

MEETING DATE: 10-14-21

BOARD OF ZONING APPEALS

Case No. Z21-17

1143 Brynmar Lane



City of Medina
Board of Zoning Appeals
Professional Review Report – October 14, 2021

Case No: Z21-17

Address: 1143 Brynmar Lane (028-19D-17-057)

Applicant: Jay Shubrowsky

Zoning: R-1, Low Density Urban Residential

Request: Variance request to permit the expansion of the subject properties garage beyond the minimum side yard setback requirement.

Reviewer: Arthur Schmidt, Senior Planner, OHM Advisors

Site Location Description:

The subject site is located at 1143 Brynmar Lane in Medina, Ohio, within the Low Density Urban Residential District (R-1).

Project Introduction:

The applicant is seeking a variance to permit the expansion of their garage beyond the minimum side yard setback requirement under 1121.05. The expansion would be 22' x 5' and would create a 9 foot setback from the property line. Minimum requirement is 10 feet.

Considerations:

The following are considerations which the Board of Zoning Appeals should consider when weighting the request for a variance to permit the garage expansion to not meet the minimum side yard setback:

- 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.

Additional Comments:

The property line near the proposed garage expansion abuts to an association easement and not an adjacent property.

Prepared by:



Arthur Schmidt
Project Manager/Senior Planner
OHM Advisors



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: 1143 Brynmar Lane

Parcel No: 028-19D-17-057 Case No: Z21-17

Project Description: (describe below and check all that apply) Seeking a variance in order to add on to existing garage.

Planning Commission

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site plan approval | <input type="checkbox"/> Conditional zoning certificate | <input type="checkbox"/> Conditional sign approval | <input type="checkbox"/> Code or Map Amendment |
| <input type="checkbox"/> Preliminary plan | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Other: | |

Historic Preservation Board

- | | |
|---|--|
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Conditional sign approval |
|---|--|

Board of Zoning Appeals

- | | |
|--|---------------------------------|
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> 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: <u>Jay Shubrowsky</u>	Property Owner: <u>Jay and Wendy Shubrowsky</u>
Address: <u>1143 Brynmar Lane</u>	Address: <u>1143 Brynmar Lane</u>
<u>Medina OH 44256</u>	<u>Medina OH 44256</u>
Email: <u>jay.shubrowsky@yahoo.com</u>	Email: <u>jay.shubrowsky@yahoo.com</u>
Phone: <u>216-470-3370</u> Fax: _____	Phone: <u>216-470-3370</u> Fax: _____

Jay Shubrowsky
 Applicant (please sign and print)

9/20/21
 Date

Jay Shubrowsky
 Property Owner (please sign and print)

RECEIVED
SEP 20 2021
 Date

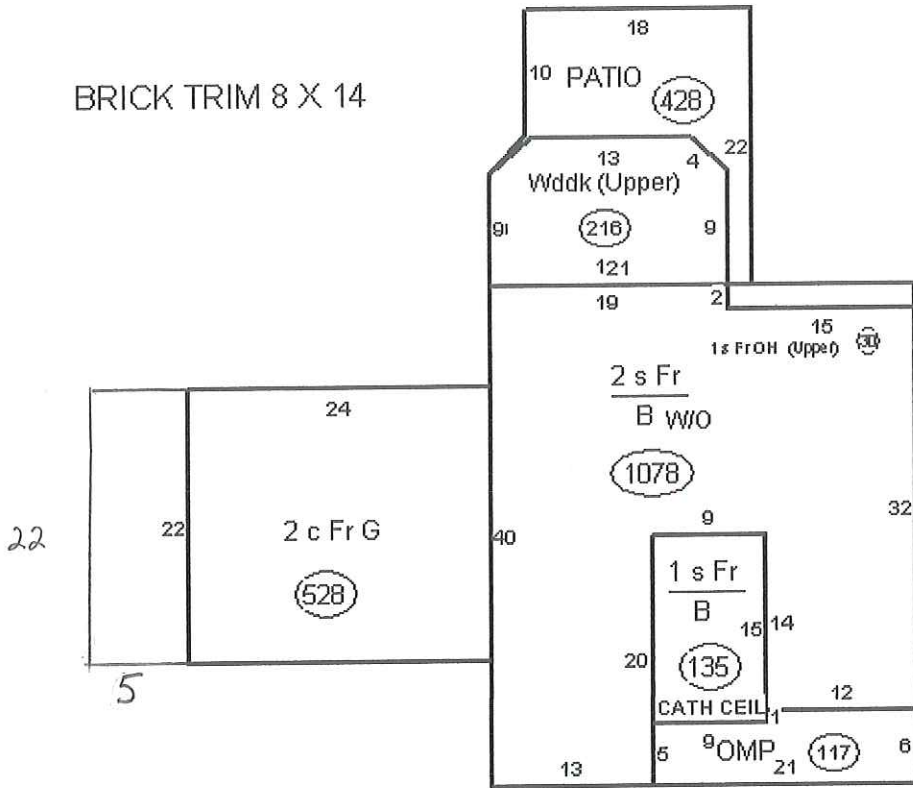
CITY OF MEDINA
MAYOR'S OFFICE

Dwelling Sketch - Card Number 001

4

3

BRICK TRIM 8 X 14



Sketch Codes Key

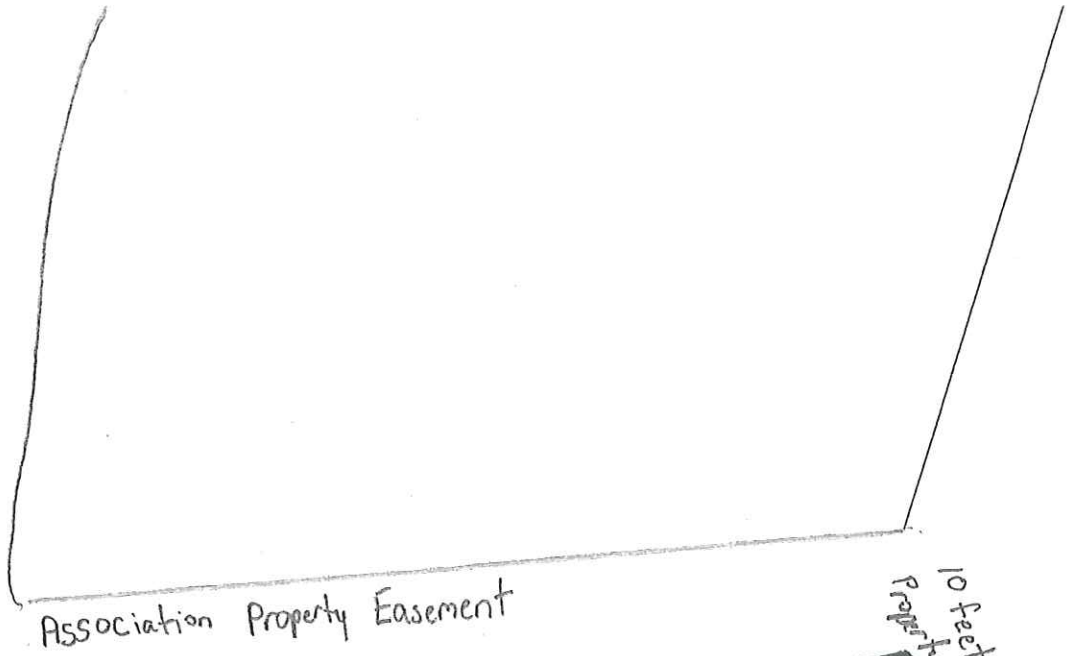
Other Improvements

Card Number	Key	Improvement	Width	Length	Area	Year Built
001	03	Residential Pool In Ground	14	26	364	2006
001	04	Residential Shed - Small Util	8	12	96	2019

Social Media



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Proposed 3rd car garage
would only give 9 ft
from property line.