




BOARDS & COMMISSIONS APPLICATION

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

Application Number P24-12

GENERAL	Date of Application <u>04/09/2024</u>
	Property Location <u>455 Lafayette Rd</u>
	Description of Project <u>Conversion of sunroom into home as a 1st and 2nd Story Addition.</u>
CONTACT INFORMATION	Applicant Name <u>Eben Selby</u>
	Address _____ City _____ State _____ Zip _____
	Phone _____ Email _____
	Property Owner Name <u>Eben Selby</u>
	Address <u>455 Lafayette Rd</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	Phone <u>3309698601</u> Email <u>Ebenselby@outlook.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 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 type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 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></u> Date <u>04/09/2024</u>
OFFICIAL USE	Zoning District <u>R-3</u>
	Meeting Date <u>5/9/24</u>
	5/8/25 (Revised)

Fee (See Fee Sheet) \$ 25

Check Box when Fee Paid ☒

P24-12
REVISED
Lafayette Road Addition and Detached Garage

Property Owner: Eben Selby
Applicant: Eben Selby
Location: 455 Lafayette Road
Zoning: R-3 (High Density Urban Residential)
Request: Revised approval for an addition and garage in the TC-OV District

LOCATION AND SURROUNDING USES

The subject site is composed of 0.34 acres located on the northwest corner of Lafayette Road and Orchard Lane and contains a two-family residential dwelling. Adjacent properties are zoned R-3 and contain the following uses and zoning:

- North – Single-Family Residential
- East – Office
- South – Single-Family Residential
- West – Single-Family Residential



BACKGROUND & PROPOSED APPLICATION

The existing building contains two dwelling units, one on the first floor and one on the second floor. The applicant was previously approved for the following:

- A first and second story addition on the north side of the building
- A first story deck on the north and east sides of the building
- A 743 sq. ft. (22 ft. x 33.75 ft.) detached three-car garage on the north side of the building, accessed by a new concrete driveway

The applicant has proposed significant modifications to the previous approval including:

- Change of the use of the building from two dwelling units to a single dwelling unit.
- On the east elevation, an increase in the size of the addition, removal of a dormer, removal of first and second story windows, and modifications to the deck.
- On the north elevation, the removal of a second story deck and door.

No changes are proposed to the detached garage or concrete driveway.

DEVELOPMENT STANDARDS

Lot Development Standards

The existing principal structure is located 12 ft. from the Orchard Lane right-of-way, which is a nonconforming condition. New structures cannot project closer to the Orchard Lane right-of-way than the existing nonconforming 12 ft. setback.

The proposed addition increases the footprint of the structure, however, the proposed deck is setback 12 ft. from the right-of-way.

Detached Accessory Building Standards

Section 1113.05 includes several standards for detached accessory buildings:

	Required	Proposed
Location	Rear Yard	Rear Yard
Minimum Side Setback	5 ft.	5.5 ft.
Minimum Rear Setback	5 ft.	60 ft.
Maximum Building Height*	15 ft.	12 ft. 11 in.
Maximum Building Size	744 sq. ft.	743 sq. ft.
*Height is defined as the average height between the eave and the peak of the roof		

The proposed detached garage meets the above standards.

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.6 Location, Orientation, Size, and Shape of Buildings.

- (b) New and remodeled buildings should be compatible with their surroundings. Architectural style, bulk, shape, massing, scale, and form of new and remodeled buildings and the shape between and around buildings should be consistent with the character of the area and be in harmony with neighboring buildings.

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.

A one-story enclosed porch is located on the east side of the existing structure. The porch is proposed to be removed and replaced with a two-story addition and deck. The first floor of the addition will have double doors opening to the proposed deck, though the second floor will not have features facing Orchard Lane.

The applicant is proposing dark gray vinyl siding on the entire home and the detached garage.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of revised application P24-12, with the condition that a feature(s) be incorporated on the east side of the addition's second floor such as a window, alternative material, design element, or similar item.

Andrew Dutton

From: Eben Selby <EbenSelby@outlook.com>
Sent: Tuesday, April 15, 2025 11:36 AM
To: Andrew Dutton
Cc: Christine Walters; Tom Cromer; Sarah Tome
Subject: RE: Plan review

Yes! No changes.

Sent via [Superhuman iOS](#)

Andrew Dutton

From: Andrew Dutton
Sent: Tuesday, April 15, 2025 11:34 AM
To: Eben Selby
Cc: Christine Walters; Tom Cromer; Sarah Tome
Subject: RE: Plan review

Got it. Will the detached garage and concrete driveway still be part of the project?

Andrew Dutton, AICP
Community Development Director
City of Medina
adutton@medinaoh.org
330-722-9023



Original Home



Home 4/25/25



Original Home



Home 4/25/25



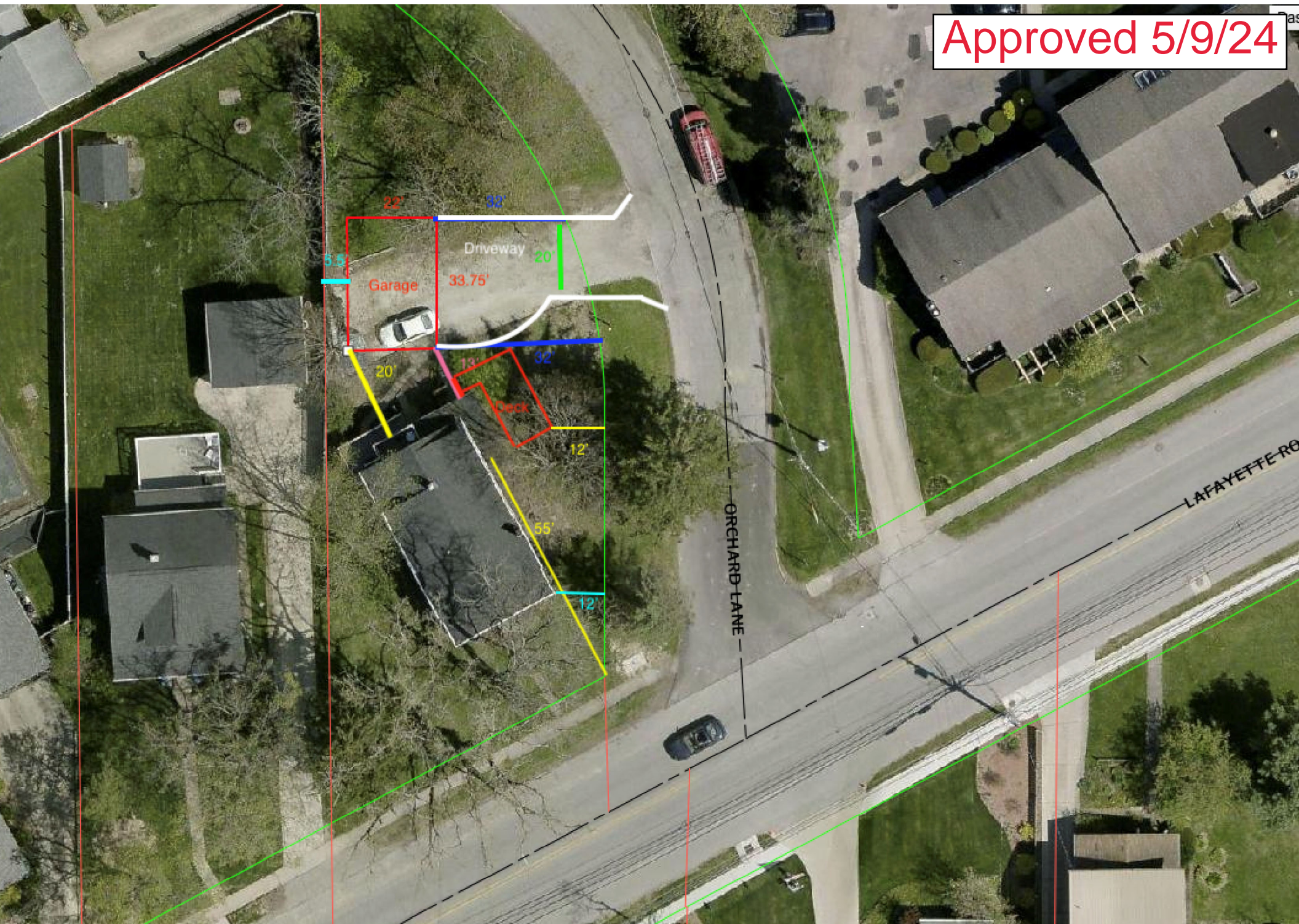
Original Home



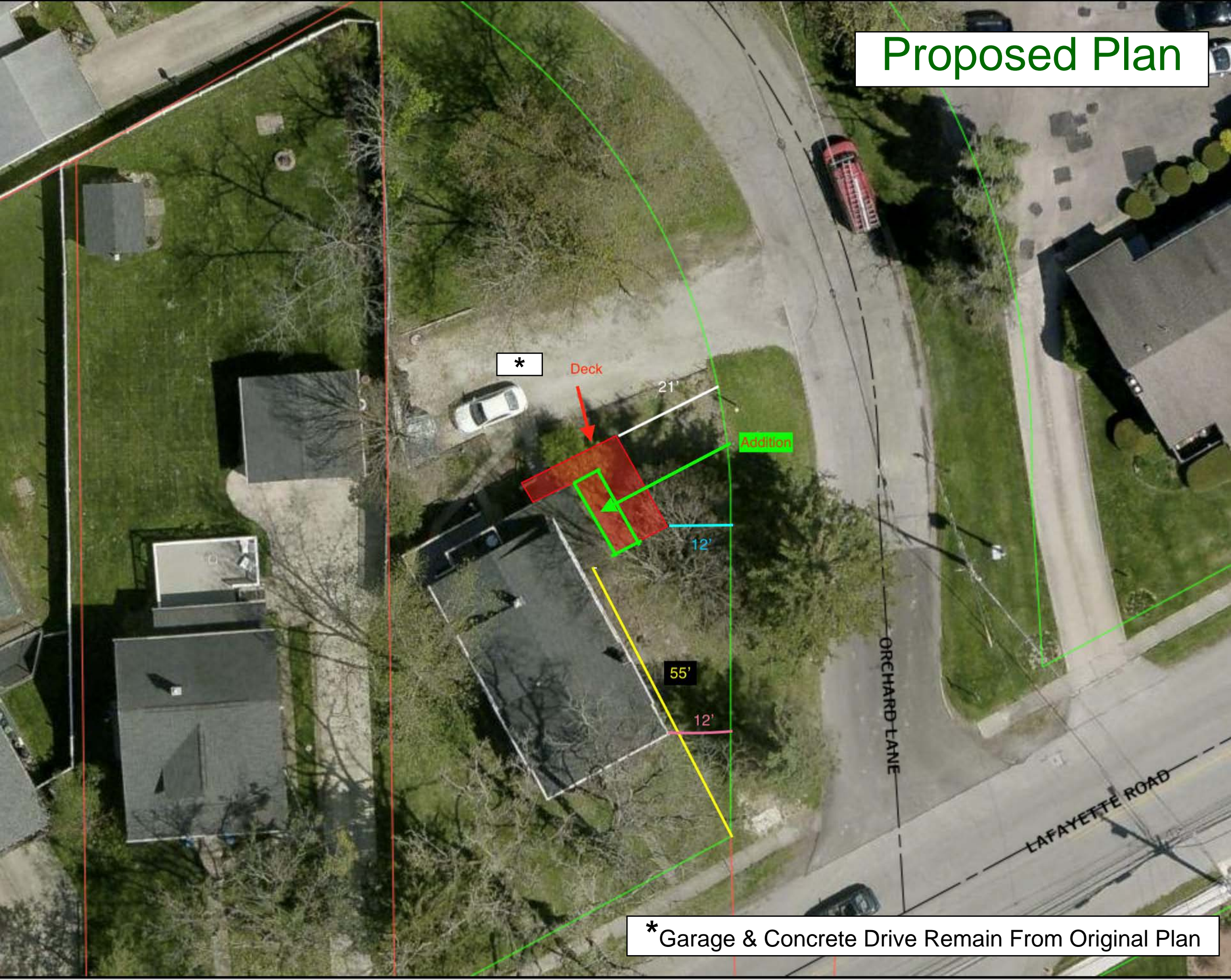
Home 4/25/25



Approved 5/9/24



Proposed Plan



*Garage & Concrete Drive Remain From Original Plan

Approved



East Elevation

Proposed



East Elevation

Approved



North Elevation

Proposed



North Elevation

Proposed



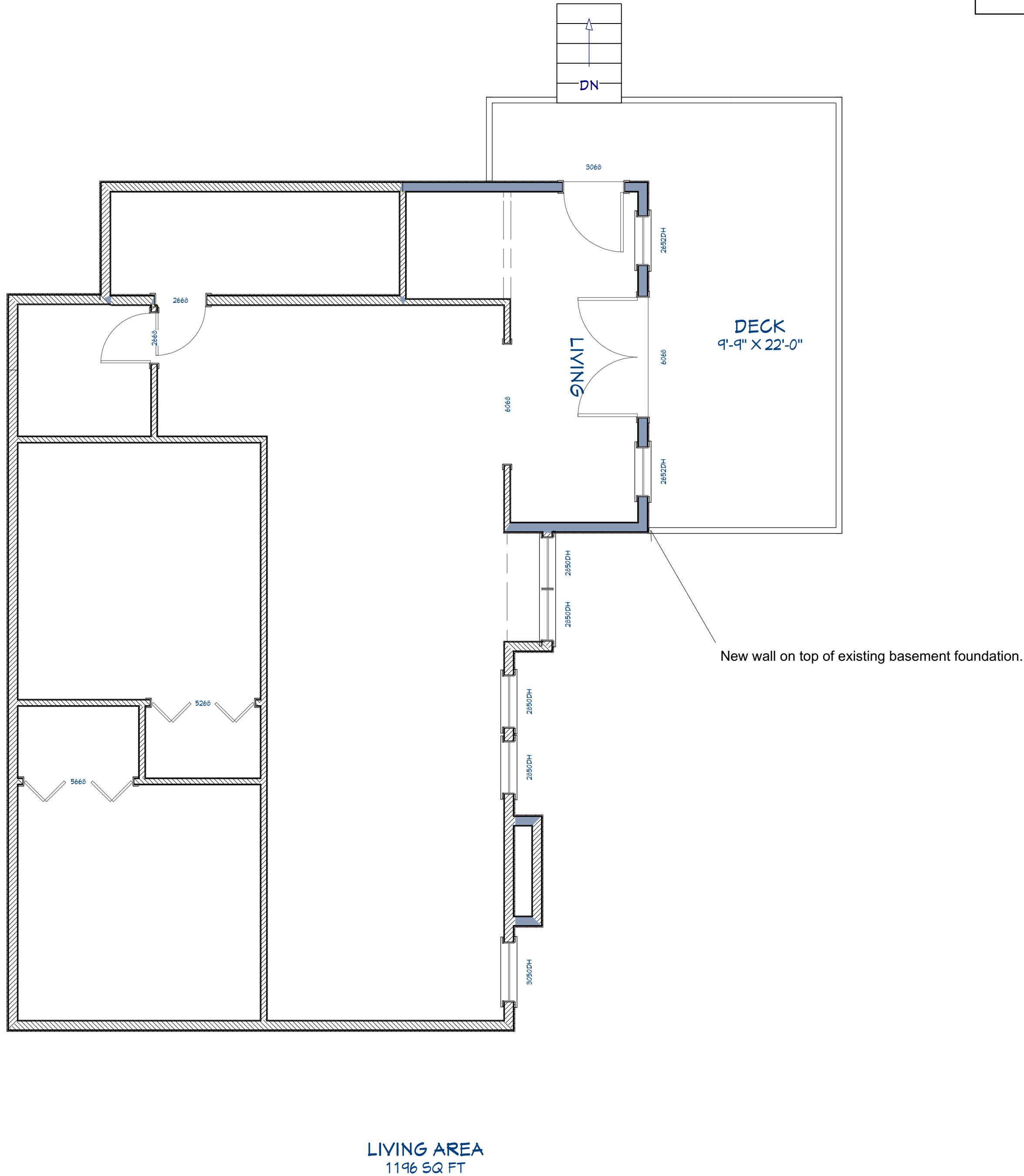
West Elevation

Proposed



South Elevation

Approved



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NO.	DESCRIPTION	BY	DATE

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PROJECT DESCRIPTION:	PROJECT
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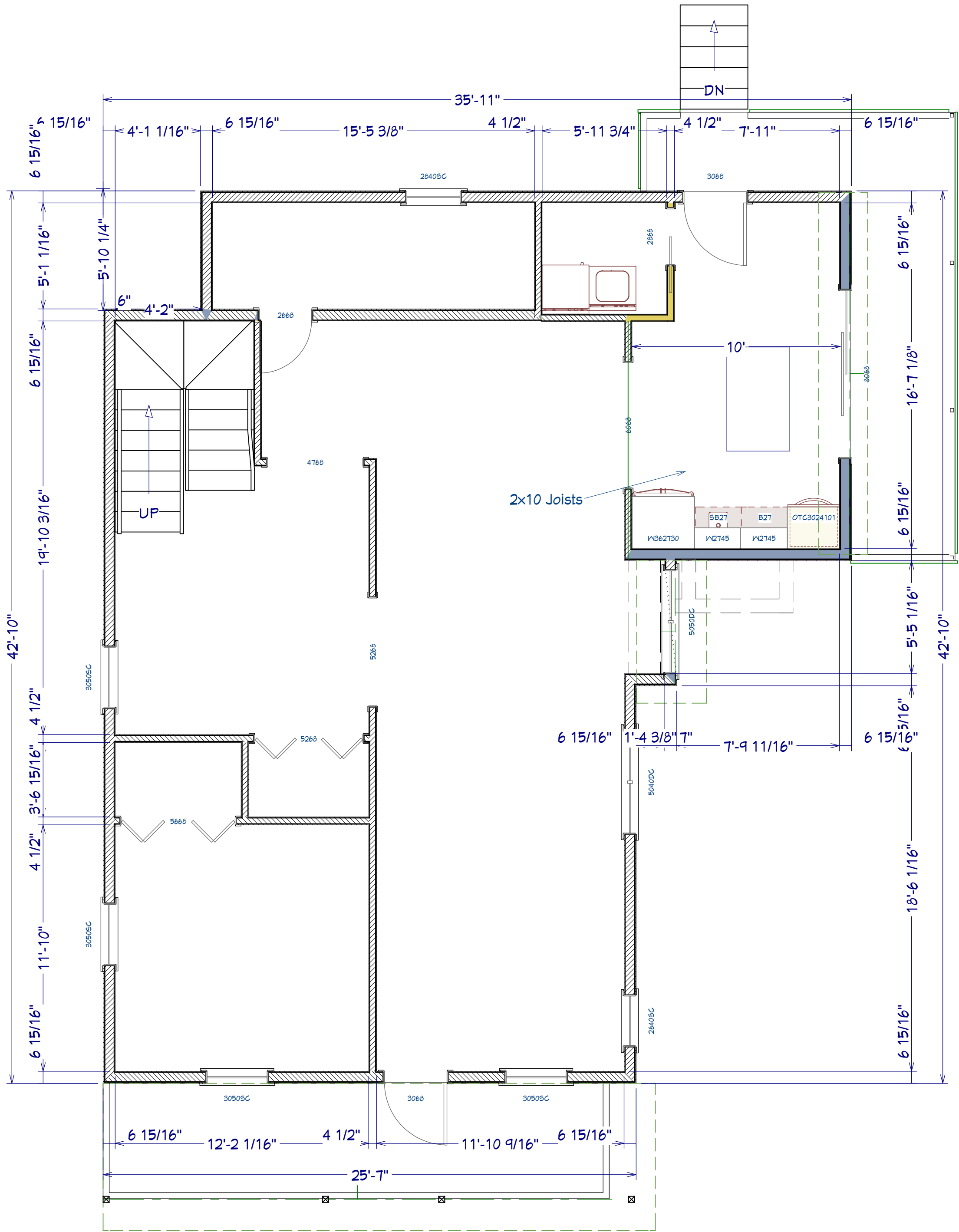
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A-1

Proposed



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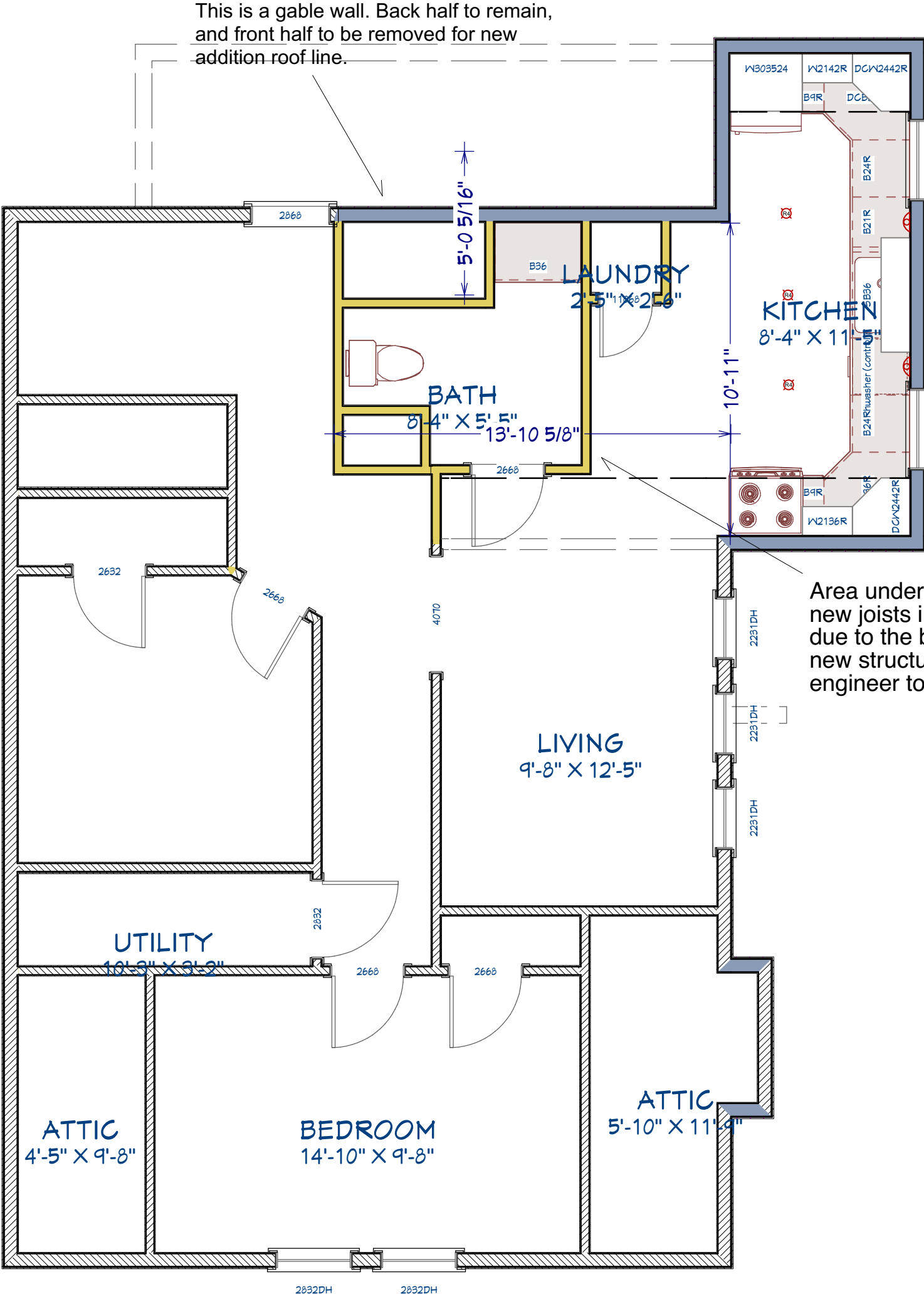
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Approved



Area under the bathroom and in front of new addition (rectangle) will have new joists installed perpendicular to the way they are currently run. This is due to the bathroom floor being sagged from 2x6 joists being overextended. A new structural beam will be installed to support the new 2x8 joists. Structural engineer to verify all these notes post demolition.

LIVING AREA
953 SQ FT

2nd Floor

[illegible]

SHEET TITLE:

PROJECT DESCRIPTION: PR

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DESIGN

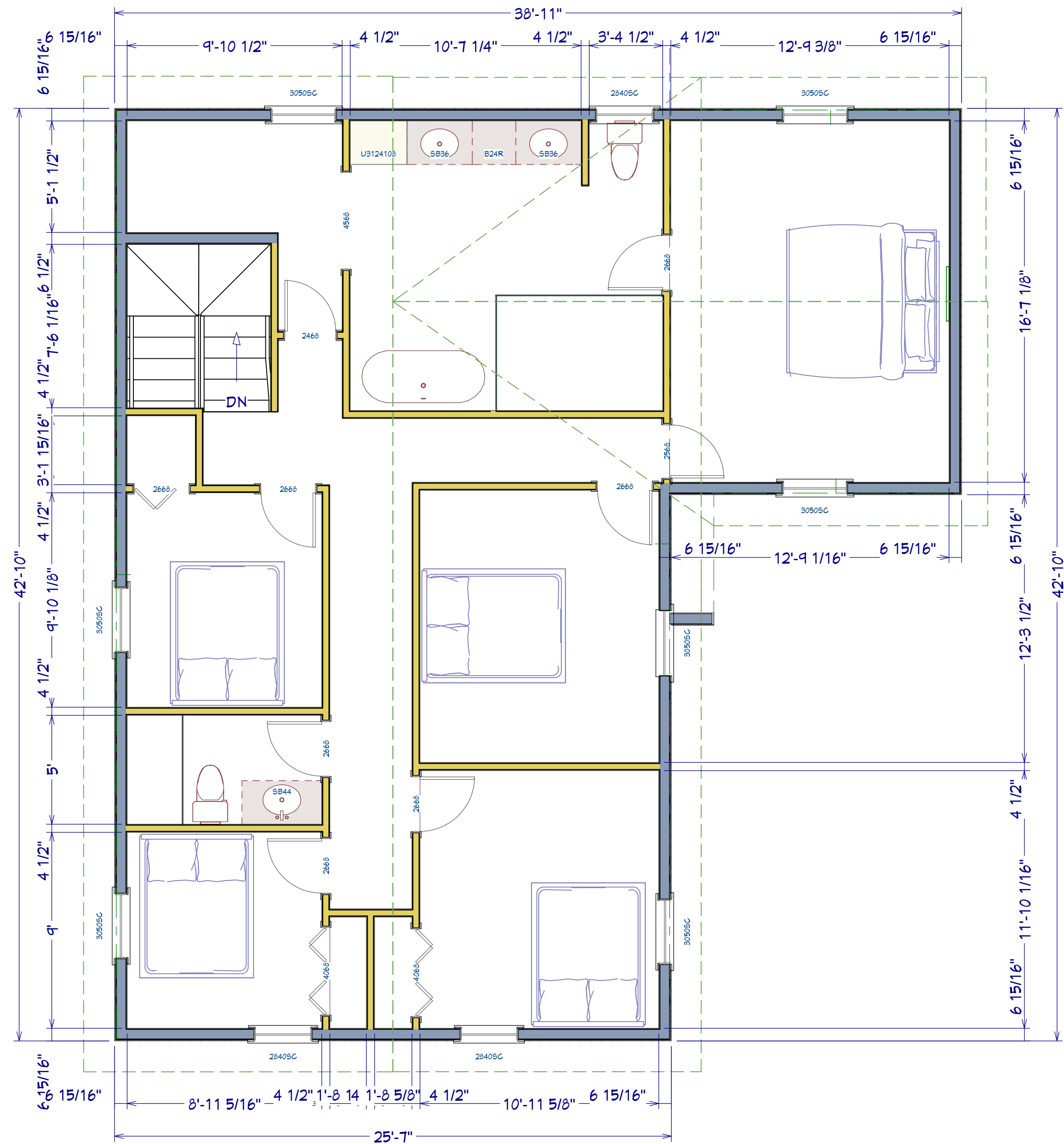
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A-1

Proposed



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NO.	DESCRIPTION	BY	DATE

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PROJECT DESCRIPTION:	Selby Residence
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TimberCrest® Premium Plus ColorFast™ Double 4-1/2" x 12' 1" Dutchlap Manor Vinyl Siding

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Variation: Manor

