

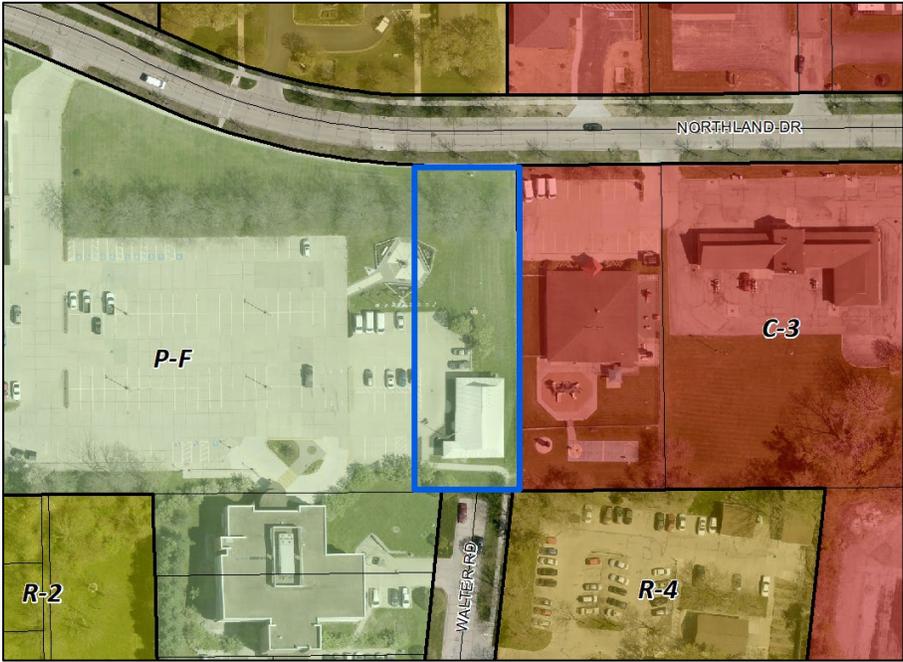
Z23-19
Veterans Services Side Setback

Property Owner: Board of Medina County Commissioners
Applicant: James Duber
Location: 210 Northland Drive
Zoning: P-F (Public Facilities)
Request: Area Variance Section 1130.05 to allow an addition within the side yard setback

LOCATION AND SURROUNDING USES

The subject site is composed of 0.58 acres located on the south side of Northland Drive and the north side of Walter Road. Adjacent properties contain the following uses and zoning:

- North – Multi-Family Residential (R-3)
- East – Daycare (C-3)
- South – Medina County Services (P-F) and Multi-Family Residential (R-4)
- West – Medina County Services (P-F)



PROPOSED APPLICATION

The applicant is proposing the construction of an approximate 2,916 sq. ft. addition to the existing Veterans Services building. The additional will include a three-car garage, community room, restroom, and service area.

SETBACK REGULATIONS (SECTION 1130.05)

Section 1130.05 includes a table with a number of development standards for lots in the P-F zoning district. The table indicates a minimum 25 ft. side setback for principal buildings.

The proposed addition does not meet side setback requirements with a setback of 14 ft. from the east property line, which is a continuation of the existing building, and 20 ft. from the west property line.

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.

APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS

The applicant has indicated the following regarding the Standards for Variances and Appeals:

- The addition is necessary to provide services to the community and an addition cannot feasibly be built within the current setback requirements.
- The essential character of the neighborhood will not be altered and adjoining properties will not suffer a substantial detriment.
- The variance is not substantial and the addition follows the existing building's east side setback.
- The granting of the variance will facilitate the effective delivery of a governmental service.

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 is required to allow the Medina County Veteran Services to provide the services necessary to the veterans' community. The side yard set backs would not permit a viable addition.

B. Whether the variance is substantial;

The variance is NOT substantial. The existing building is set closer to the side yard property line than the proposed addition.

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 essential character of the neighborhood would not be substantially altered and the adjoining properties will not suffer a substantial detriment as a result of the project or the variance for the project.

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

Not granting the variance will affect the delivery of services to the county's veterans than granting the variance.

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

The required expansion of veteran services is the driving force behind the proposed project. It is likely that the known limitations of the property were not a factor when the original building was built.

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

There is no obvious reasonable alternative.

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

The spirit and intent behind the zoning requirements would not reveal a substantial injustice.

September 11, 2023

Andrew Dutton, Community Development Director
City of Medina
132 North Elmwood Avenue
Medina, OH 44256

RE: Medina County Veterans Services Building Addition – Planning & Zoning

Dear Mr. Dutton,

The Medina County Veterans Services is planning an addition to their existing building located at 210 Northland Drive in Medina. This letter and the attached documents are intended to provide the required information necessary for Medina's Planning & Zoning Boards to approve the work as well as grant the required variances. We understand that approval from the building department, the engineering department, the county's sanitary engineer, and the county's health department will also be required. We will submit the required documents to those departments once construction documents are completed.

This project includes and an addition of a garage and a multipurpose room (as well as support spaces) to the existing building. The garage is intended as parking spaces for the Veterans Services vehicles and to provide some additional storage space. The multipurpose room will allow the Veterans Services to better serve the county's veteran population by provide space for group meetings, presentations, education, training, and a variety of other activities that cannot be offered in the current facility. The project also includes remodeling of the existing facility to enlarge the waiting area, provide additional office space, and provide a dedicated (and conditioned) IT space.

This project requires two variances: A side yard setback variance is required, and a parking variance is required.

As the drawings show, the existing building does not comply with the side yard setback to the East. Although the addition is placed further from the East property line, the addition will require a variance for a side yard setback at both the East and West side yards.

Without the side yard setback variance, the property does not have adequate width to reasonable construct an addition which addresses the needs of the Veterans Services.

The addition will also result in the net loss of approximately 12 parking spaces on the Veterans lot as well as the common parking lot that serves multiple Medina County buildings. The proposed building requires 10 spaces as well as parking for government vehicles. The proposed garage provides parking for 3 Veterans Services vehicles, but the there is only one remaining parking space on the site. A variance for the lack of on-site parking will be required.

As noted in the attached letter from the Medina County Administrator, Chris Jakab, the common lot does have adequate parking to service the county buildings even with the loss of 12 parking spaces.

The plans also include the suggested buffering on the North side of the building. The landscaping area created on the West side of the building will be designed and executed by Veterans Services, Medina County, and volunteers.

Please contact me should clarifications be required. Thank you for your help throughout this process.

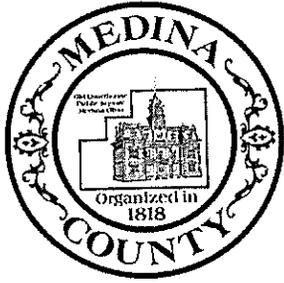
Respectfully submitted,



James R. Duber, Architect, Principal
Envelope Consulting Services, LLC

Attachments: Drawings for zoning submission
P&Z Application Form
Letter from Chris Jakab dated 9/11/2023
Survey of existing conditions

cc: Ed Zackery, 1SG U.S. Army (retired), Director
Chris Jakab, County Administrator
Steven Bastean, Facilities Director



**Board of
Commissioners**

Stephen D. Hambley
shambley@ohmedinaco.org

Aaron M. Harrison
aharrison@ohmedinaco.org

Colleen M. Swedyk
cswedyk@ohmedinaco.org

**County Administration
Building**

144 N. Broadway St., Rm. 201
Medina, Ohio 44256
Phone: (330) 722-9208
Toll Free: (844) 722-3800

County Administrator

Christopher Jakab
cjakab@ohmedinaco.org

Clerk of the Board:

Rhonda Beck
rbeck@ohmedinaco.org

September 12, 2023

Andrew Dutton, Community Development Director
City of Medina
132 North Elmwood Avenue
Medina, OH 44256

**RE: Medina County Veterans Services Building Addition – Planning &
Zoning**

Dear Mr. Dutton,

This letter is intended to address parking concerns, if any, that the City of Medina may have as a result of the proposed addition and renovation of the Medina County Veteran Services building located at 210 Northland Drive, Medina, OH.

As the plans indicate, the addition project would result in a net loss of approximately 12 spaces on the common (shared) parking lot and the existing Veterans' parking lot. The loss of these spaces will not significantly impact the parking capacity of the shared lot and will not reduce the functionality of the building that are served by the common parking lot.

As of the date of this letter, I am not aware of any complaints regarding the lack of available parking spaces in the common lot.

Please know that this project has the full backing of the County Commissioners, and we are eagerly awaiting its completion.

Please contact me if any further information is required from the County regarding this matter.

Respectfully yours,

Chis Jakab, County Administrator

cc: Ed Zackery, 1SG U.S. Army (retired), Director
James R. Duber, Principal, Envelope Consulting Services, LLC
Steven Bastean, Facilities Director

www.medinaco.org

[www.facebook.com/
MedinaCountyCommissioners](http://www.facebook.com/MedinaCountyCommissioners)

Preliminary
Not for
Construction

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE - SUITE 100
CLEVELAND, OHIO 44114
PHONE: (216) 491-9640
WWW.RIVERSTONEDESIGN.COM

2023-288

PLAN REVISIONS:

PAGE REVISIONS:

ISSUED FOR:

DATE
NOT FOR CONSTRUCTION

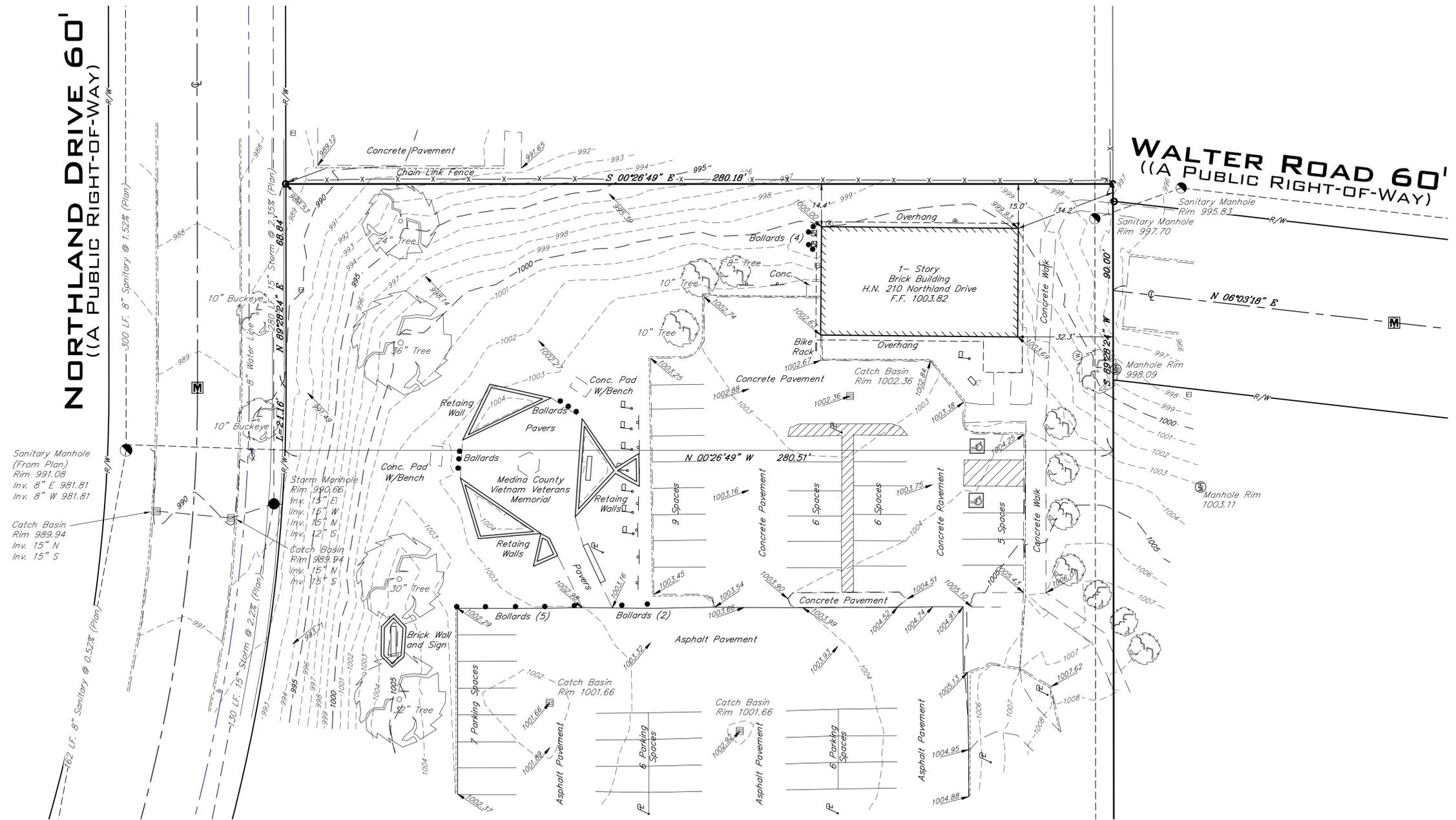
MEDINA COUNTY VETERANS SERVICE
BUILDING ADDITION
210 NORTHLAND DRIVE
MEDINA, OHIO



C2.01

WALTER ROAD 60'
((A PUBLIC RIGHT-OF-WAY))

NORTHLAND DRIVE 60'
((A PUBLIC RIGHT-OF-WAY))



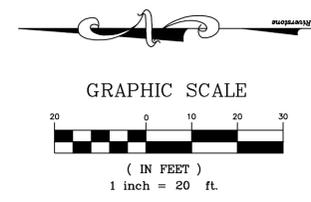
LEGEND

= Monument Box Found	= Spot Elevation Tag
= Iron Pin or Pipe Found	= Hydrant
	= Water Service Valve
= Capped Riverstone Company Dudley PS6747	= Water Valve
= P.K. Nail	= Water Meter
= Gas Meter	= Reducer
= Gas Valve	= Storm Manhole
= Utility Pole	= Sanitary Manhole
= Light Pole	= Curb Inlet
= Guy Anchor & Line	= Catch Basin
= Telephone Box	= Property Line
= Electric Box	= Centerline
= Cable Box	
= Bollard	
= Cleanout / Test Tee	

= Ex. Parcel line	= Original Sublot Line
= Original Lot Line	= Centerline
= Property Line	= Right-of-way Line
= Easement Line	= Railroad Tracks

= Electric Line	= Gas Line	= Sanitary/Combination Sewer	= Storm Sewer	= Waterline	= Fence Line (Wooden)	= Fence Line (Chain-Link)	= Guardrail
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Ac.	Acre	L.C.A.	Limited Common Area
Adj.	Adjacent	L.F.	Lineal Feet
A.F.N.	Auditor's File Number	M.E.	Match Existing
Asp.	Asphalt	Meas./M.	Measured
B.F.	Basement Floor	MH	Manhole
BW	Bottom of Wall	Obs.	Observed
Calc./C.	Calculated	Pa.	Page
CB	Catch Basin	P.P.N.	Permanent Parcel
C.C.M.R.	Cuyahoga County Map	Prop	Proposed
C.L.F.	Chain-link Fence	Rec./R.	Record
Cl.	Clears	R/W	Right-of-way
C.O.	Clean Out	San.	Sanitary
Comb.	Combination	S.F.	Square Feet
Conc.	Concrete	S/L	Sublot
Conn.	Connection	Stm.	Storm
D.H.	Drill Hole	T.B.M.	Temporary Bench Mark
D.I.W.M.	Ductile Iron Water	TBR	To Be Removed
Main	Main	T/C	Top of Curb
Encr.	Encroaches	Tele	Telephone
Elev	Elevation	T.F.	Top Of Footer
Ex.	Existing	T.T.	Test Tee
F.F.	Finished Floor	Typ.	Typical
GUT	Gutter	Vol.	Volume
Inv.	Invert	Wat	Water



MEDINA COUNTY VETERAN SERVICES BUILDING ADDITION & RENOVATION
SEPTEMBER 2023

Zoning Review:

Building Owner: Medina County Commissioners
Address: 210 Northland Drive, Medina, OH 44256
Parcel Number: PPN 028-19A-13-140

This is "Publicly Owned Government Facility" and is a permitted use.

Minimum Frontage:

Requirement: 40'
Proposed: 90'

Maximum Lot Coverage:

Requirement: 60%
Proposed: <28%

Minimum Front Yard:

Requirement: 50'
Proposed: >110'

Minimum Rear Yard:

Requirement: 50'
Proposed: 32' (This is an existing condition; no changes proposed).

Minimum Side Yard (East):

Requirement: 25'
Proposed: 14' (This is an existing condition).

Minimum Side Yard (West):

Requirement: 25'
Proposed: 20' (This is a proposed change on the other).

Landscape Buffer (North side of building):

Requirement: Deciduous Trees: Min. 1-1/2" caliper; Shrubs and Hedges: 5' at time of planting and mature height of 6; minimum.

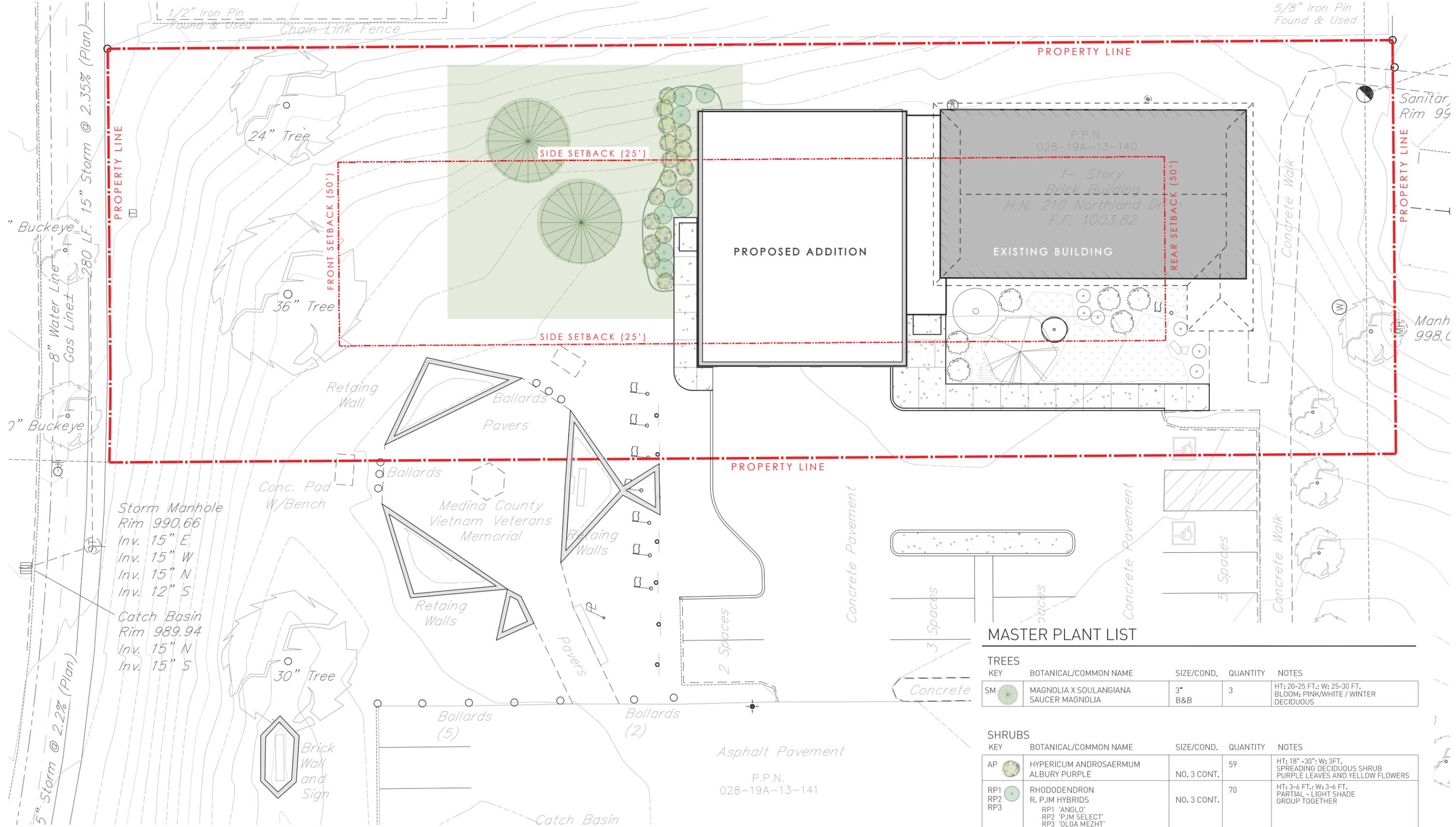
Proposed: Two deciduous trees with 2" caliper; multiple types of shrubs (more than half of which will have a mature height greater than 6').

Parking:

Requirement: One space for each 400 square-feet and one space for each government vehicles parked on site.

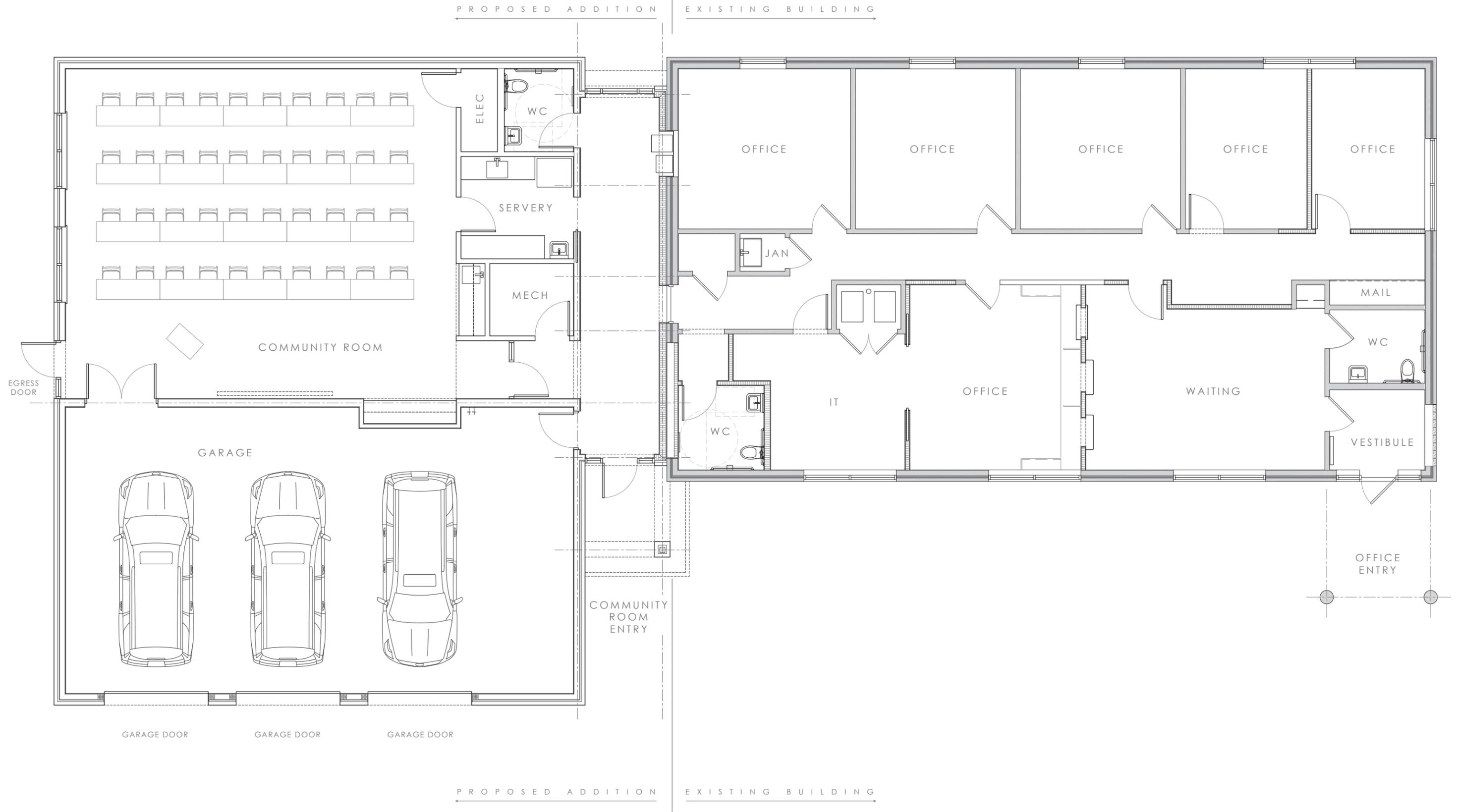
Proposed: The area of the new and existing building (excluding the garage space) is approximately 3,800 square-feet. The required number of parking spaces is 10 spaces plus parking for government vehicles. The project includes a garage for 3 government vehicles, and there is one parking spaces on the parcel; 4 spaces will be removed as a result of the project (a net loss of one parking space on the Veteran's parcel, and a loss of an additional 10-11 spaces on the common parking lot). However, the Medina County Veterans Services building shares a parking lot with adjacent Medina County government buildings. The lot has adequate parking for all buildings. (Refer to letter provided by Chris Jakab, County Administrator.)





MASTER PLANT LIST

TREES				
KEY	BOTANICAL/COMMON NAME	SIZE/COND.	QUANTITY	NOTES
SM	MAGNOLIA X SOULANGIANA SAUCER MAGNOLIA	3" B&B	3	HT: 20-25 FT.; W: 25-30 FT. BLOOM: PINK/WHITE / WINTER DECIDUOUS
SHRUBS				
KEY	BOTANICAL/COMMON NAME	SIZE/COND.	QUANTITY	NOTES
AP	HYPERICUM ANDROSAERMUM ALBURY PURPLE	NO. 3 CONT.	59	HT: 18" -30"; W: 3FT. SPREADING DECIDUOUS SHRUB PURPLE LEAVES AND YELLOW FLOWERS
RP1 RP2 RP3	RHODODENDRON R. PJM HYBRIDS RP1 'ANGLO' RP2 'PJM SELECT' RP3 'OLGA MEZHT'	NO. 3 CONT.	70	HT: 3-6 FT.; W: 3-6 FT. PARTIAL - LIGHT SHADE GROUP TOGETHER







PROPOSED ADDITION EXISTING BUILDING

GARAGE BAYS

COMMUNITY ROOM ENTRY

OFFICE ENTRY



