



BOARDS & COMMISSIONS APPLICATION

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

Application Number **P24-26**

| | |
|----------------------------|--|
| GENERAL | Date of Application <u>10/18/2024</u> Property Location <u>322 W Smith Rd</u> Description of Project <u>New construction of a 2 story slab on grade duplex.</u> <u>Zoning code variance requested: Use R2 construction in a C2 zoned propety 1135.03</u> <u>Area/size difficulty: Setback requirements hinder the design of any residential project for this proper property. 1123</u> |
| CONTACT INFORMATION | Applicant Name <u>John Potter</u> Address <u>3200 W Market St STE 006</u> City <u>Fairlawn</u> State <u>OH</u> Zip <u>44333</u> Phone <u>330-836-2189</u> Email <u>jpotter@thecorniceco.com</u> Property Owner Name <u>David Wascak</u> Address _____ City _____ State _____ Zip _____ Phone <u>216-410-1999</u> Email <u>david.wascak@hotmail.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 checked="" 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> Signature <u>John Potter</u> <small>Digitally signed by John Potter Date: 2024.10.18 09:57:35 -04'00'</small> Date <u>10/18/2024</u> |
| OFFICIAL USE | Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>25</u> Meeting Date <u>11-14-24</u> Check Box when Fee Paid <input type="checkbox"/> |

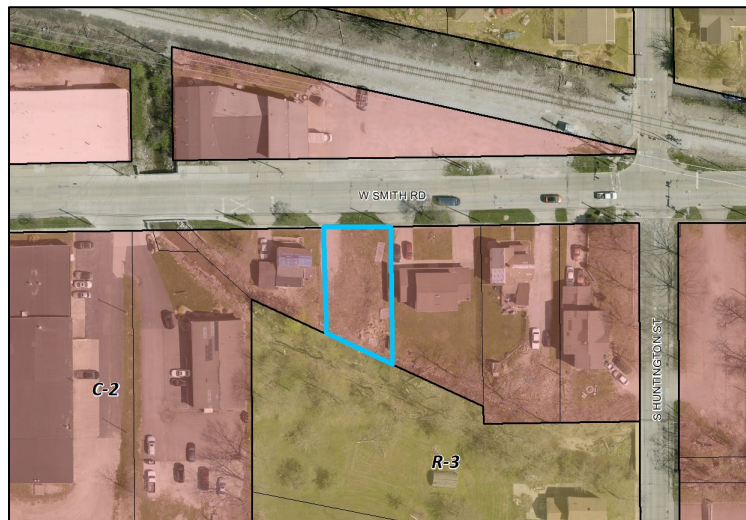
P24-26
West Smith Road New Home

Property Owners: James and Elizabeth Vanderpool
Applicant: John Potter
Location: 322 West Smith Road
Zoning: C-2 (Central Business)
Request: Certificate of Appropriateness approval for a two-family home in the TC-OV District

LOCATION AND SURROUNDING USES

The subject site is composed of 0.13 acres located on the south side of West Smith Road. Adjacent properties contain the following uses and zoning:

- North – Brewery/Taproom (C-2)
- East – Two-Family Residential (C-2)
- South – Single-Family Residential (R-3)
- West – Single-Family Residential (C-2)



BACKGROUND & PROPOSED APPLICATION

The site previously contained a single-family home which was demolished in 2018. The property is currently vacant and backs up to Champion Creek.

The applicant is proposing a new two-family residential building with the following general characteristics:

- 1,635 sq. ft. units, each with an attached one car garage
- A two story structure with a pitched roof with black asphalt shingles
- A front porch for each unit with a black metal roof
- A front elevation with vinyl board and batten siding

USE

Section 1135.03 indicates permitted uses in the C-2 zoning district, which are predominantly commercial. The proposed two-family residential use is not a permitted use in the C-2 zoning district. The applicant has filed a variance to Section 1135.03 to allow the proposed use.

DEVELOPMENT STANDARDS

As the property is zoned C-2, Section 1135.06 includes several standards for principal buildings which are typically applied to commercial development:

| | Required | Proposed |
|-------------------------|-------------------|---------------------|
| Front Setback | 0 ft. | 31 ft. 8 in. |
| Minimum Side Setback | 0 ft. | 6 ft. 7 in. |
| Minimum Rear Setback | 50 ft. | 14 ft. 5 in. |
| Maximum Building Height | 40 ft. | 22 ft. |
| Parking Location | Side or Rear Yard | Front Yard |

The proposed site plan does not meet the required 50 ft. rear setback and proposes parking in the front yard. The applicant has filed a variance to Sections 1135.06 and 1135.08(a) to allow a reduced rear yard setback and parking in the front yard, respectively.

Though a 25 ft. riparian setback is shown on the submitted plan, the setback is a recommendation by the City’s Engineering Department and is not a formal requirement.

ADJACENT HOMES

There are four residential structures on the south side of West Smith Road that are zoned C-2 and include the following characteristics.

| Address | Finished Area Per Unit | Units | Stories | Building Width | Front Setback | Garage | Beds/Baths Per Unit | Siding |
|----------------|------------------------|-------|---------|----------------|---------------|----------|---------------------|-------------|
| 328 W Smith Rd | 1,128 sq. ft. | 1 | 2 | 44 ft. | 10 ft. | Attached | 3/1 | Vinyl |
| 316 W Smith Rd | 896 sq. ft. | 2 | 2 | 56 ft. | 32 ft. | Attached | 2/1 | Vinyl |
| 310 W Smith Rd | 1,720 sq. ft. | 1 | 2 | 32 ft. | 14 ft. | Attached | 3/2 | Vinyl/Brick |
| 300 W Smith Rd | 1,276 sq. ft. | 2 | 2 | 34 ft. | 48 ft. | Attached | 3/2 | Vinyl |
| Proposed | 3,270 sq. ft. | 2 | 2 | 44 ft. | 32 ft. | Attached | 3/1.5 | Vinyl |

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.

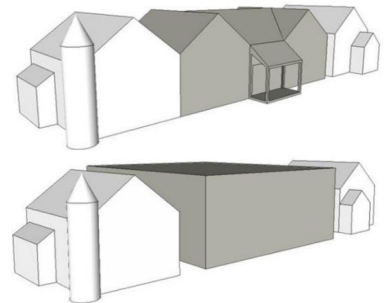
TCOV.8 Building Materials and Appurtenances.

- (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.

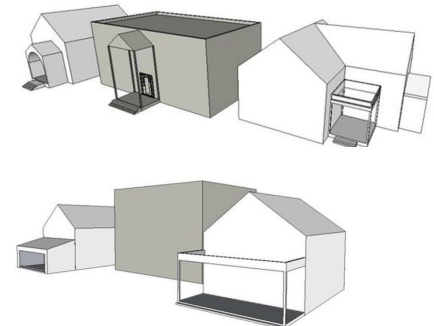
(b) Scale.

- (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.



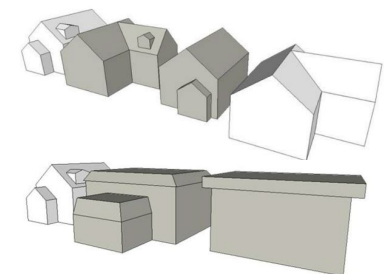
(e) Setback.

- (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 proposed two-family home incorporates a similar scale, front setback, and use of materials as area home and is generally consistent with surrounding established patterns.

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 proposed two family home has similar building placement and massing, incorporates comparable aesthetics, and is generally compatible with existing adjacent residential development.

C-2 BUILDING DEVELOPMENT STANDARDS

Section 1135.13 includes several architectural standards that apply to buildings in the C-2 zoning district. As the standards are tailored to commercial development, Section 1135.13(c)(1) limits the use of vinyl siding to 15% for building elevations facing the right-of-way. The proposed building elevation facing the West Smith Road right-of-way is clad in 8 in. vinyl board and batten siding. The applicant has filed a variance to Section 1135.13(c)(1).

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends approval of application P24-26 as submitted with the condition that the project shall receive variance approval from the Board of Zoning Appeals to Section 1135.03 regarding use, Section 1135.06 regarding the rear yard setback, Section 1135.08(a) to allow parking in the front yard, and Section 1135.13(c)(1) regarding the use of vinyl facing the right-of-way.

MEDINA DUPLEX

NEW CONSTRUCTION

ZONING 10/16/2024



DRAWING INDEX

TS-100 TITLE SHEET / SITE PLAN

ARCHITECTURAL

A-100 FIRST FLOOR PLAN
 A-200 ELEVATIONS
 A-201 ELEVATIONS

OVERALL SITE PLAN

ZONING INFORMATION

CONTACT INFORMATION:

CONTRACTOR: THE CORNICE CO.,
 3200 WEST MARKET ST, STE 006
 FAIRLAWN, OH, 44333

ADDRESS: 322 W SMITH ROAD
 PARCEL NUMBER: 028-19C-05-121
 INTENDED USE: MULTI-FAMILY

ZONING DISTRICT: C-2 CENTRAL BUSINESS
 DISTRICT C-2 REQUIREMENTS:

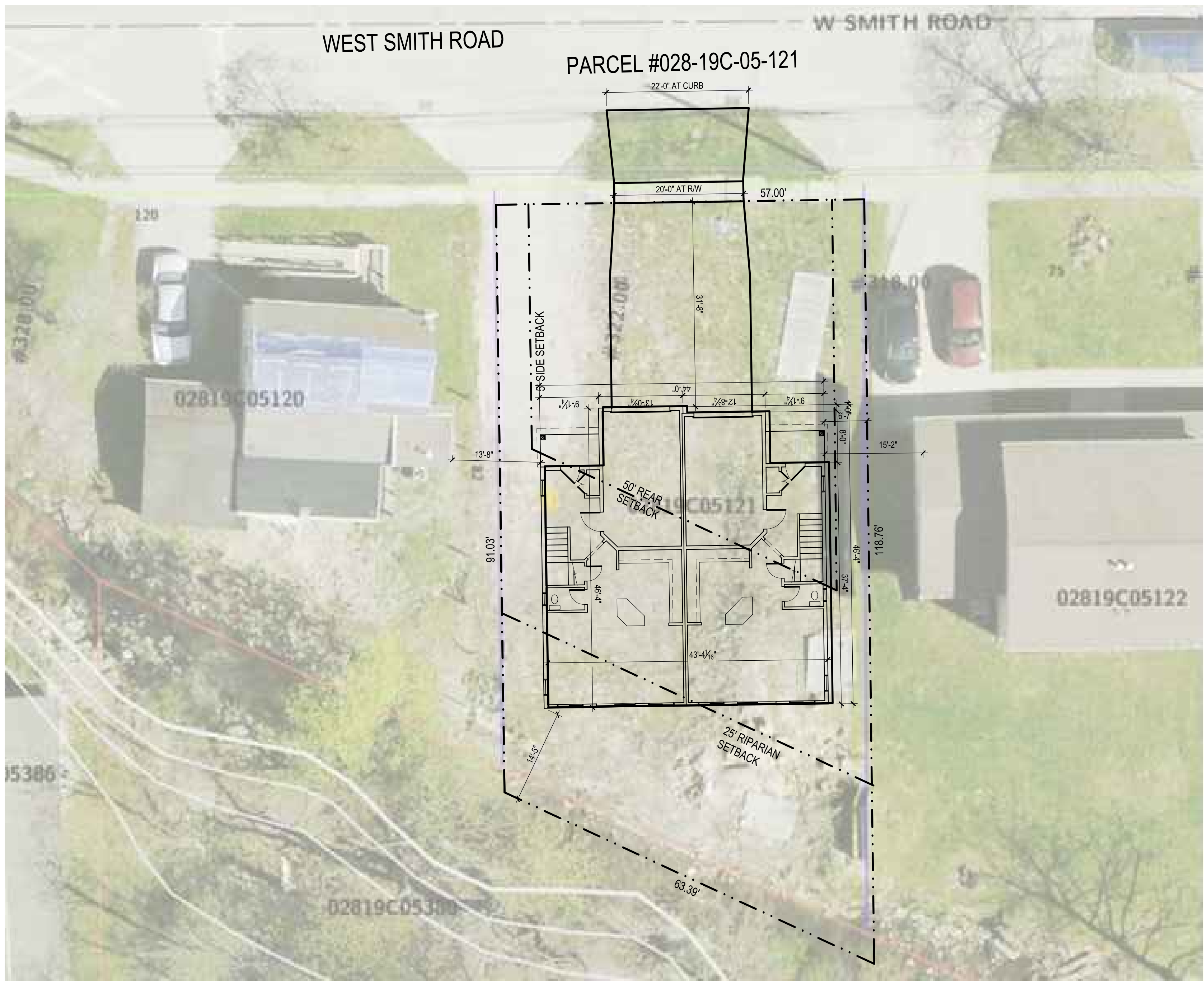
| | REQUIRED | PROVIDED |
|------------------|----------|----------|
| MAX LOT COVERAGE | NONE | - |
| MIN FRONT YARD | NONE | 31'-8" |
| MIN REAR YARD | 50' | 14'-7" |
| MIN SIDE YARD | NONE | 6'-7" |
| MAX HEIGHT | 40' | 27'-9" |

VARIANCE REQUESTED: R2 DUPLEX USE WITHIN A C2 CENTRAL BUSSINESS DISTRICT 1135.03

VARIANCE REQUESTED: C2 14'-5" IN LIEU OF 50' REAR SETBACK ADJOINING RESIDENTIAL DISTRICT 1135.06

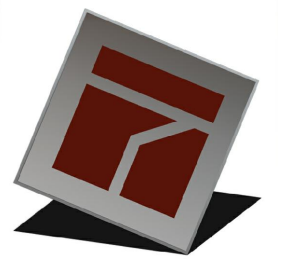
VARIANCE REQUESTED: C2 PARKING TO BE PERMITTED IN FRONT YARD 1135.08

VARIANCE REQUESTED: C2 100% USE OF VINYL IN LIEU OF REQUIRED 15% 1135.13

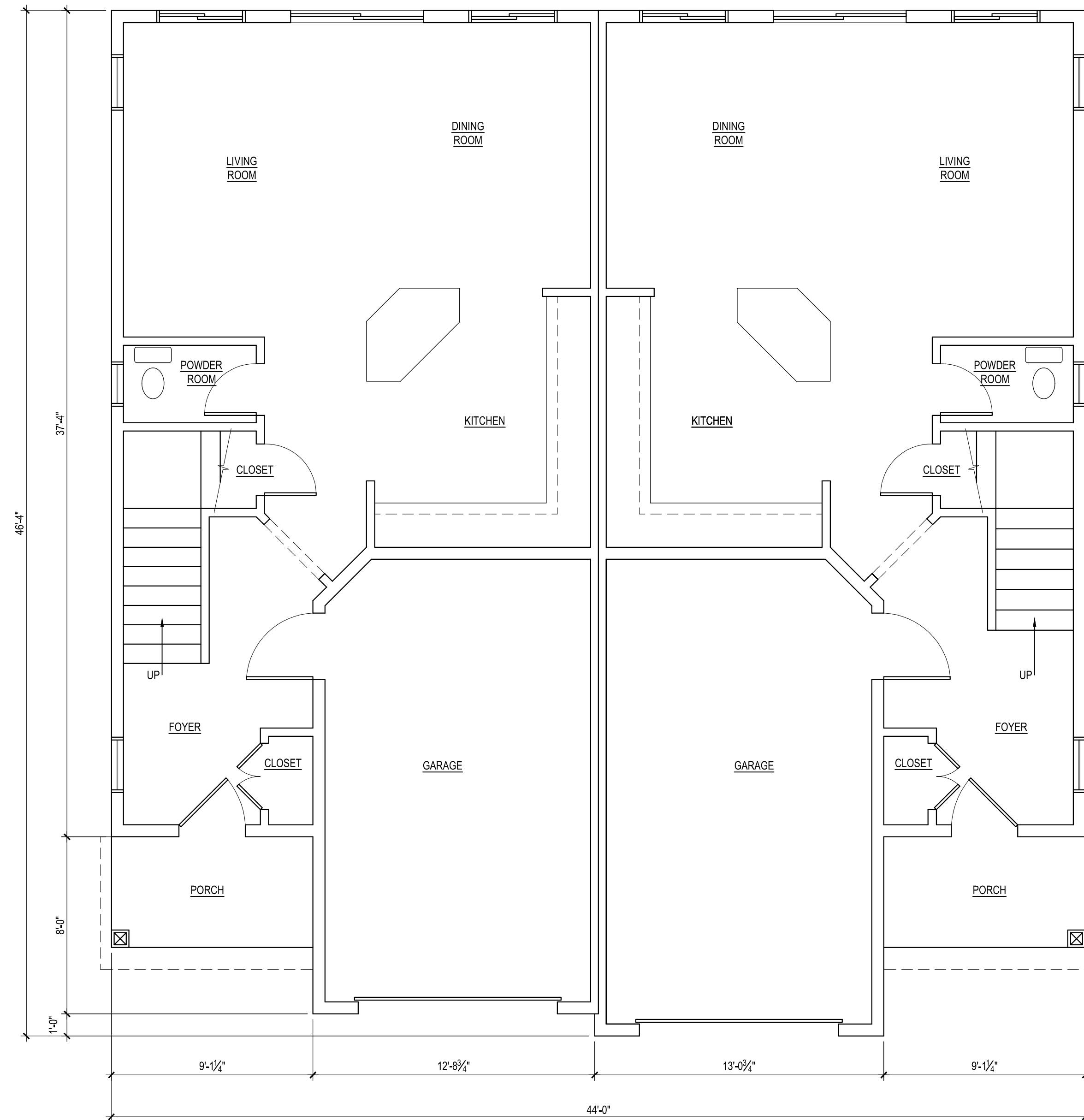


Medina Duplex
 322 W SMITH ROAD
 MEDINA, OH 44256

PROJ. NUMBER: 24-0541
 OCT 16, 2024 ZONING



THE CORNICE COMPANY
3200 WEST MARKET, SUITE 6
FAIRLAWN, OH 44833
(330) 856-2189



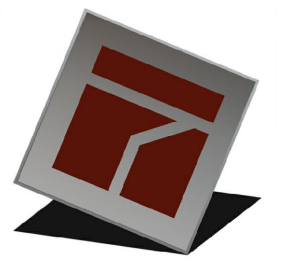
1 FIRST FLOOR PLAN
A-100 1/4" = 1'-0"
PLAN NORTH

Medina Duplex
322 W. SMITH ROAD
MEDINA, OH 44256

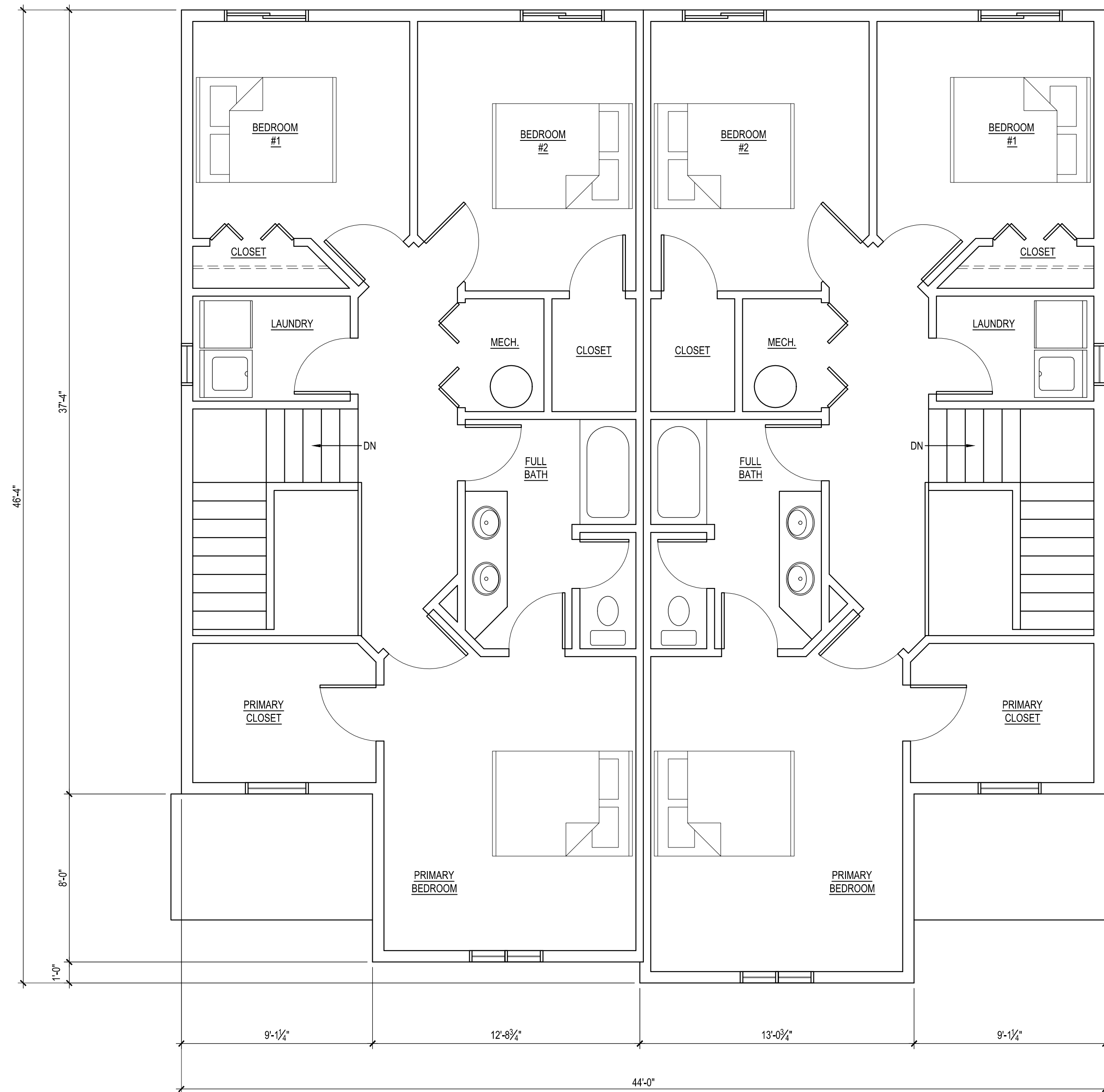
PROJ. NUMBER: 24-0541
OCT 16, 2024 ZONING

FIRST FLOOR PLAN

A-100



THE CORNICE COMPANY
3200 WEST MARKET, SUITE 6
FAIRLAWN, OH 44133
(330) 856-2189



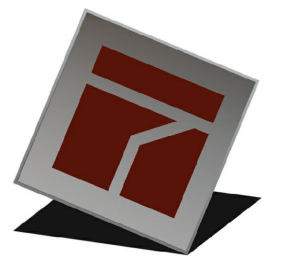
1 SECOND FLOOR PLAN
A-101 1/4" = 1'-0"
PLAN NORTH

Medina Duplex
322 W. SMITH ROAD
MEDINA, OH 44256

PROJ. NUMBER: 24-0541
OCT 16, 2024 ZONING

SECOND FLOOR PLAN

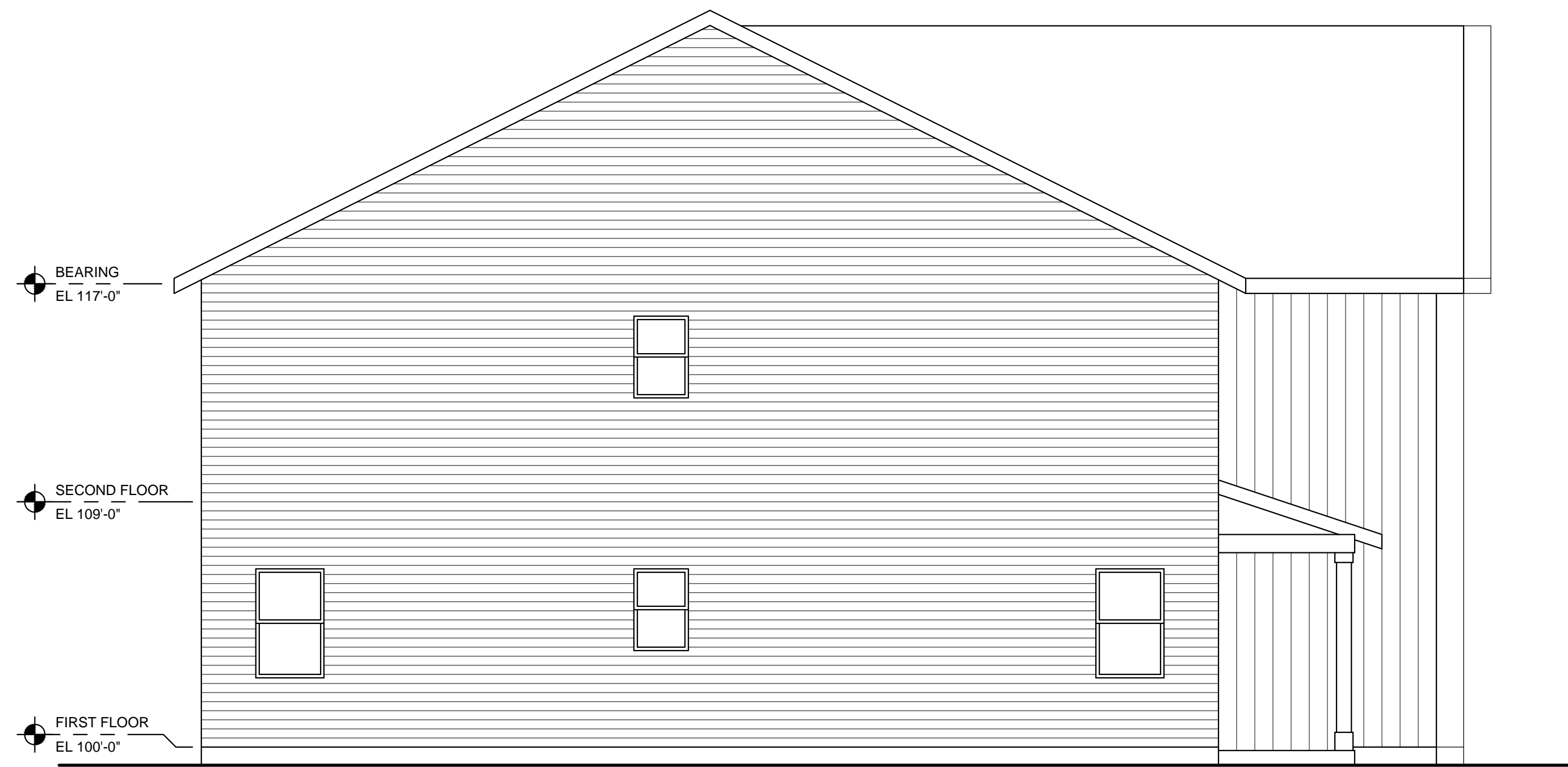
A-101



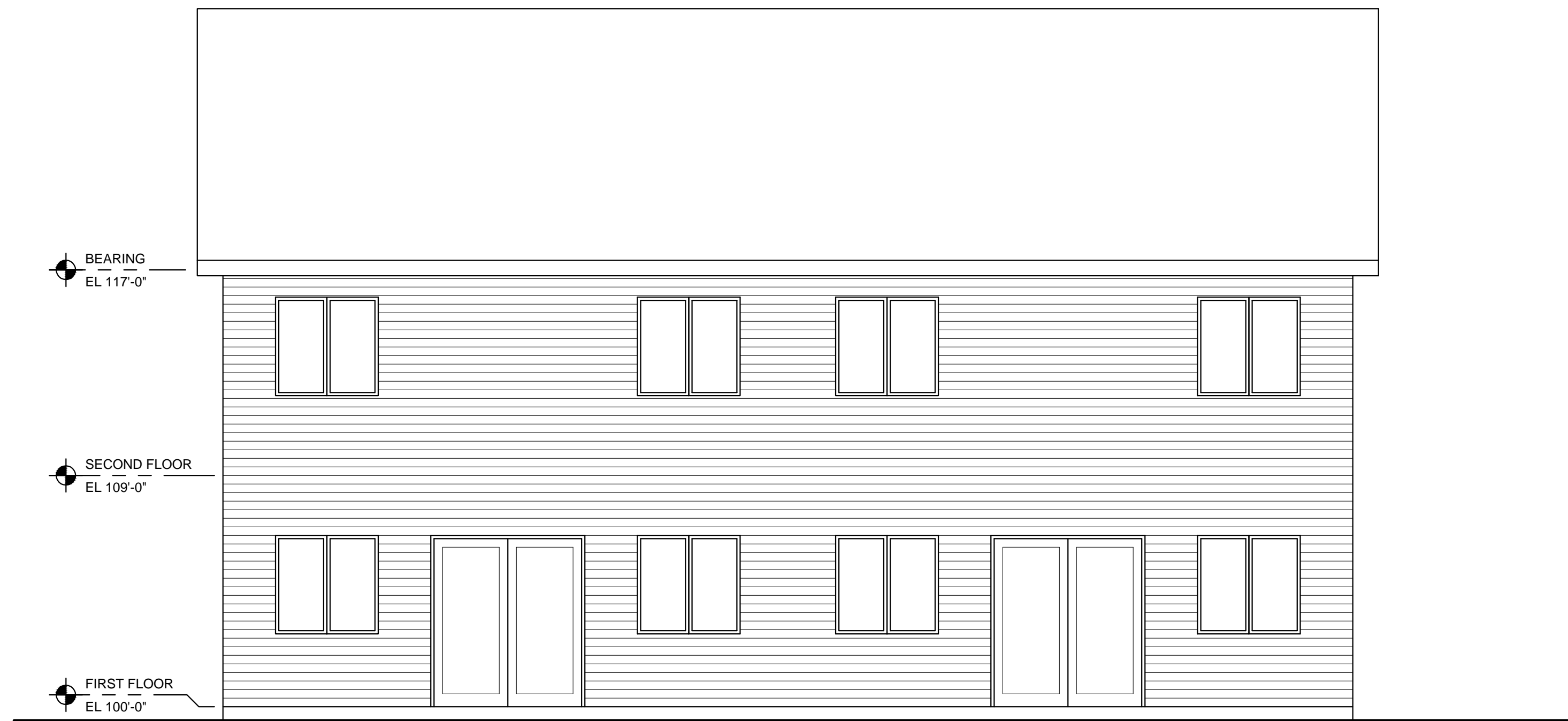
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(330) 856-2189



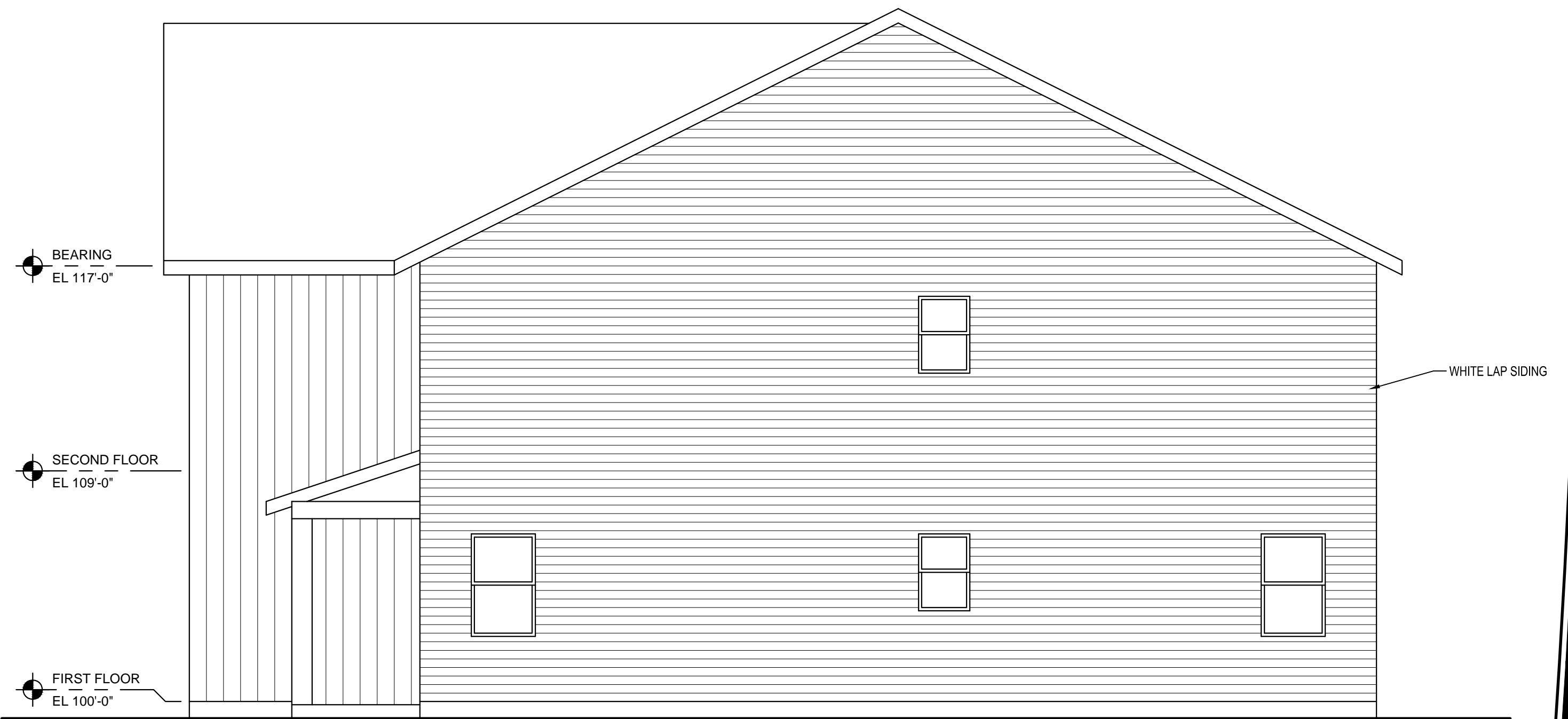
1 NORTH ELEVATION
A-200 1/4" = 1'-0"



2 EAST ELEVATION
A-200 1/4" = 1'-0"



3 SOUTH ELEVATION
A-200 1/4" = 1'-0"



4 WEST ELEVATION
A-200 1/4" = 1'-0"

Medina Duplex
322 W. SMITH ROAD
MEDINA, OH 44256

PROJ. NUMBER: 24-0541
OCT 16, 2024 ZONING

ELEVATIONS
AND DETAILS

A-201

328 W. Smith Road



318 W. Smith Road

