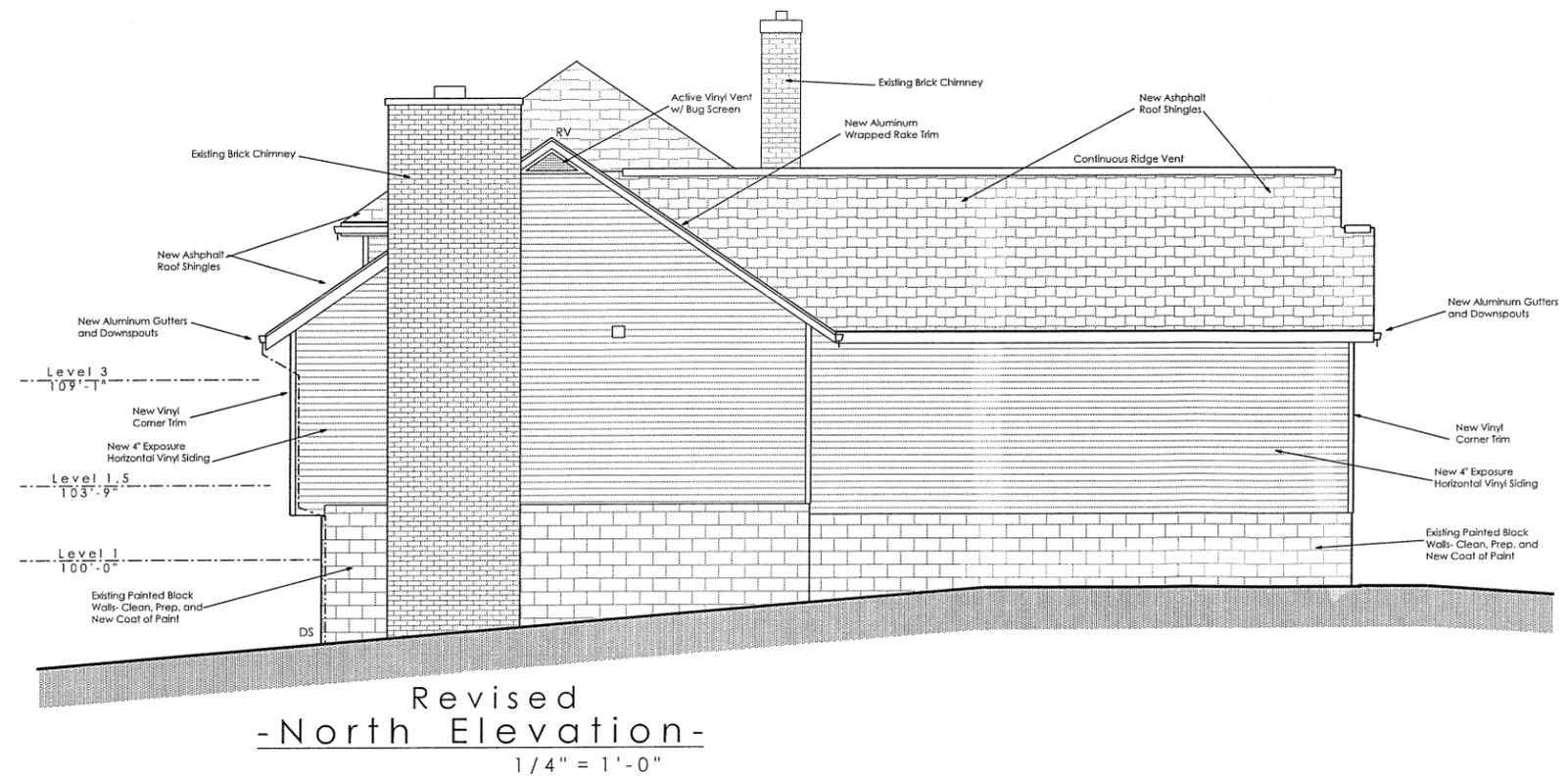
ISSUE DATE
December 1, 2021

SHEET NUMBER
EX5

REVISION	DATE



**Revised
-Front / South Elevation-**
1/4" = 1'-0"



**Revised
-North Elevation-**
1/4" = 1'-0"

an Addition / Renovation of:
543 East Washington Street
Medina, Ohio

ESTWORK
Architectural Studio
10 Ridgcrest Drive - Chagrin Falls - Ohio - 44022
216-235-1444 / wvarchitects@bcgglobal.net

STATE OF OHIO
REGISTERED ARCHITECT
JAMES J HAAS
10031
James J Haas
License # 10031
Expiration Date 12/31/2021

ISSUE DATE
December 1, 2021

SHEET NUMBER
A4.2