



BOARDS & COMMISSIONS APPLICATION

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

Application Number P24-20

GENERAL	Date of Application <u>07/29/2024</u> Property Location <u>549 South Court Street - Medina, OH 44256</u> Description of Project <u>New Construction - 1 Story home</u>
CONTACT INFORMATION	Applicant Name <u>Tim Pelton</u> Address <u>125 North Broadway</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-571-8100</u> Email <u>tpelton@landmarkhomes.biz</u> Property Owner Name <u>William & Candice Bertemes</u> Address <u>970 Hickory Grove Ave</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone _____ Email <u>will@bertemes.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	<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> Digitally signed by Tim R Pelton DN: cn=Tim R Pelton, o=Renovation Homes, Inc. dba Landmark Homes, ou=VP Operations, email=tpelton@landmarkhomes.biz, c=US Date: 2024.07.30 14:37:54 -04'00' Signature <u>Tim R Pelton</u> Date <u>07/29/2024</u>
OFFICIAL USE	Zoning District <u>R-3</u> Fee (See Fee Sheet) \$ <u>25</u> Meeting Date <u>9/12/24</u> Check Box when Fee Paid <input type="checkbox"/>

P24-20
South Court Street New Home

Property Owners: William and Candice Bertemes
Applicant: Tim Pelton
Location: 549 South Court Street
Zoning: R-3 (High Density Urban Residential)
Request: Certificate of Appropriateness approval for a new home in the TC-OV District

LOCATION AND SURROUNDING USES

The subject site is composed of 0.62 acres located on the west side of South Court Street. Adjacent properties are zoned R-3 and contain the following uses:

- North – Two-Family Residential
- East – Single-Family Residential
- South – Two-Family Residential
- West – Vacant



BACKGROUND & PROPOSED APPLICATION

The two-story home originally on the property was built in 1890 with an architectural style similar to existing homes across the street at 550 and 560 South Court Street. The home was positioned in line with adjacent homes and included a rear detached garage. In November of 2019, the home experienced a fire and was demolished.

The applicant is proposing a new 2,328 sq. ft. home on the site with the following general characteristics:

- A one-story structure with a second-story fixed front window
- An attached two-car garage and an attached drive-through third-car garage
- A pitched roof with multiple roof lines
- A 130 ft. setback from the right-of-way
- A front elevation with vinyl board and batten siding, vinyl shake siding, and stone

DEVELOPMENT STANDARDS

Section 1113.05 includes several standards for detached accessory buildings:

	Required	Proposed
Front Setback	35 ft.*	130 ft.
Minimum Side Setback	5 ft.	6.5 ft.
Minimum Rear Setback	30 ft.	163 ft.
Maximum Building Height*	35 ft.	22 ft. 6 in.

*The R-3 required front setback is 40 ft. However, when area homes have front setbacks less than required, Section 1113.05(c) allows for a modification of the front yard setback. Adjacent homes have an average front setback of approximately 35 ft., therefore the subject home may be located at a reduced setback.

ADJACENT HOMES

There are three adjacent homes to the subject lot with the following characteristics in comparison to the proposed home.

Address	Finished Area	Units	Stories	Building Width	Setback	Garage	Beds/Baths	Siding
543 S. Court St.	2,398 sq. ft.	2	2	40 ft.	35 ft.	Detached	5/3.5	Asbestos
555 S. Court St.	1,950 sq. ft.	2	2	28 ft.	35 ft.	Detached	4/2	Aluminum
540 S. Court St.	2,967 sq. ft.	1	2	30 ft.	37 ft.	None	6/4	Wood
Proposed	2,328 sq. ft.	1	1	47 ft.	130 ft.	Attached	3/2.5	Vinyl/Stone

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. As found in TCOV.2, the Commission has “the authority to interpret and apply these regulations on a case by case basis”. Applicable sections are as follows:

TCOV.3 Site Development.

- (c) The height and scale of each new building shall be compatible with existing surrounding buildings.
- (d) New buildings should have setbacks consistent with surrounding established patterns.

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.
- (c) The front of the buildings should not exceed fifty (50) feet in horizontal length. A minimum of sixty percent (60%) of the front building façade shall consist of windows, doorways, awnings, etc., in order to break up the visual mass of the structure.

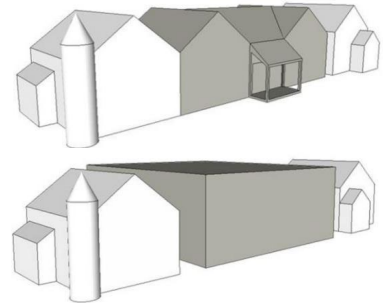
TCOV.8 Building Materials and Appurtenances.

- (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.

TCOV.9 Building and Lot Aesthetics.

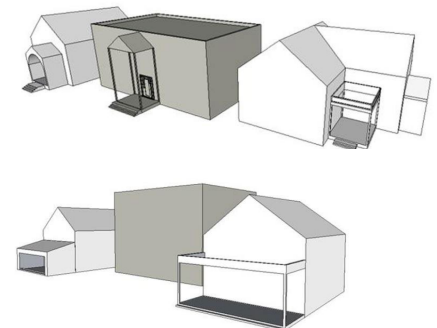
(b) Scale.

- (1) Consider relating the size and proportion of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown below maintains the same scale and rhythm as the existing buildings.
- (2) Avoid buildings that in height, width or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.



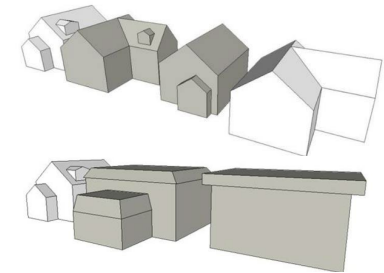
(e) Setback.

- (1) Consider maintaining the architectural façade lines of streetscape by locating front walls of new buildings in the same plane as facades of adjacent buildings. If existing setbacks vary, the new building should conform to historic siting patterns.
- (2) Avoid violating the existing setback pattern by placing new buildings in front of or behind the historic façade line. Avoid placing buildings at odd angles to the street unless in an area where diverse siting already exists.



(f) Sense of Entry.

- (1) Consider articulating the main entrances to the building with covered porches, porticos and other pronounced architectural forms.
- (2) Avoid facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first floor façade.



The Planning Director has found that the application does not meet the TCOV standards, as the home does not have a compatible scale, setbacks, architectural character, or sense of entry as area homes.

INFILL DEVELOPMENT STANDARDS

Section 1113.07 requires new homes in an existing neighborhood to comply with the following standards:

- (a) Compatibility. All new single and two family residential development shall reflect, complement, and preserve the nature and character of existing adjacent residential development.
- (b) Building Placement and Mass. All new homes shall conform in street orientation and massing to adjacent homes.
- (c) Harmonious Aesthetics. The following is a list of objectives to achieve infill development that is characteristic of the existing structures:
 - (1) New infill development shall be compatible with the neighboring structures in terms of proportion, size, mass and height.
 - (2) Similar materials, colors, architectural details and roof pitch shall be used on all sides and on all structures on the site and shall be harmonious with adjacent properties.
 - (3) The creation of a vertical canyon effect between structures shall be minimized. For instance, when a one story structure is proposed next to a two story structure, the space between the two buildings shall increase as wall height increases.
- (d) Any improvement which is determined by the Planning Director to be in conflict with this section shall be forwarded to the Planning Commission for review.

The Planning Director has found that the application is in conflict with Section 1113.07. Per the following, the home does not:

- (a) Reflect, compliment, and preserve the nature and character of existing adjacent residential development;
- (b) Have similar building massing to adjacent homes;
- (c)(1) Is not compatible with existing structures in terms of proportion, size, and height; and
- (c)(2) Does not incorporate similar materials, architectural details, or roof pitch, and is not compatible with adjacent properties.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

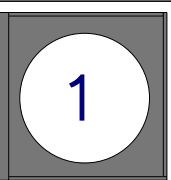
Staff does not recommend approval of application P24-20, as submitted. Though the proposed home is of high quality, staff's recommendation is based on the home's inability to meet TC-OV Development Guidelines and Infill Development Standards, as noted above. Elements of a more compatible home would include a similar setback as adjacent homes, a second story, a prominent front porch, and a detached or recessed garage to the rear of the home.

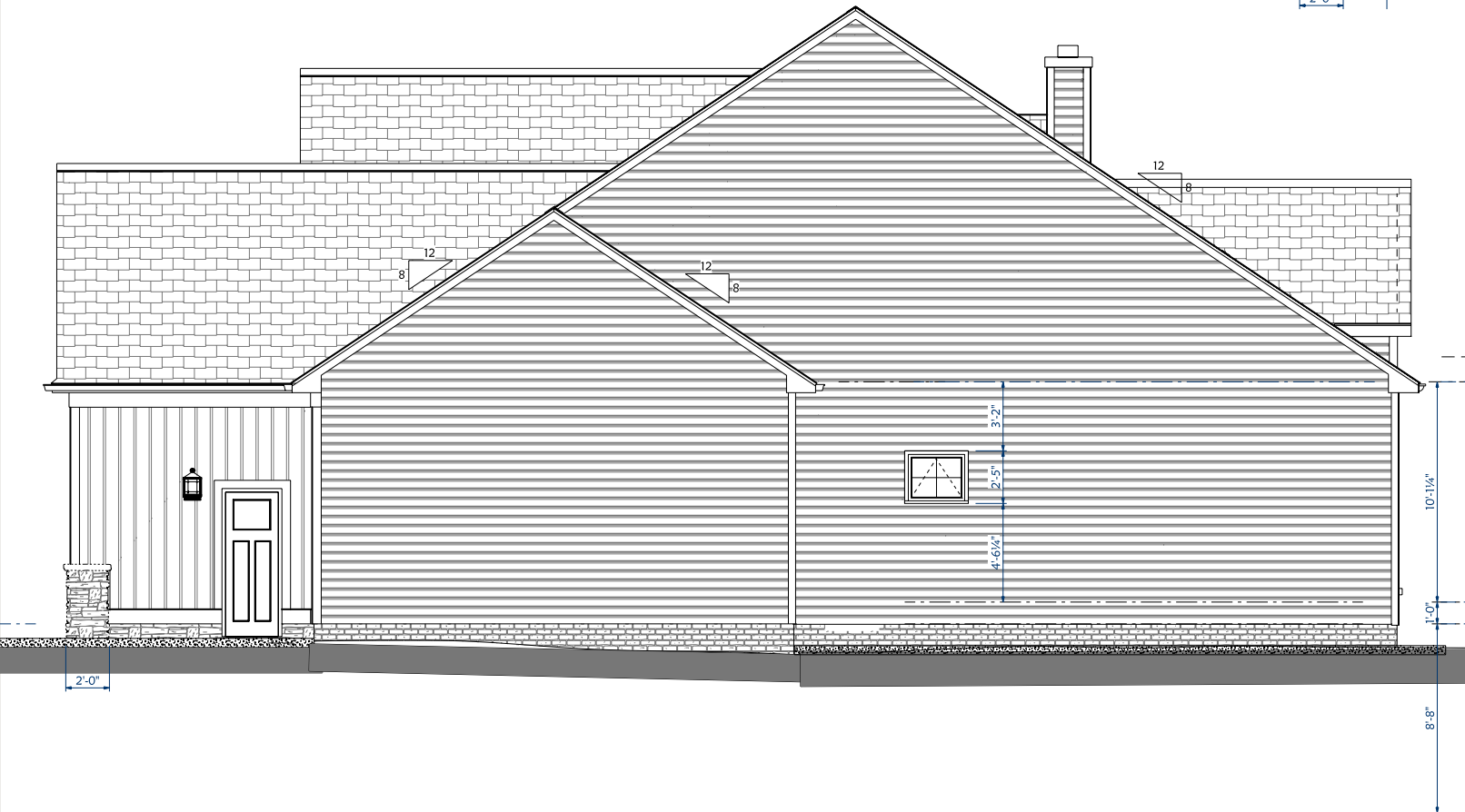


AREA DATA	
2328	Main Floor
2328	Total Living Area
786	Garage
878	Lower Level Finish

BERTEMES
 Will & Candice -
 549 S. Court Street
 Medina, PROJEC T_STATE
© COPYRIGHT Friday, August 16, 2024

SCALE: 1/8" = 1'-0"
Primary Elevations
 BID SET Construction Documents
Printed - 8/16/2024
 landmarkhomesmedina.com
 330-571-8100
 SALES@LANDMARKHOMES.BIZ





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BERTEMES

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 549 S. Court Street
 Medina, PROJEC T_STATE

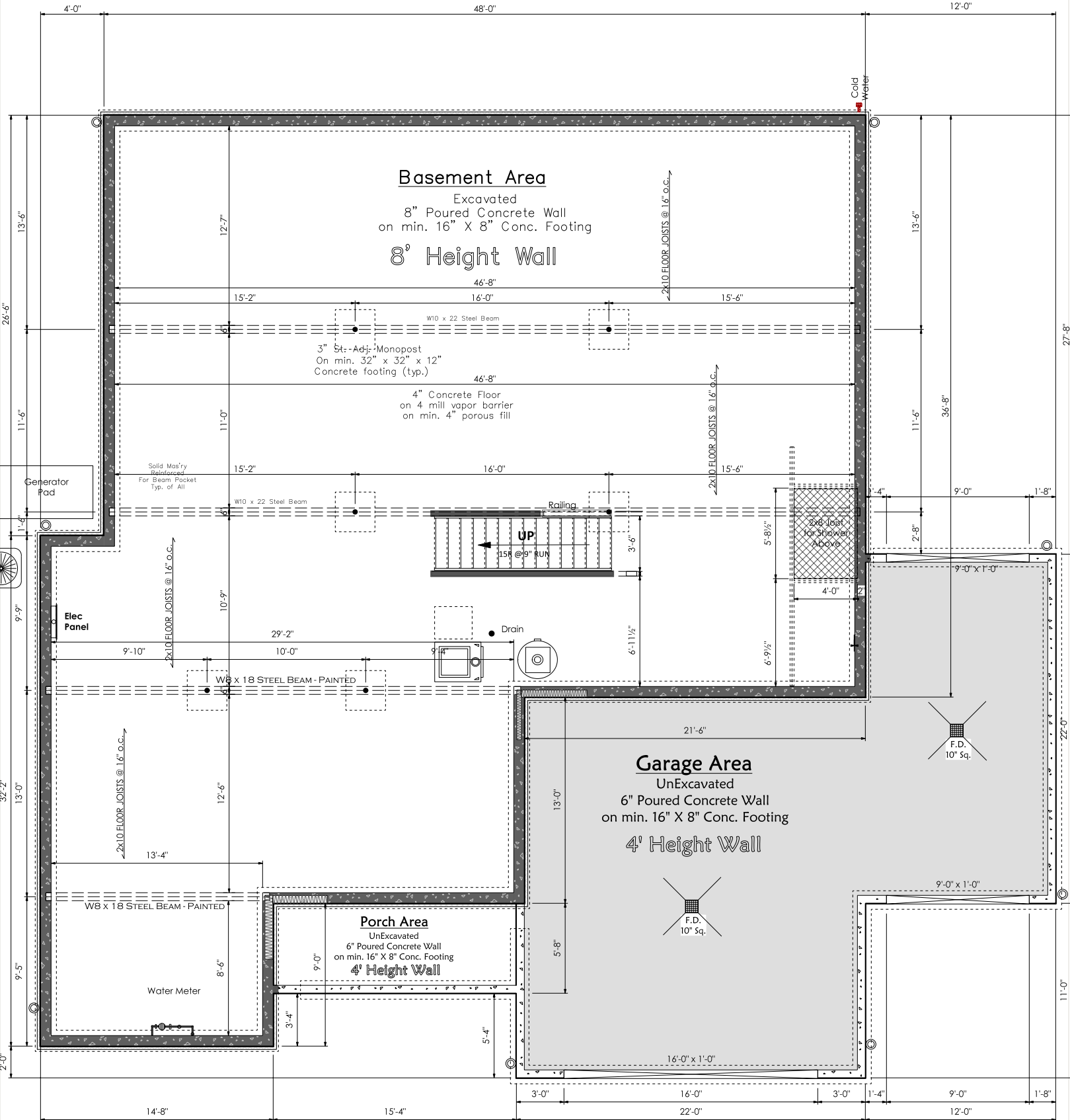
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SCALE: 1/4" = 1'-0"

Secondary Elevations

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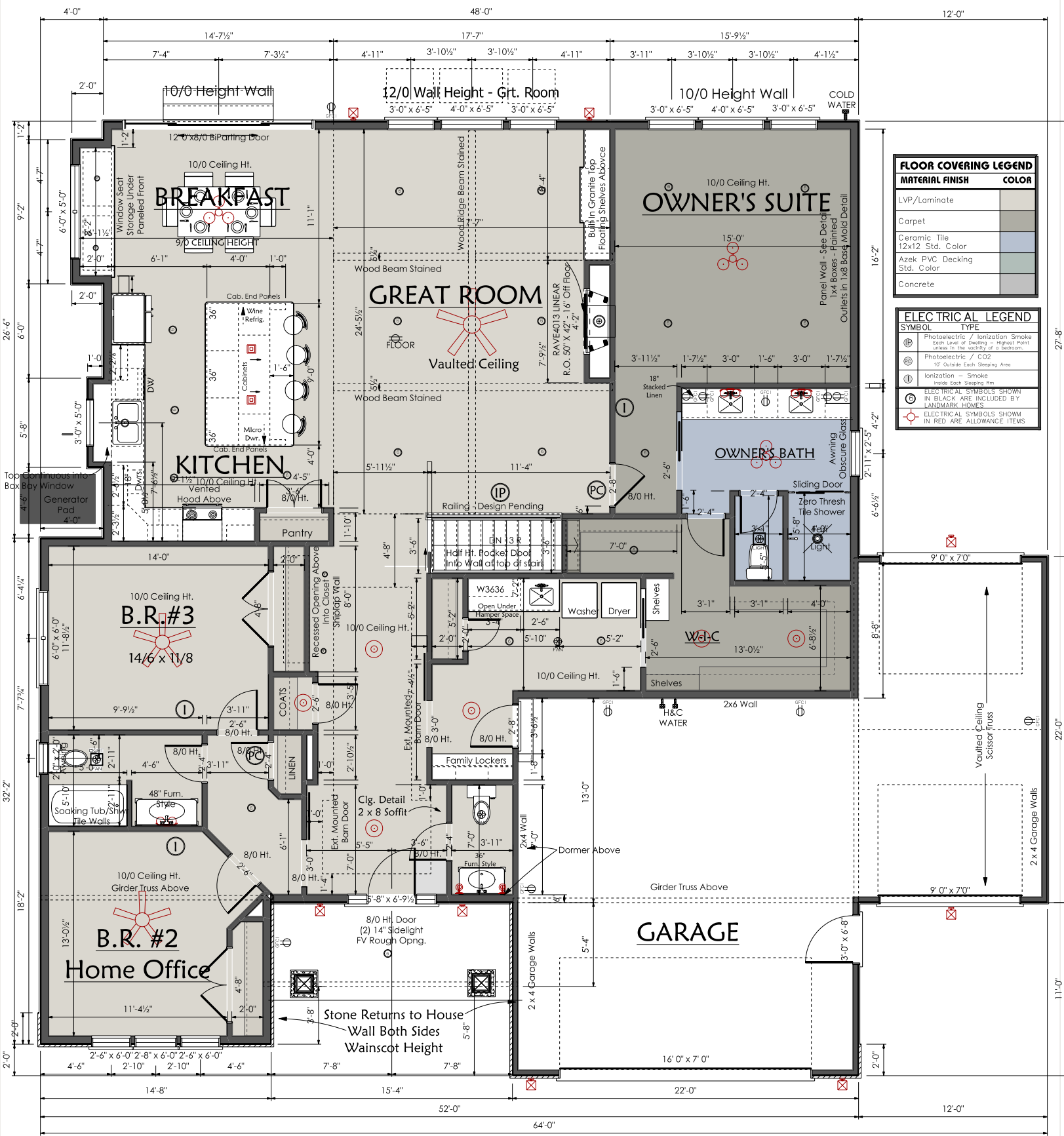
Foundation

BID SET Construction Documents
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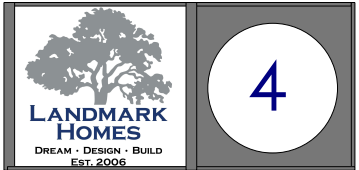
FLOOR COVERING LEGEND		
MATERIAL FINISH	COLOR	
LVP/Laminate	[Color swatch]	
Carpet	[Color swatch]	
Ceramic Tile	[Color swatch]	
Azek PVC Decking	[Color swatch]	
Concrete	[Color swatch]	

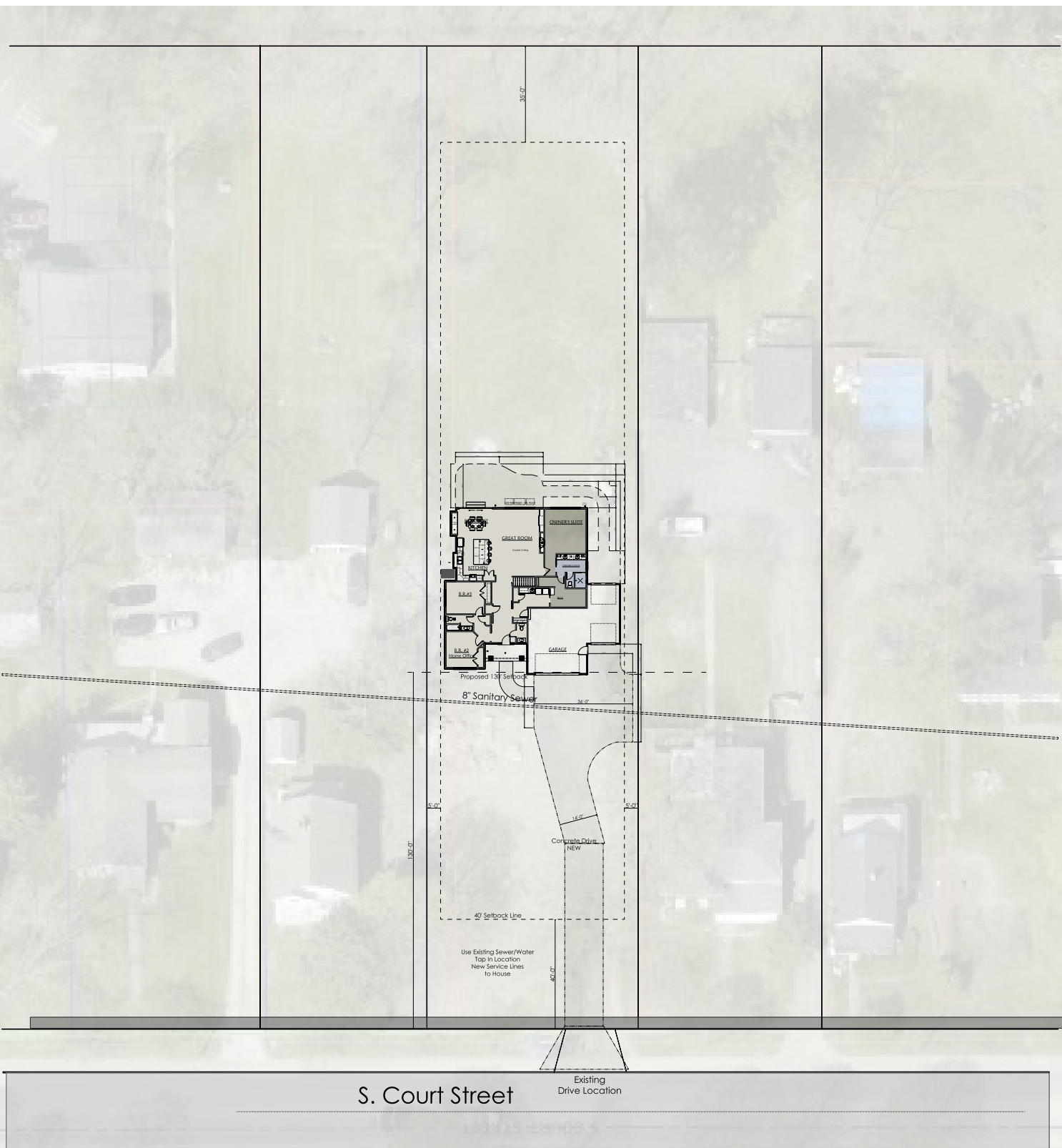
ELECTRICAL LEGEND		
SYMBOL	TYPE	
[Symbol]	Photoelectric / Ionization Smoke Each Level of Dwelling - Highest Point within the vicinity of a Bedroom.	
[Symbol]	Photoelectric / CO2 10' Outside Each Sleeping Area	
[Symbol]	Ionization - Smoke Inside Each Sleeping Area	
[Symbol]	ELECTRICAL SYMBOLS SHOWN IN BLACK ARE INCLUDED BY LANDMARK HOMES	
[Symbol]	ELECTRICAL SYMBOLS SHOWN IN RED ARE ALLOWANCE ITEMS	

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SCALE: 1/8" = 1'-0"
Main Floor
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SITE PLAN S.COURT STREET

SCALE: 1" = 50'-0"

AREA DATA

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BERTEMES

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 Medina, PROJEC T_STATE

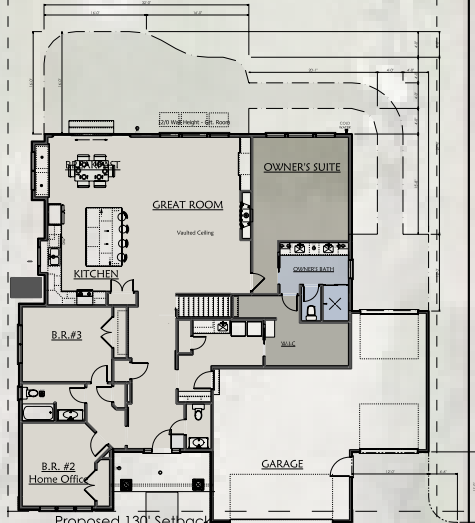
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SCALE: 11" x 17" ----- 1" = 50'-0"

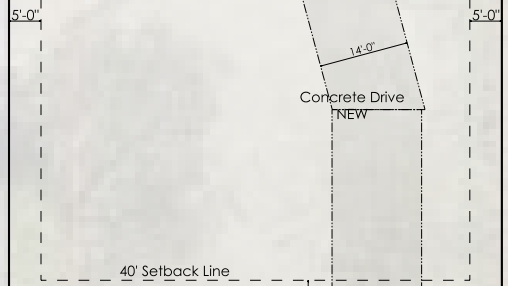
Site Overview

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Proposed 130' Setback
8" Sanitary Sewer



Use Existing Sewer/Water
Tap In Location
New Service Lines
to House

S. Court Street

Existing
Drive Location

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SCALE: 1/8" = 1'-0" ----- 1" = 30'-0"

Site Plan

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Will & Candice BERTEMES

549 S. Court Street, Medina OHIO

Primary **Will** Phone #
Candice Phone #

Exterior Masonry

Note: Ext. Stone Veneer

Valley City Bldr. Supply
 Sarah Franz – 330-483-5362 Make Appointment
 Custom Stone House
 Ronnie Stout – 330-591-2591 Make Appointment

Grouted Joint Req'd – No Dry Stacks	Manufacturer	Selection	Joint Type	Allowance	Grout
Stone Veneer	As Shown		Std.	\$ 4,900	Std. Grey
Interior Stone	Fireplace		Std.	\$ 900	Std. Grey

Roofing

Brand:	G A F	X	NS (Charcoal/WeathWood)
	Timberline		HDZ – All Other Colors
Synthetic Underlayment Color:	Charcoal	Drip Edge	WHITE
Metal Roof:	BLACK	Standing Seam Premier Metals	

Siding

Norandex Cedar Knolls – .044@5/8” Dbl 5 Lap

Engineered Trim Boards – Window Casing & Ext. Millwork -----Boral TruExterior Trim
 SIDING

Vinyl Cedar Shakes	MAVERICK BROWN	Corners	White
Board & Batten Siding	FOUNDRY Shake	7” Staggered Shake	Pebble Clay
Window Wraps/Trim	NORANDEX	B&B – .048 – 7” Exposure	MAVERICK BROWN
Brackets/Millwork	White	Window Sills/Accents	White
Trim Color: Freize/Fascia/Soffits – Alumi	White		
Shutters		First Choice	White
		Garage Door	Painted

Gutters **White** Gutter Screens: **None**
 Downspouts **MAVERICK BROWN** Style

Windows

PELLA – 250 Series VINYL Single Hung

Int. Color: **White** Ext Color **BLACK** Glass: Insulshield – Advanced LowE Insulated Glas
 Grids: Flat Per Plans Screens: **Half Screens**

Garage Door

Wayne Dalton – 9100S – Long Panel Deco Kit 4 Hinges/2 Handles

Windows Top Panel: **Stockton III** OPENER: **Genie 2128 –Wi Fi** Keypad Two Remotes

Exterior Door

Therma Tru Door Specs–Adj. Sill, DB Prep, Comp WS, Sill Cover

Front Door:	FC8313	Stainable Fiberglass – 6Lite – Sidelights to Mat		
	X Security Strike		Flush Glazing	
	Multipoint Lock			

Patio Door: **Pella Sliding Door Bi-Parting Door**

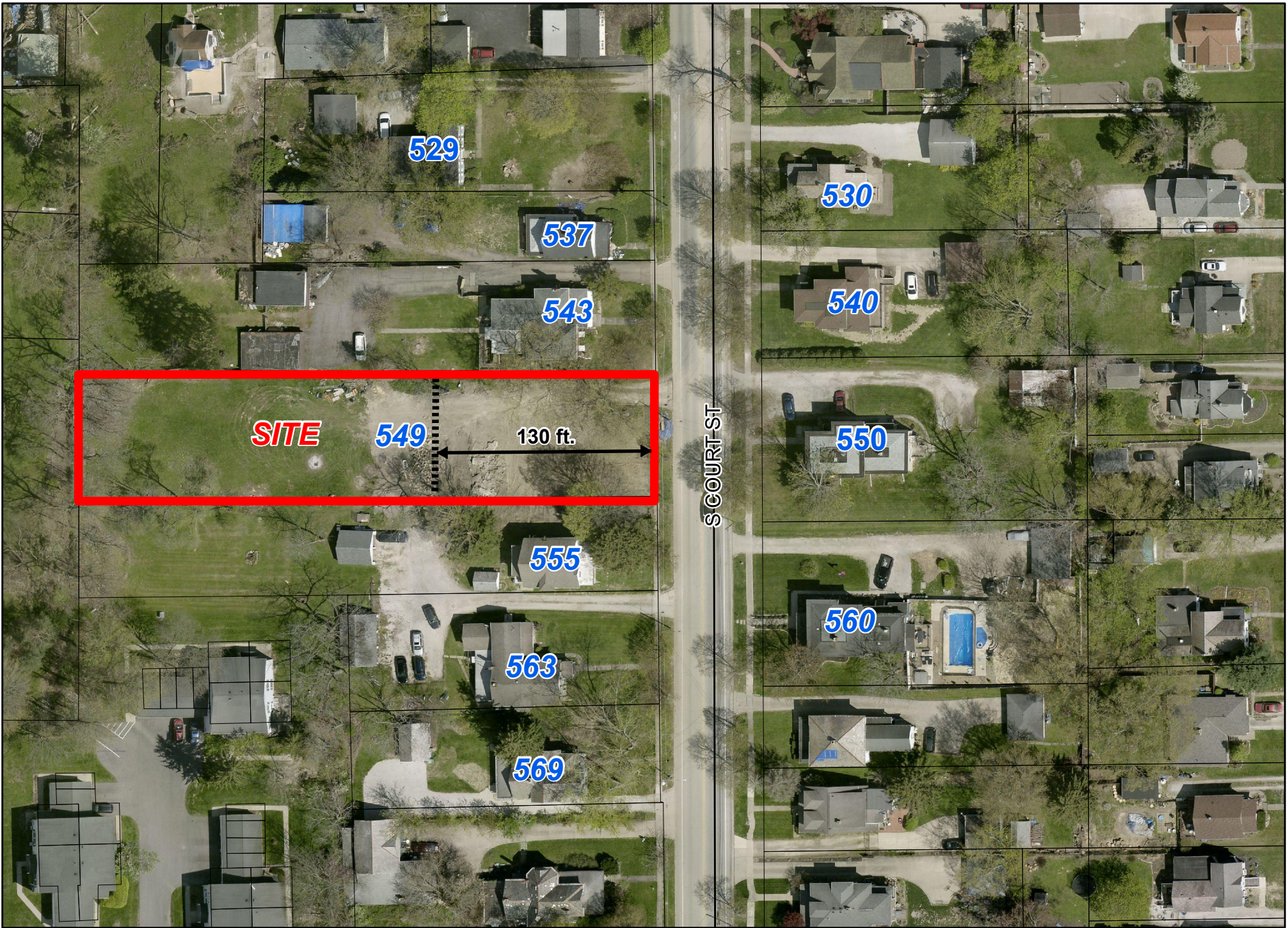
Note: Pella 250 Series Screen Upgrade Included

Garage to Yard:	S4800	Smooth Star	No Glass	Painted	Fire Rated Door
Garage to House:	S4800	Smooth Star	No Glass	Painted	Fire Rated Door

Hinges Entire Home: **Matte Black**

Rendering of Home on the Site





SITE

549

130 ft.

SCOURT ST

529

537

543

555

563

569

530

540

550

560



Photos from street of adjacent, neighboring properties

West side of South Court Street

529 South Court (approximate 130' setback 3rd lot north of 549)



537 South Court



543 South Court



549 South Court



555 South Court



563 South Court



569 South Court



East side of South Court Street

560 South Court (attached garage, across the street from 549 South court)



550 South Court



540 South Court



530 South Court



570 South Court (cape style, 4 lots south of 549 south court)



Previous Home at 549 South Court Street - October 2019



555 South Court Street - Revised Picture



Infill Home Examples



Infill Home Examples (Cont.)



Infill Home Examples

