BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
Phone: 330-722-9023
Fax: 330-722-9045
www.medinaoh.org

Application Number 22-09

GENERAL

Date of Application 3/19/2022

Property Location 1044 Sturbridge Drive, Medina, Ohio 44256

Description of Project Add on to the Garage

CONTACT INFORMATION

Applicant

Name Dominic Cheff

Address 1044 Sturbridge Drive City Medina State OH Zip 44256

Phone (330) 958-4025 Email dcheff68@gmail.com

Property Owner

Name Dominic & Gina Cheff

Address 1044 Sturbridge Drive City Medina State OH Zip 44256

Phone (330) 958-4025 Email dcheff68@gmail.com

APPLICATION TYPE

Planning Commission Site Plan ☐ Conditional Zoning Certificate ☐ Code or Map Amendment ☐

Preliminary Plan ☐ Final Plat ☐ Conditional Sign (EMC/Shopping Ctr) ☐ Cert. of Appr. (TCOV) ☐ Other ☐

Historic Preservation Board Certificate of Appropriateness ☐ Conditional Sign ☐

Board of Zoning Appeals Variance ☑ Appeal ☐

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 Dominic P Cheff III Digitally signed by Dominic P Cheff III Date: 2022.03.19 11:44:42 -04'00' Date 3/19/2022

OFFICIAL USE

Meeting Date _____ Fee (See Fee Sheet) $ 200

Meeting Outcome _____ Check Box when Fee Paid ☑

Zoning District _____

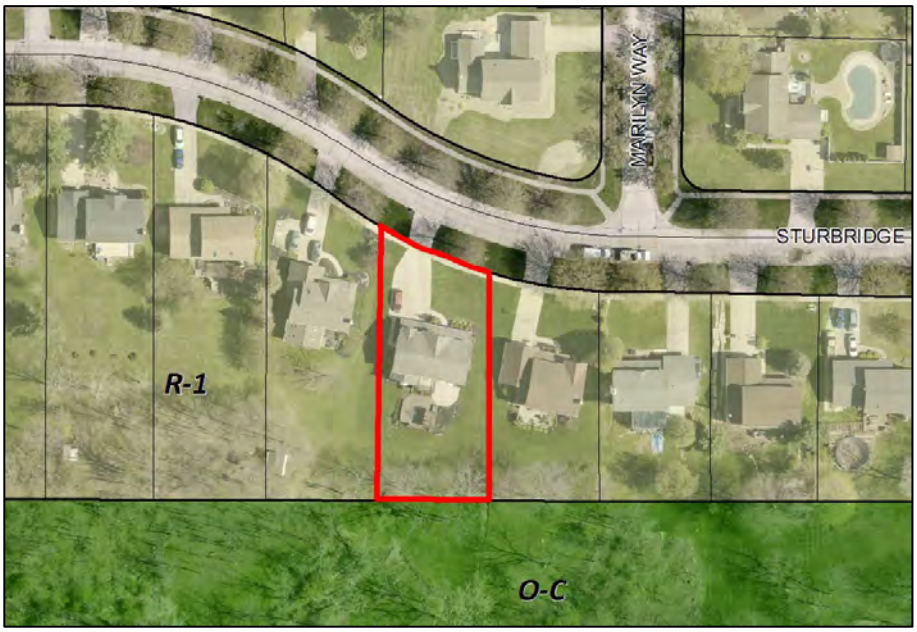
Z22-09
Sturbridge Garage Addition

Property Owner:	Dominic and Gina Cheff
Applicant:	Dominic Cheff
Location:	1044 Strubridge Drive
Zoning:	R-1 (Low Density Residential)
Request:	Area Variance to Section 1121.05 to allow a building in the side yard setback

LOCATION AND SURROUNDING USES

The subject site is composed of 0.33 acres located on the south side of Sturbridge Drive. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-1)
- East – Single-Family Residential (R-1)
- South – Public Park (O-C)
- West – Single-Family Residential (R-1)



BACKGROUND & PROPOSED APPLICATION

The property currently contains a single-family residence with a front loaded two-car garage. The applicant is requesting to add an 11 ft. x 19 ft. single-story third car garage to the west side of the home. The proposed additional garage will be located 2 ft. 3/8 in. from the western property line.

BUILDING SETBACK REQUIREMENTS (SECTION 1121.05)

Section 1121.05 includes a table containing lot development standards for properties in the R-1 district. The table indicates a minimum side yard setback of 10 ft.

The existing home and western property line are not parallel. Therefore, the front of the home is 17 ft. 4 in. from the property line and the rear of the home is 8 ft. 1 in. from the property line. The existing home is therefore nonconforming to side setback requirements.

The proposed garage addition is also not parallel to the western property line. The front of the proposed garage is 6 ft. from the property line and the rear of the garage is 2 ft. 3/8 in. from the property line. The proposed garage is therefore not compliant with the required side yard setback.

STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))

Factors applicable to area or size-type variances ("practical difficulty"). The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

- *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.*

The proposed variance will effectively reduce the existing 8 ft. 1 in. nonconforming side setback from the western property line to 2 ft. 3/8 in. However, the garage addition will be approximately 13 ft. or 14 ft. from the home to the west.

The applicant has indicated he was not aware of the zoning restrictions and notes the only other option would be a detached garage in the rear yard. Such a detached garage would be difficult to construct due to the configuration of the lot and limited access to the rear yard.

The addition will likely improve the value of the property and increase parking capacity. Though three-car garages are not common on Sturbridge Drive and the adjacent cul-de-sacs, they are common in the neighborhood to the south along Brandywine Drive.

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

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;

The addition of the third bay for the garage will increase the value of the property and current use.

B. Whether the variance is substantial;

The garage addition will not be substantial in the overall scope of the current structure.

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;

The garage addition will blend in nicely with other properties in the neighborhood that have similar structures. There will still be plently of green space with the adjoining property.

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

This will not affect any delivery of governmental services.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

We did not know of the restrictions until we moved in and started to consider a third bay since the driveway was already in place. This seems to be the logical choice since there are limited options in the backyard due to the topology of the property for additional structures.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

See response above. While a storage barn could potentially be stood up in the backyard, this is the best choice due to the topology of the property in the backyard.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

As mentioned there would be plenty of green space between the properties still. Granting the variance would allow for the addition to be built and it would be closer to the property line than the 10 foot setback. It would remain within the property lines.

Community Development Department Receipt

Building, Planning & Economic Development
132 North Elmwood Ave
Medina, OH 44256
(330) 722-9030 www.medinaoh.org
permits@medinaoh.org

Receipt # Z22-09 March 21, 2022

Paid By: Dominic Cheff

Address: 1044 Sturbridge Dr

Building Division		Fee
Building Permit	#	
HVAC Permit	#	
Electric Permit	#	
Plumbing Permit	#	
Fire Supp/ Alarm Permit	#	
Demolition Permit	#	
Contractor Registration	#	
Foreclosure Filing	#	
Plan Review Fee		
Zoning Certificate Fee		
B. B. S. Fee		
Miscellaneous		

Planning & Zoning Division			Fee
Sign Permit	#		
Variance		Z22-09	$ 200.00
Code or Map Amendment			
Site Plan			
Conditional Sign Permit	#		
Conditional Zoning Certificate			
Plat Preliminary Plan			
Final Plat			
Fence Permit	#		
Certificate of Appropriateness			
Open Space	#		
Miscellaneous			

Engineering	Fee
Grading Completion Deposit	
Plan Review Fee	
SWP3 Fee	
Total	$0.00

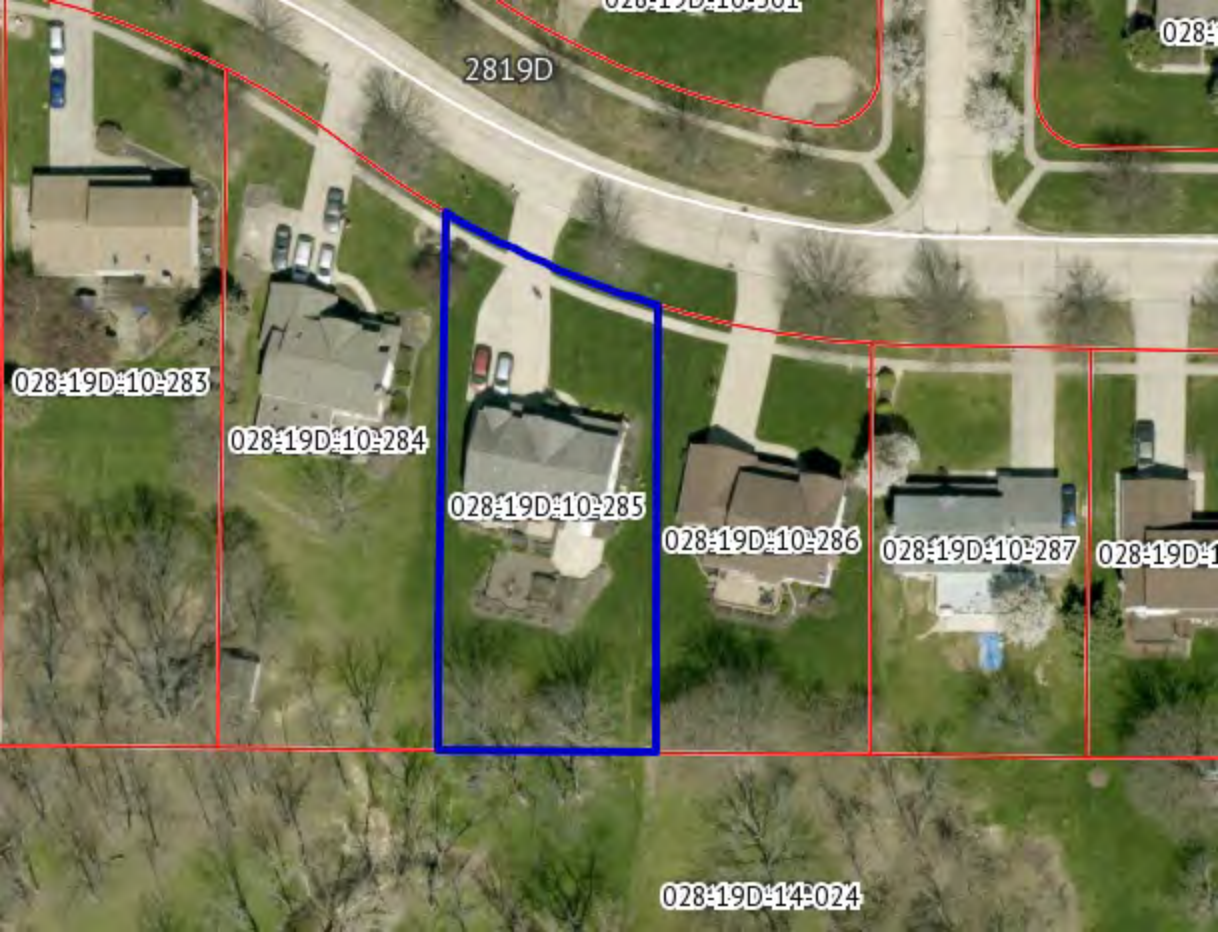
Economic Development Division	Fee
Job Creation Grant	
Miscellaneous	
Total	$200.00

Receipt Total $ 200.00

Additional Information:

Variance for garage addition

Payment Method: Cash ☐ Check # 9638 Visa/MC ☐ Auth # _____


2819D
028-19D-10-283
028-19D-10-284
028-19D-10-285
028-19D-10-286
028-19D-10-287
028-19D-14-024

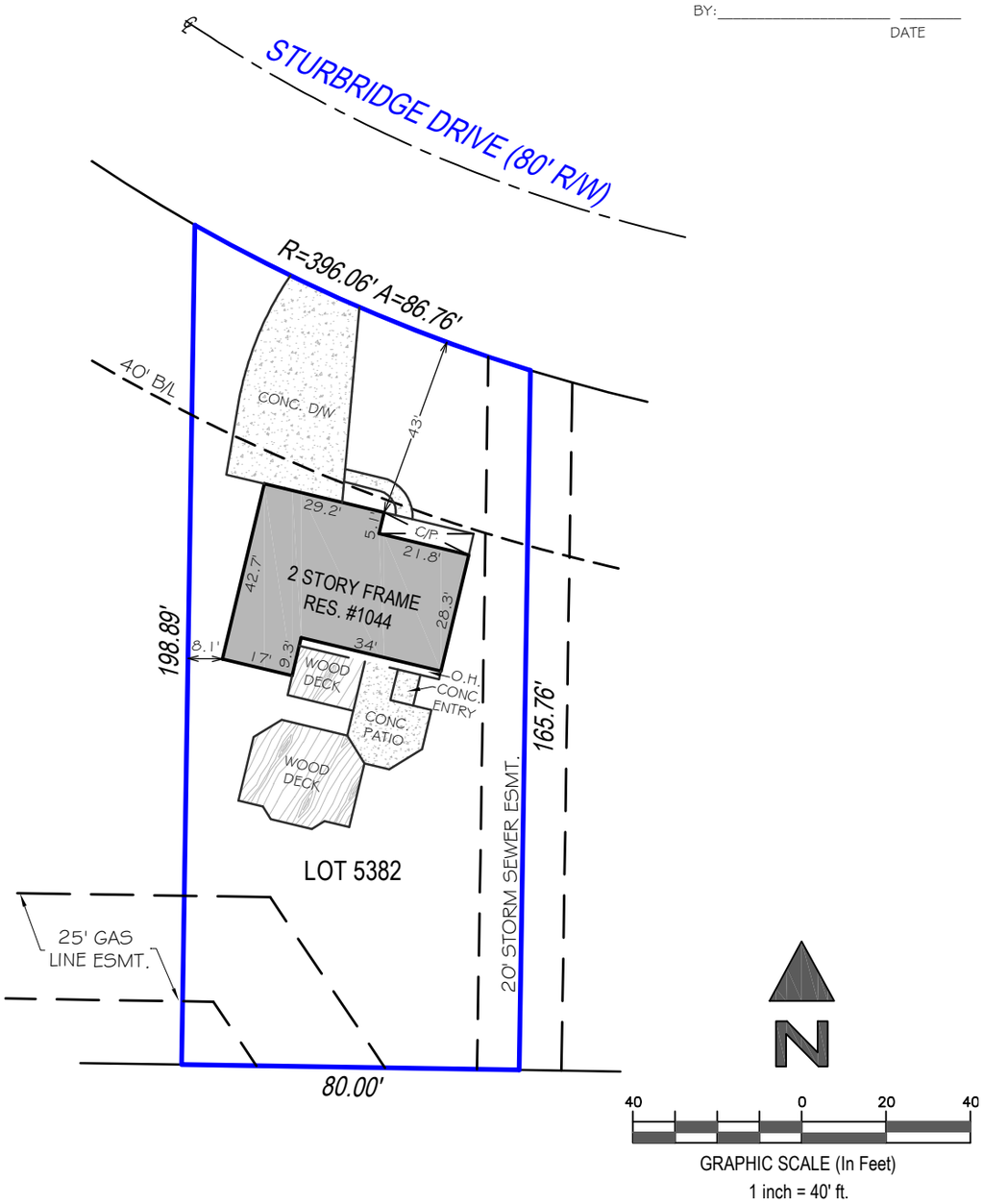
PROPERTY ADDRESS: 1044 STURBRIDGE DRIVE, MEDINA, OHIO 44256 **SURVEY NUMBER:** 2104.8477

2104.8477
MORTGAGE LOCATION SURVEY
MEDINA COUNTY

ACKNOWLEDGED & ACCEPTED

BY:_____ _____

BY:_____ _____
DATE



POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 452-015950

BUYER: DOMINIC CHEFF AND GINA CHEFF **SELLER:** ANNE M. SECOY AND HARRY J. SECOY

LOT: 5382 **BLOCK:** **PLAT:** 22 **PG:** 100

SUBDIVISION: THE OAKBROOKE EAST SUBDIVISION, PHASE III

COUNTY: MEDINA

CERTIFIED TO:
TBD

THIS MORTGAGE LOCATION SURVEY IS PERFORMED IN ACCORDANCE WITH 4733-38 OF THE OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE AND IS ONLY FOR THE USE OF THE MORTGAGE LENDER AND TITLE INSURER. DO NOT USE THIS MORTGAGE LOCATION SURVEY FOR FUTURE CONSTRUCTION OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE(S). THIS DOCUMENT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.

FIELD DATE: 4/30/2021 **SURVEY DATE:** 05/03/21

REVISION HISTORY: (REV.1 5/2/2021)

Amy Brandon
REALTOR®

330-760-3042
www.russellrealty.com

EXACTA
Land Surveyors, LLC

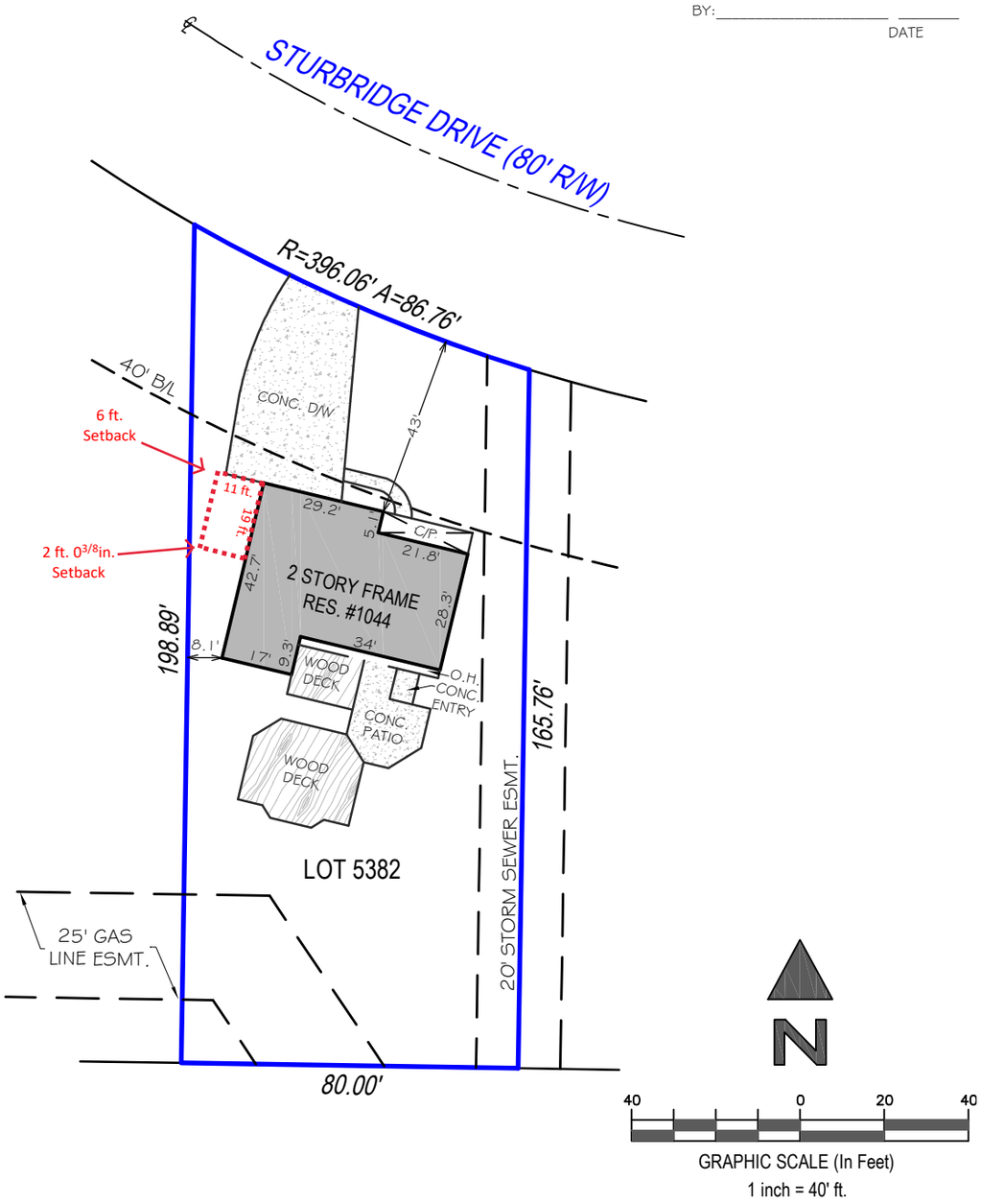
1500 W 3rd St | MZ130
Cleveland, OH 44113
P: 216.751.9000
F: 216.751.9510
www.exactasurvey.com

RUSSELL
REAL ESTATE SERVICES
RussellRealty.com

PROPERTY ADDRESS: 1044 STURBRIDGE DRIVE, MEDINA, OHIO 44256 **SURVEY NUMBER:** 2104.8477

2104.8477
MORTGAGE LOCATION SURVEY
MEDINA COUNTY

ACKNOWLEDGED & ACCEPTED
BY:_____ _____
BY:_____ _____
DATE



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BRENT M. WINSLOW
LICENSE NUMBER
S-7281
STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR

FIELD DATE: 4/30/2021 **SURVEY DATE:** 05/03/21

REVISION HISTORY: (REV.1 5/2/2021)

Amy Brandon
REALTOR

330-760-3042
www.russellrealty.com
RUSSELL
REAL ESTATE SERVICES
RussellRealty.com

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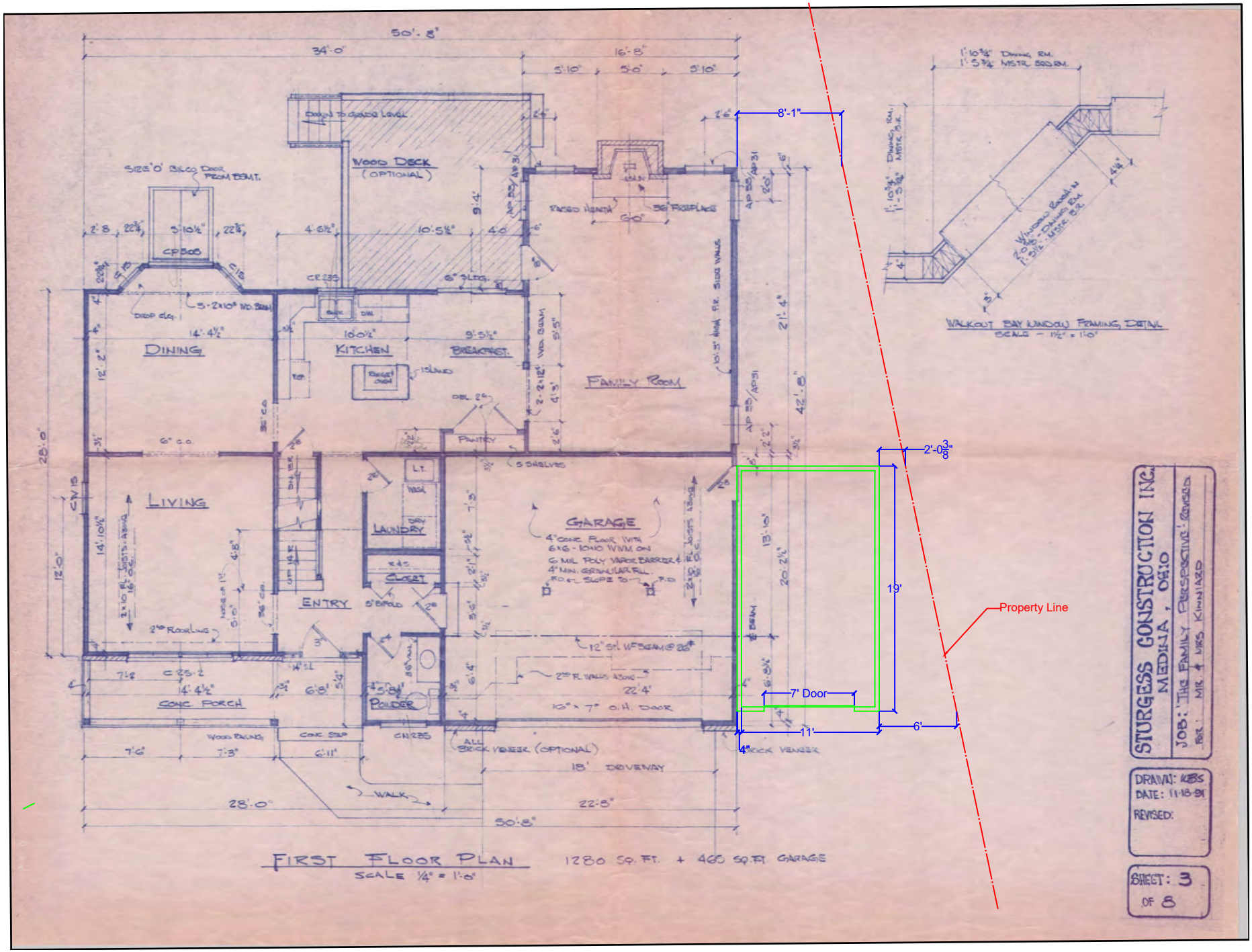


FIRST FLOOR PLAN

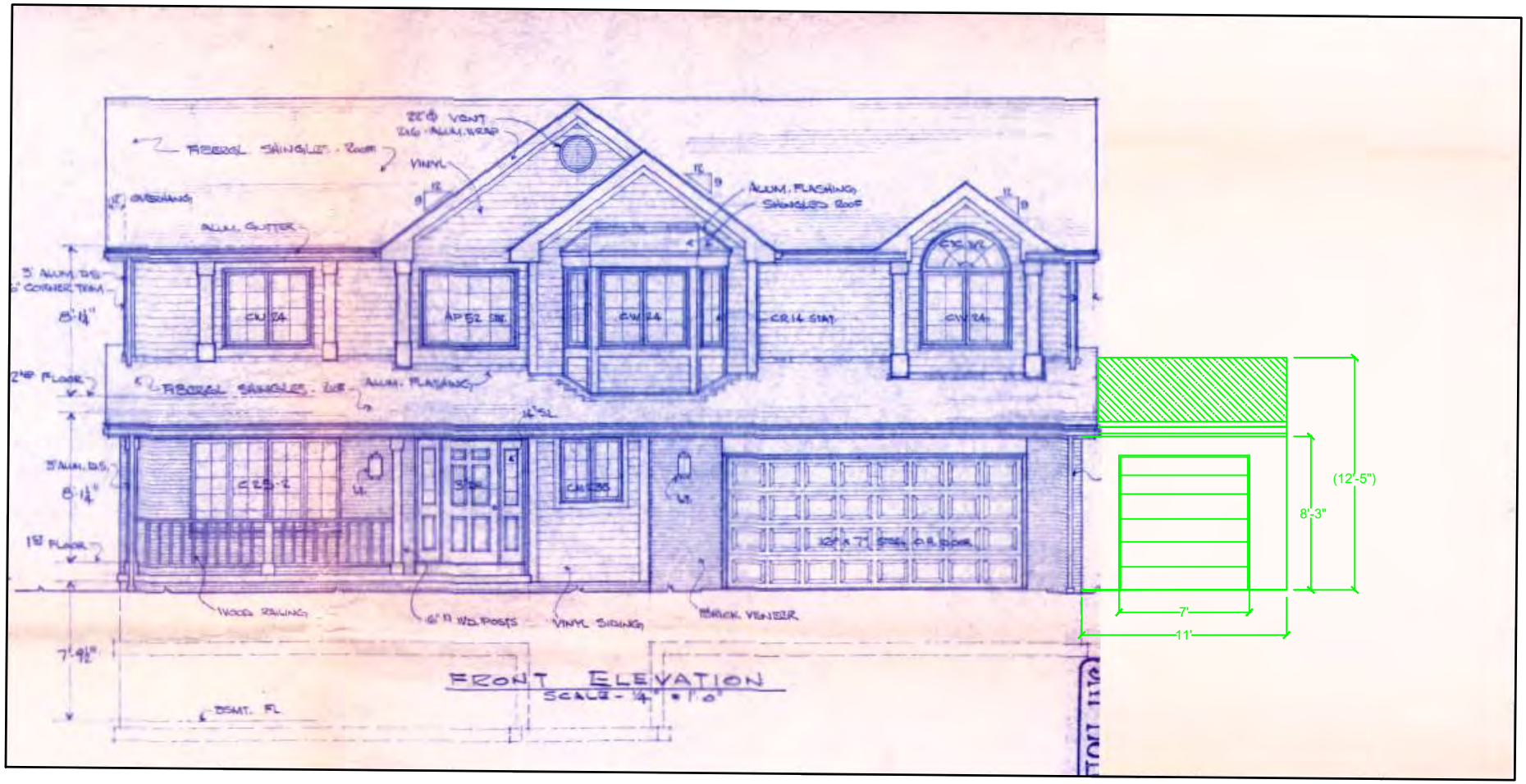
SCALE ¼" = 1'-0"

STURGES CONSTRUCTION INC.
MEDINA, OHIO

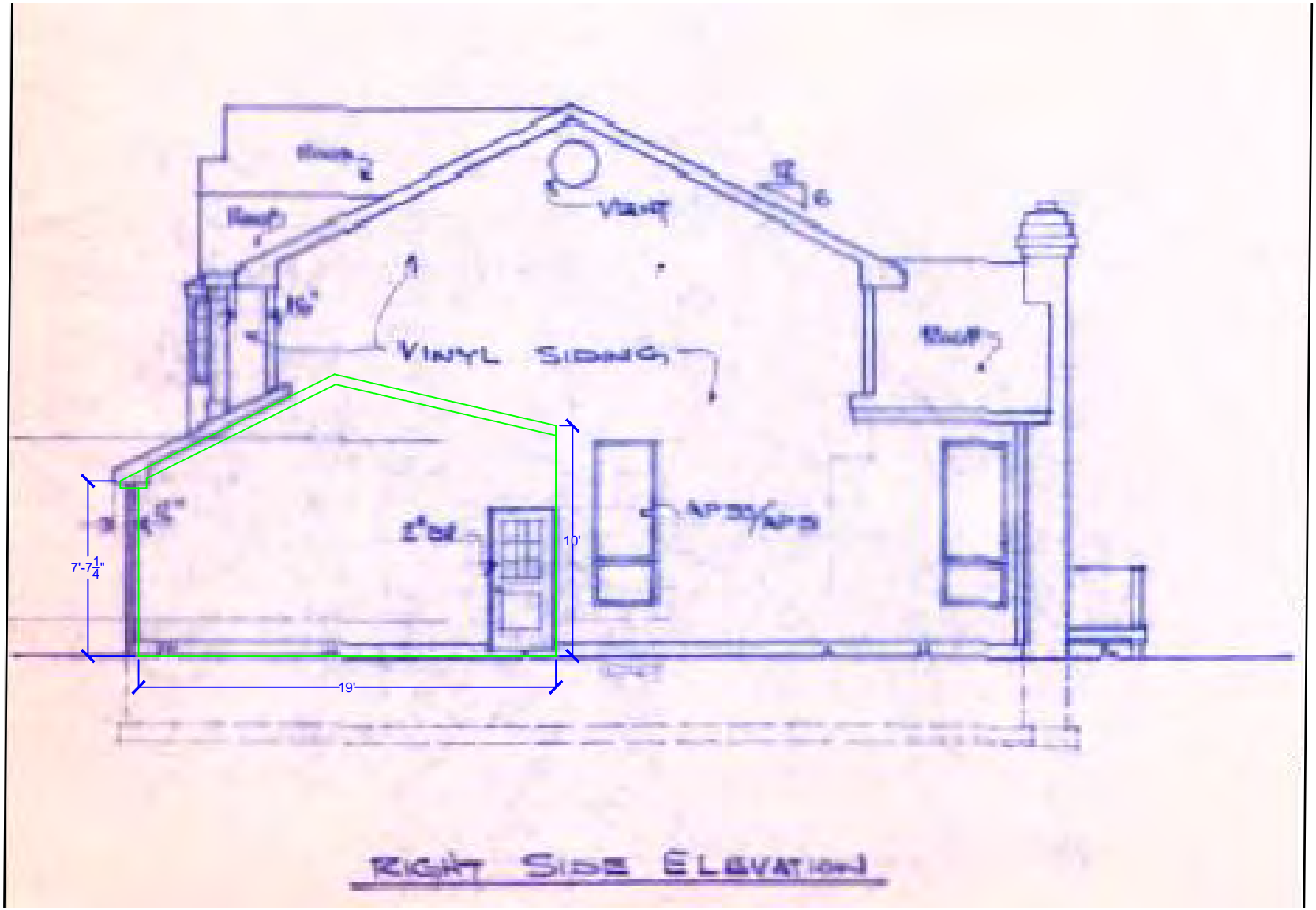
JOB: THE FAMILY PERSPECTIVE - REVISED
FOR: MR. & MRS. KINNIARD

DRAWN: KBS
DATE: 11-18-91
REVISED:

SHEET: 3 OF 8



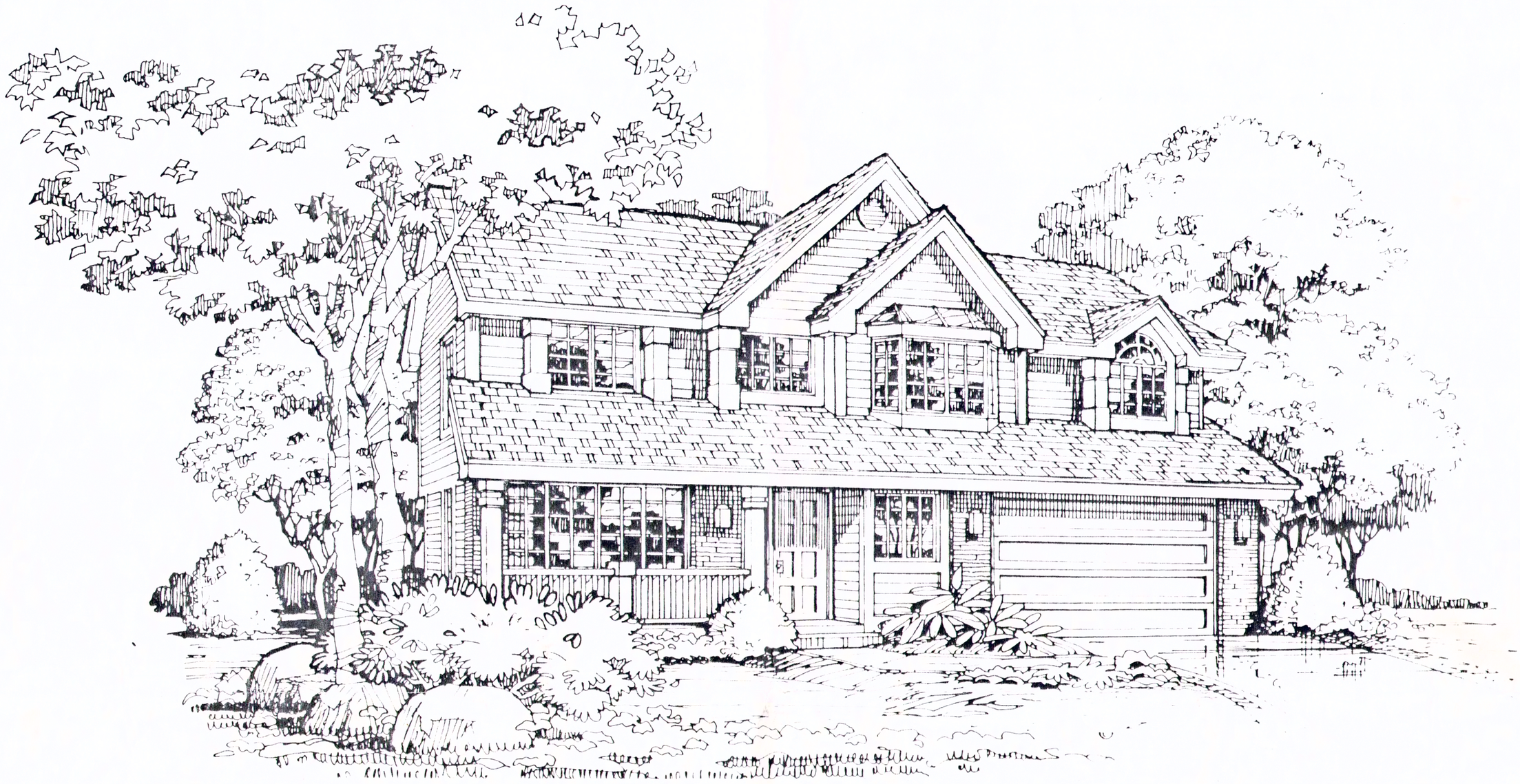
FIBERGL SHINGLES - ROOF
VINYL
ALUM. GUTTER
ALUM. FLASHING
SHINGLED ROOF
CW 24
AP 52 STK
CW 24
CR 14 STAT
CW 24
FIBERGL SHINGLES - ROOF
ALUM. FLASHING
2ND FLOOR
1ST FLOOR
WOOD RAILING
VINYL SIDING
BRICK VENEER
BSMT. FL
FRONT ELEVATION
SCALE - 1/4" = 1'-0"
(12'-5")
8'-3"
7'
11'

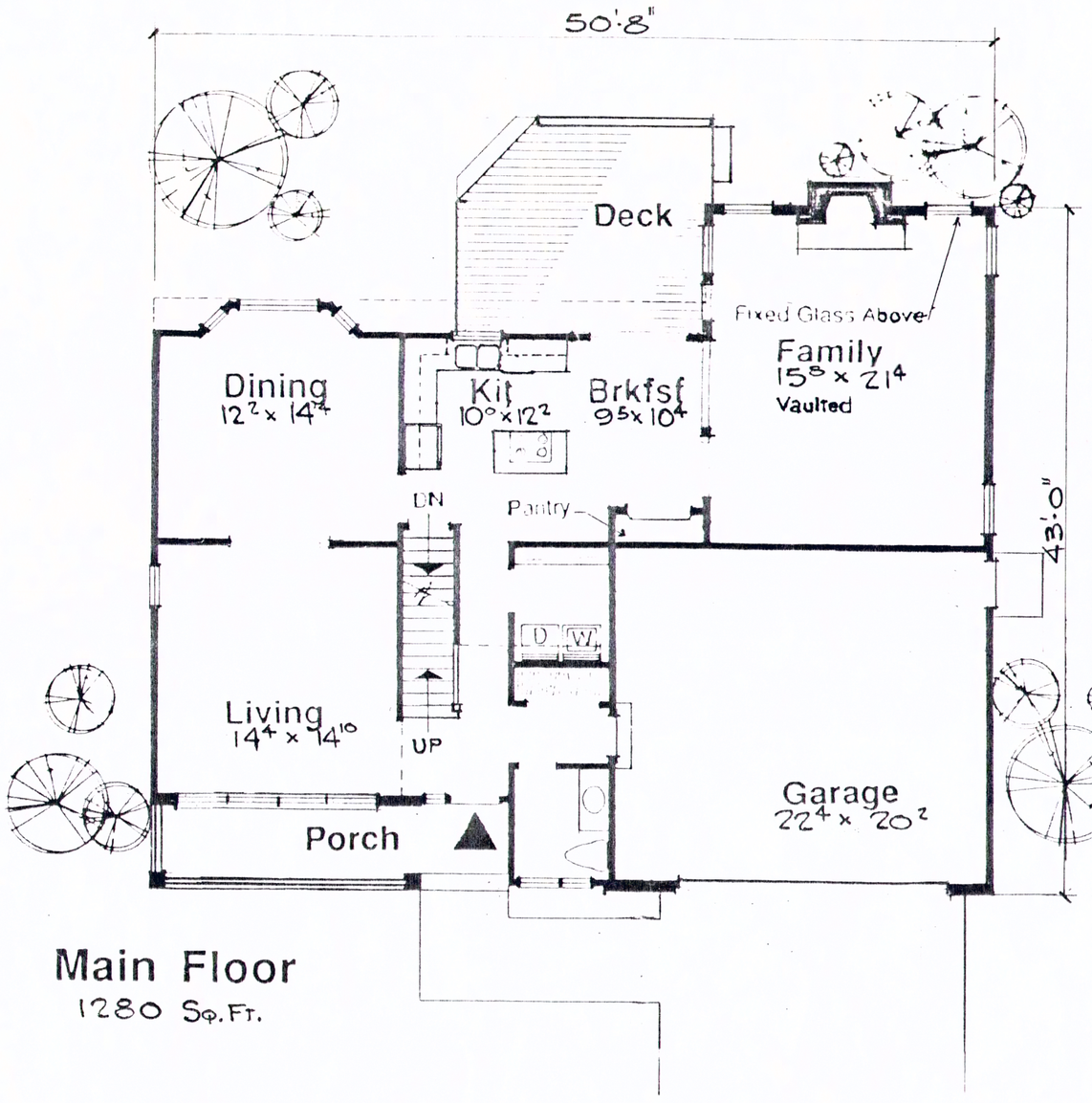

VINYL SIDING
7'-7 1/4"
10'
19'
RIGHT SIDE ELEVATION

Direct Purcheses

(4) Ceiling Fans.

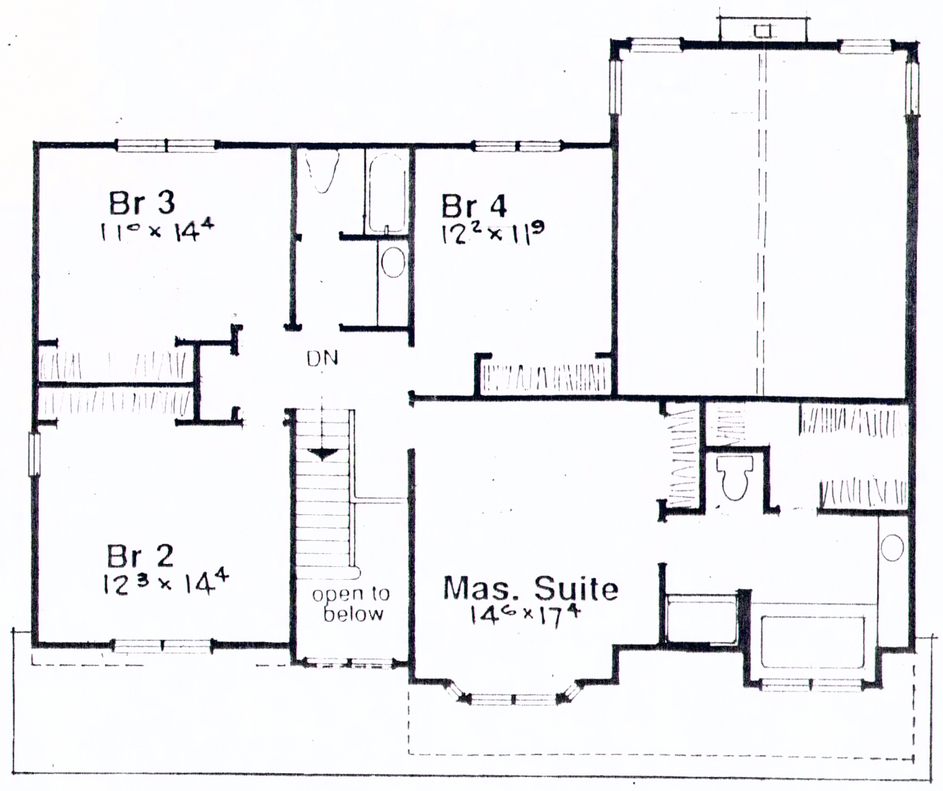
(1) Garage Door Opener





Main Floor

1280 Sq. Ft.



Upper Floor

1209 Sq. Ft.

1280

2489

SHEET: 1 OF 8

DRAWN: 11/25

DATE: 11-8-91

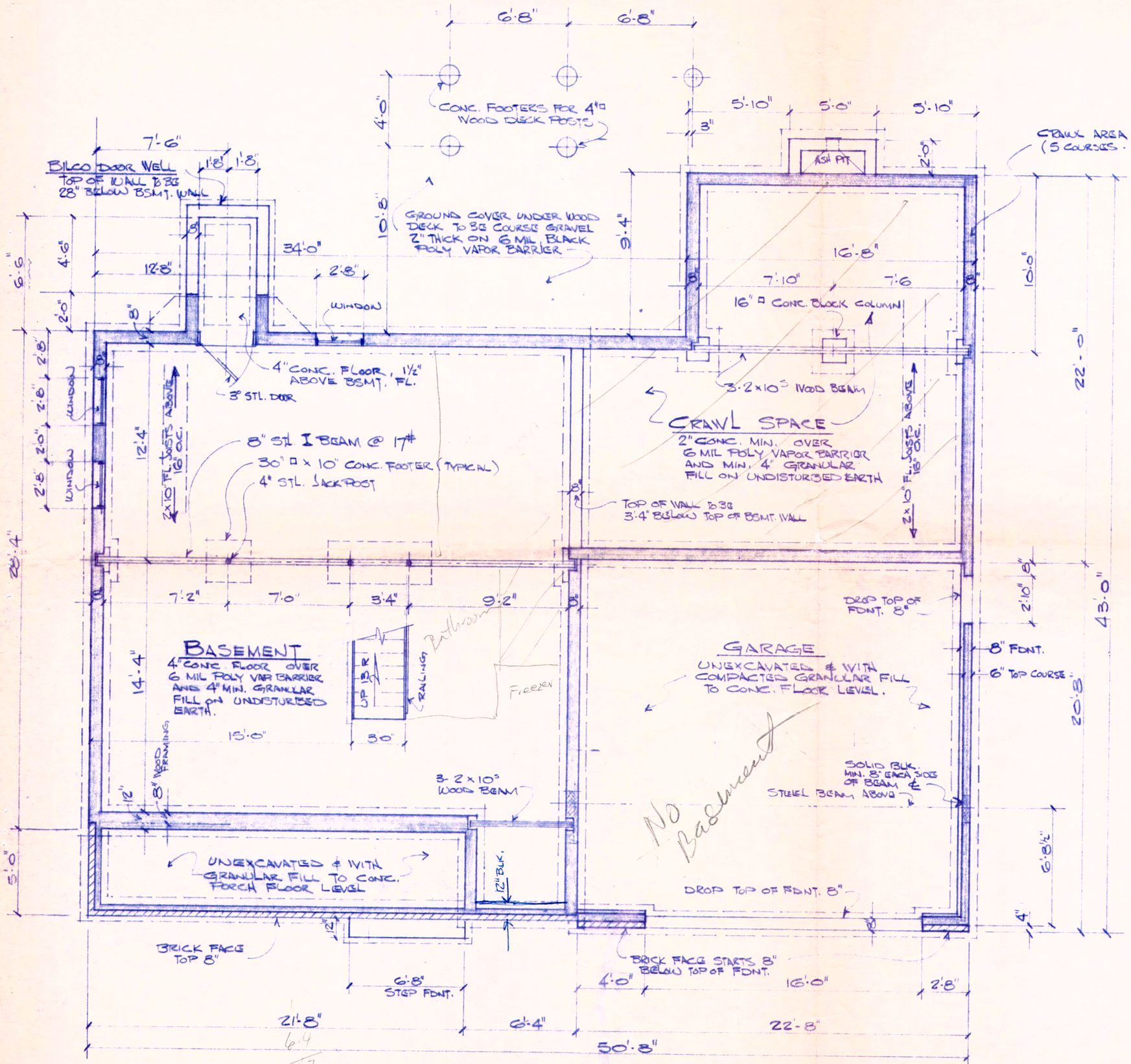
REVISED:

STURGESS CONSTRUCTION INC.

MEDINA, OHIO

JOB: 'THE FAMILY PERSPECTIVE'

FOR: MR & MRS KINNIARD



BASEMENT & FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NOTE:

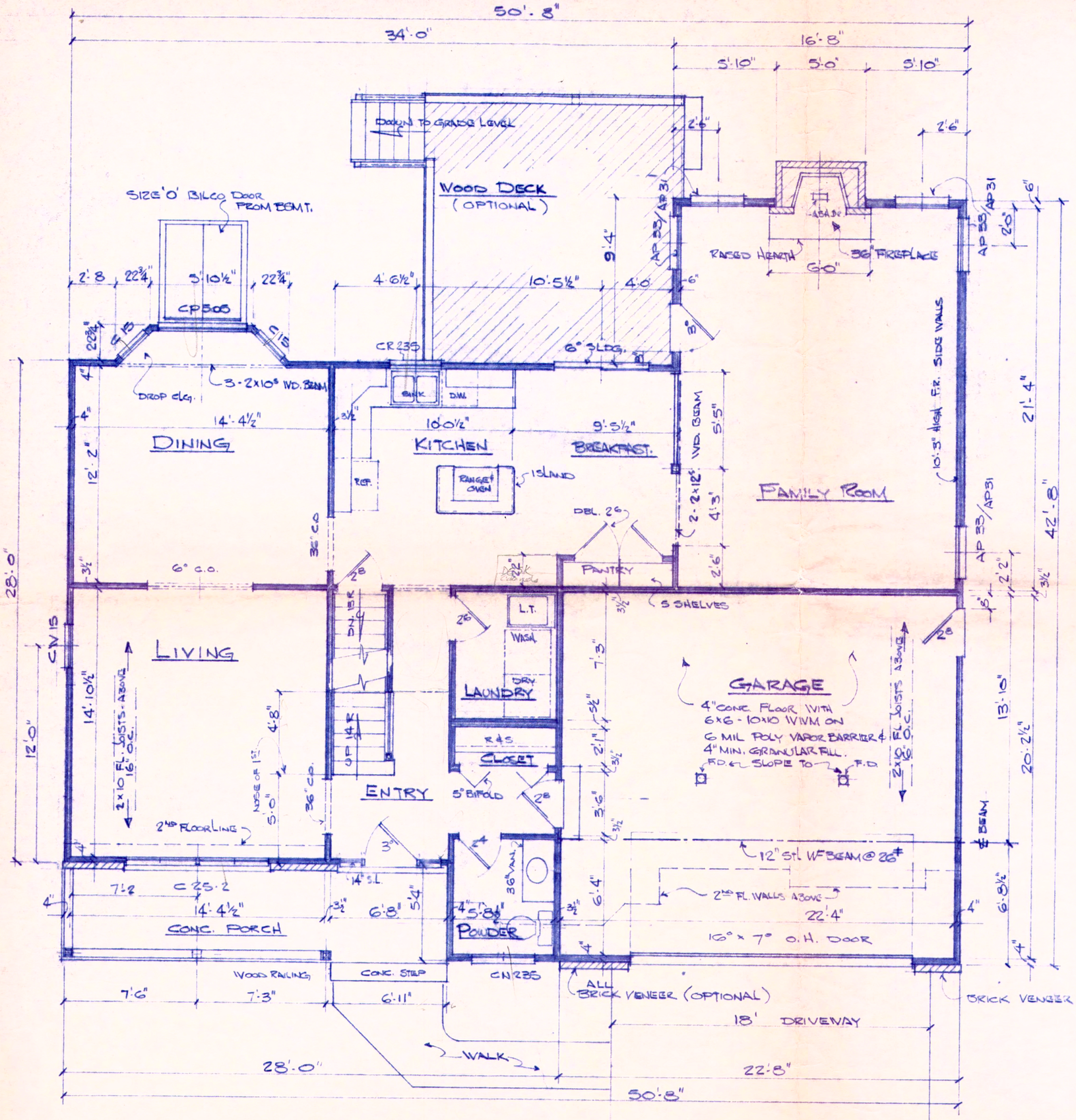
- ALL BSMT. WALL 12 COURSES - 8" CONC. BLOCK EXCEPT FRONT PORCH ARE TO BE 12" BLOCK.
- GARAGE FDNT. WALLS TO BE 8" CONC. BLOCK ON FOOTERS MIN. 36" BELOW FINISH GRADE.
- CONCRETE FOOTERS FOR 8" WALLS TO BE 18"x 8".
- CONCRETE FOOTERS FOR 12" WALLS TO BE 20" x 8".
- AREAS OF BRICK LEDGES TO ADD 4" TO UNDERLYING CONC. BLOCK AND FOOTERS.
- ALL STEEL OR WOOD BEAM POCKETS TO HAVE SOLID MASONRY BELOW. PILASTERS ARE TO BE MIN. OF 4" x 16" AND SOLID.

See Revised Dwgs. of 1/16/92

STURGESS CONSTRUCTION INC.
MEDINA, OHIO
JOB: 'THE FAMILY PERSPECTIVE' REMODEL
FOR: MR & MRS KINNIARD

DRAWN: KBS
DATE: 11-18-91
REVISED:

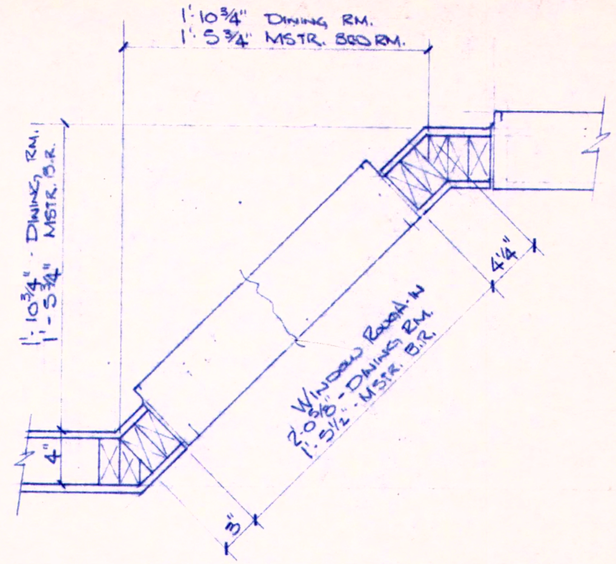
SHEET: 2 OF 8



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

1280 SQ. FT. + 465 SQ. FT. GARAGE



WALKOUT BAY WINDOW FRAMING DETAIL

SCALE - 1½" = 1'-0"

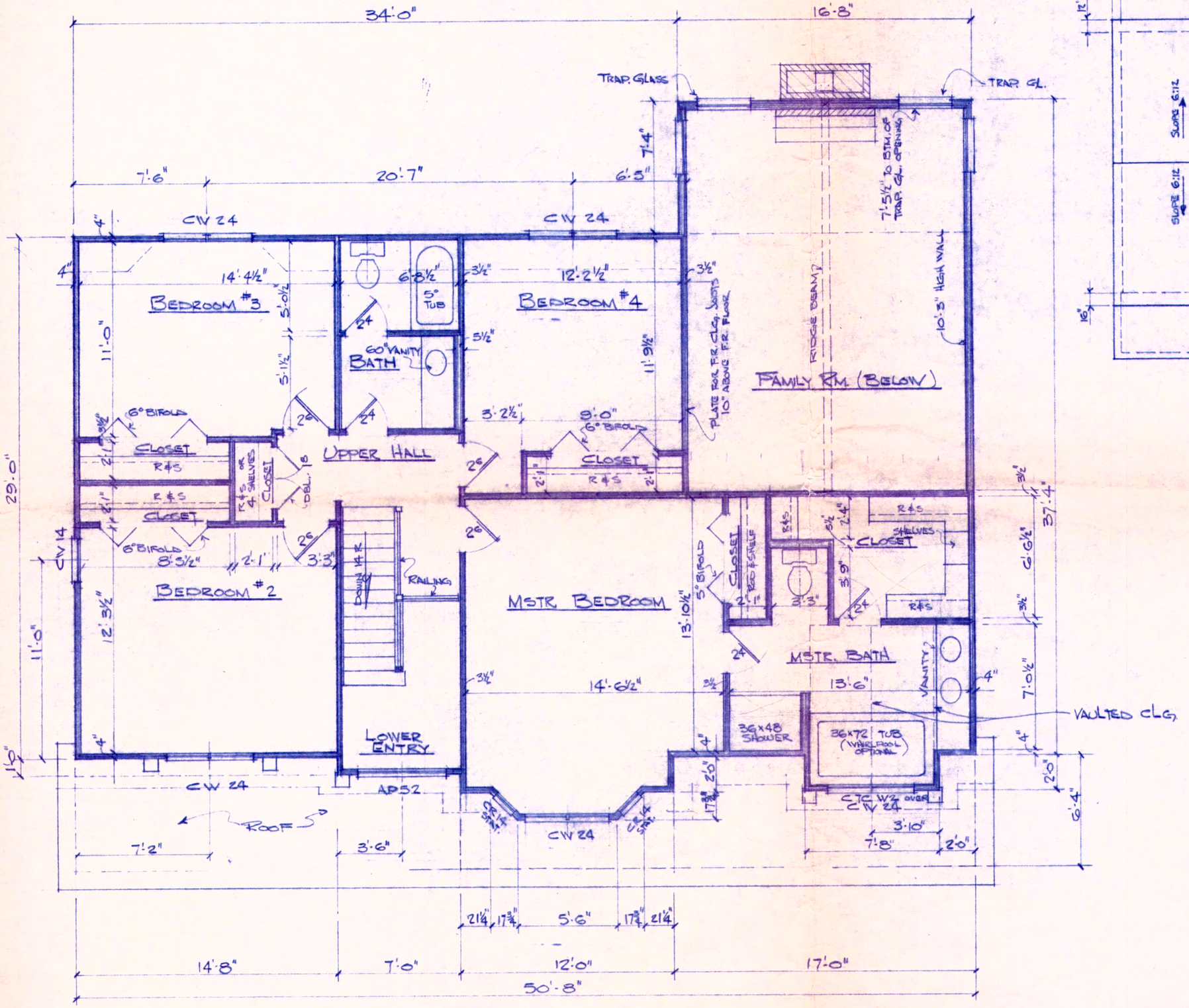
STURGESS CONSTRUCTION INC.
MEDINA, OHIO

JOB: "THE FAMILY PERSPECTIVE" (REVISED)

FOR: MR. & MRS. KINNIARD

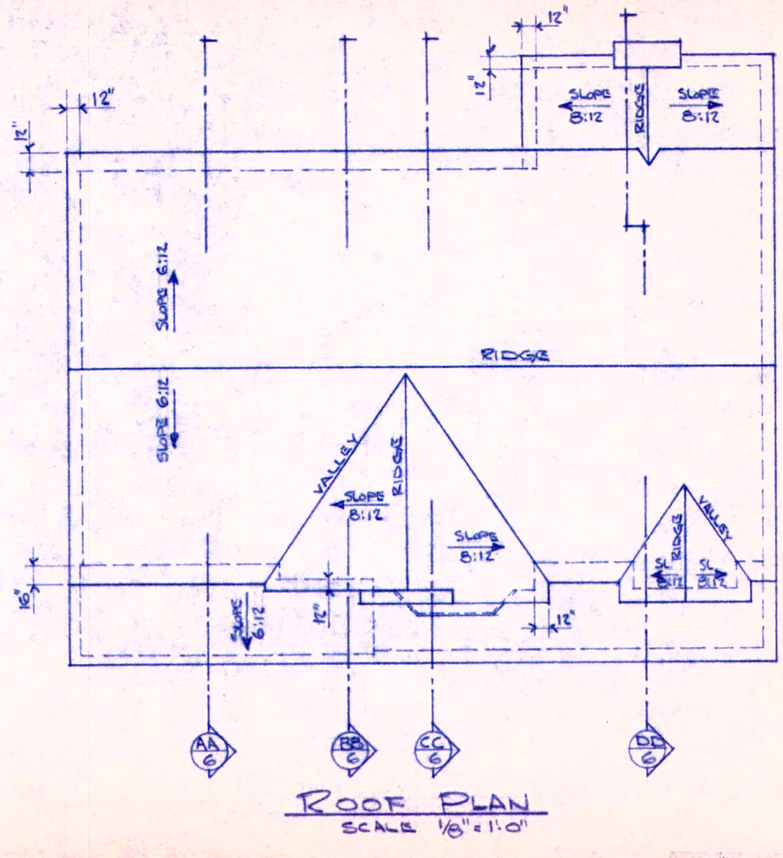
DRAWN: KBS
DATE: 11-18-91
REVISED:

SHEET: 3 OF 8



SECOND FLOOR PLAN - 1209 SQ. FT.

SCALE - ¼" = 1'-0"



ROOF PLAN

SCALE ⅛" = 1'-0"

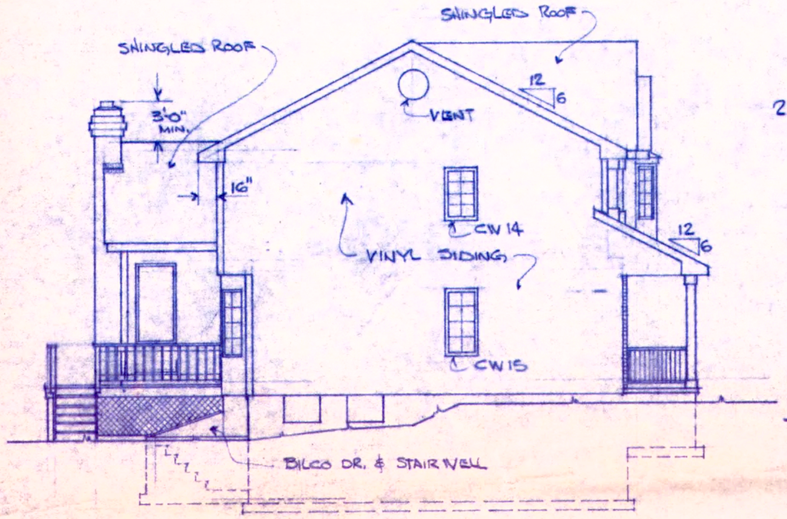
STURGESS CONSTRUCTION INC.
MEDINA, OHIO

JOB: "THE FAMILY PERSPECTIVE" - REVISED

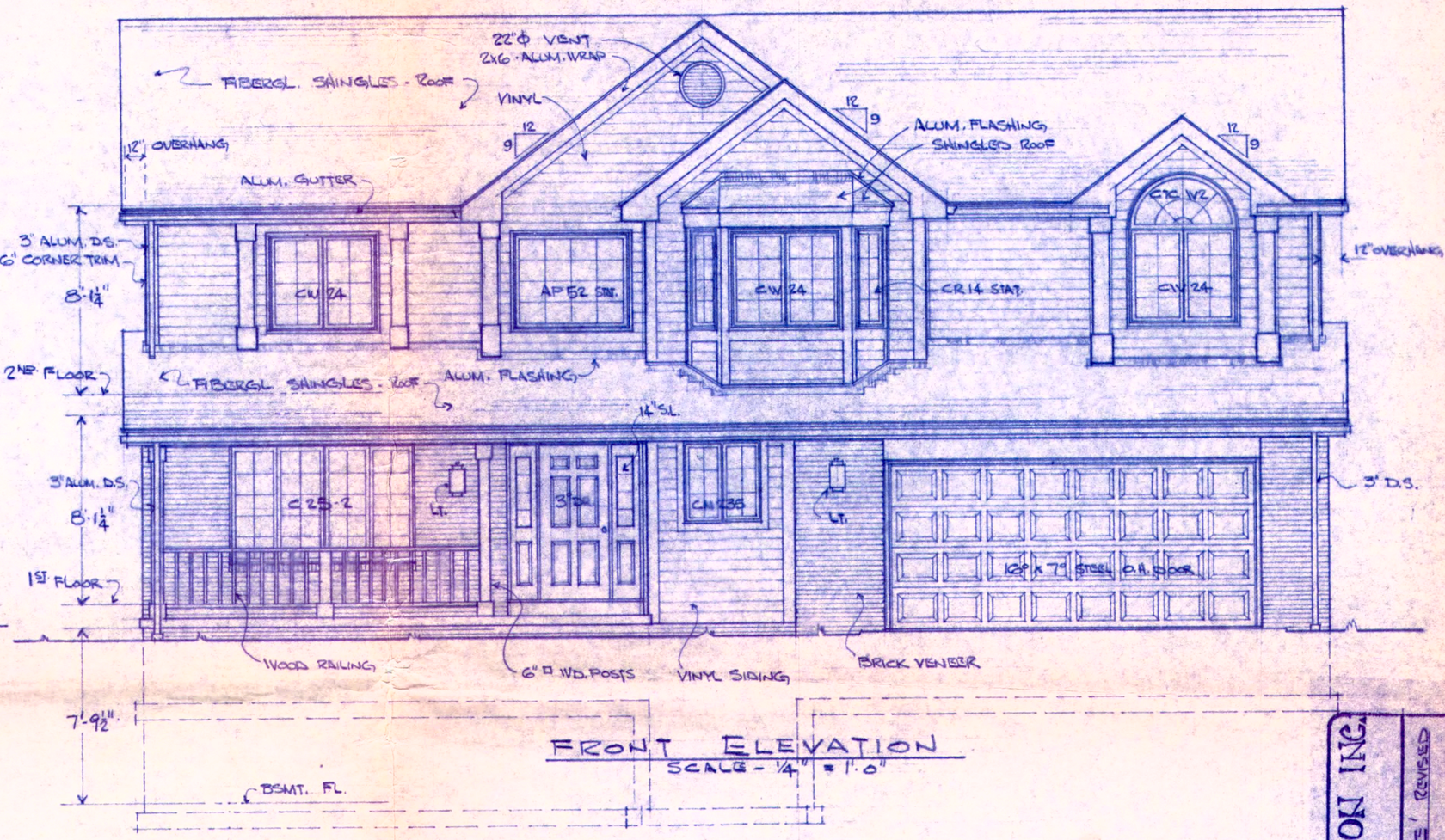
FOR: MR & MRS KINNIARD

DRAWN: WBS
DATE: 11-1891
REVISED:

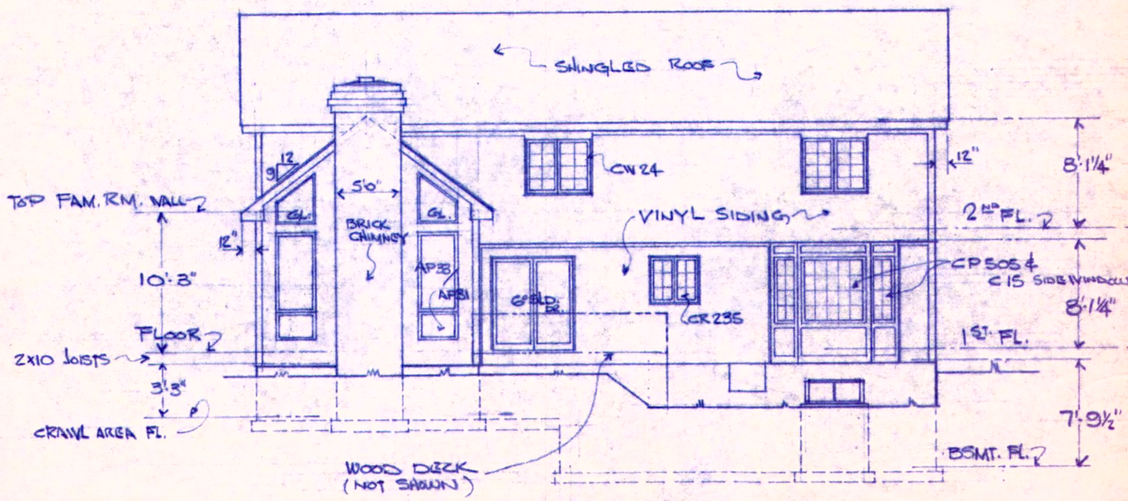
SHEET: 4 OF 8



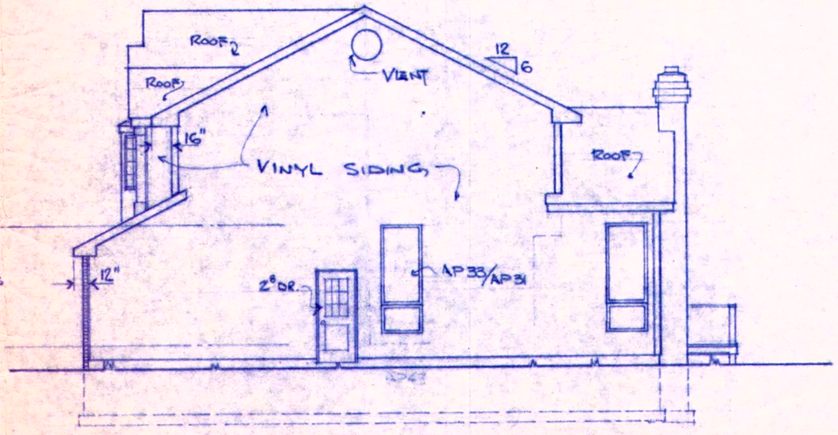
LEFT SIDE ELEVATION
SCALE - 1/8" = 1'-0"



FRONT ELEVATION
SCALE - ¼" = 1'-0"



REAR ELEVATION



RIGHT SIDE ELEVATION

STURGESS CONSTRUCTION INC.
MEDINA, OHIO

JOB: 'THE FAMILY PERSPECTIVE' REVISED
FOR: MR. & MRS. KINNIARD

DRAWN: WBS
DATE: 11-18-91
REVISED:

SHEET: 5 OF 8

MLS Now

COUNTY
SANITARY SEWER

Andrew Dutton

From: Skip Sipos <skip@mmha.org>
Sent: Friday, April 8, 2022 8:39 AM
To: Andrew Dutton
Subject: 1044 Sturbridge Drive; Variance Request

Andrew,

Greetings; I hope you're well.

I write in reference to the subject noted above and as a resident and property owner of 1050 Sturbridge Drive in Medina. I am unable to attend the meeting at which Mr. Cheff's request for a variance will be considered. I share this message, though, in hopes it can be included somehow in the consideration of the variance.

I am completely in favor of the request. I believe it will add value to not only Mr. & Mrs. Cheff's property but the neighborhood as well. I truly hope the Commission will support the request.

Please feel free to contact me if you have any questions. Thanks in advance for giving this message consideration.

Skip Sipos, Executive Director
Medina Metropolitan Housing Authority
850 Walter Road
Medina, Ohio 44256
(330) 725-7531
(330) 336-3606 Wadsworth/Akron
(330) 273-9072 Brunswick/Cleveland
(330) 723-6546 Fax
skip@mmha.org

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