




# BOARDS & COMMISSIONS APPLICATION

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

Application Number 224-17

<b>GENERAL</b>	Date of Application <u>5/14/24</u>	
	Property Location <u>1080 SOUTHPORT DR., MEDINA OH 44256</u>	
	Description of Project <u>Addition to LIVING ROOM, KITCHEN and DINING ROOM</u>	
<b>CONTACT INFORMATION</b>	<b>Applicant</b>	
	Name <u>SEAN BROWN</u>	
	Address <u>1080 SOUTHPORT DR.</u> City <u>MEDINA</u> State <u>OH</u> Zip <u>44256</u>	
	Phone <u>330-541-1784</u> Email <u>SEANB19@GMAIL.COM</u>	
	<b>Property Owner</b>	
	Name <u>SEAN AND ERIN BROWN</u>	
Address <u>1080 SOUTHPORT DR</u> City <u>MEDINA</u> State <u>OH</u> Zip <u>44256</u>		
Phone <u>330-541-1784</u> Email <u>SEANB19@GMAIL.COM</u>		
<b>APPLICATION TYPE</b>	<b>Planning Commission</b> 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 type="checkbox"/> Other <input type="checkbox"/>	
	<b>Historic Preservation Board</b> Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/>	
	<b>Board of Zoning Appeals</b> Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/>	
<b>APPLICANT SIGNATURE</b>	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 <u></u>	Date <sup>SMS</sup> <del>5/24</del> <u>5/14/24</u>
<b>OFFICIAL USE</b>	Zoning District <u>R-1</u>	Fee (See Fee Sheet) \$ <u>200</u>
	Meeting Date <u>6/13/24</u>	Check Box when Fee Paid <input checked="" type="checkbox"/>

**Z24-17**  
**Southport Drive Rear Addition**

Property Owner: Erin and Sean Brown  
Applicant: Sean Brown  
Location: 1080 Southport Drive  
Zoning: R-1 (Low Density Residential)  
Request: Area Variance to Section 1121.05 to allow an addition in the rear yard setback

**LOCATION AND SURROUNDING USES**

The subject site is 0.38 acres located on the south side of Southport Drive. Adjacent properties contain the following uses and zoning:

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



**BACKGROUND & PROPOSED APPLICATION**

The applicant is proposing to construct a 352.5 sq. ft. addition on the rear of the existing home. The project also includes an open 91.5 sq. ft. overhang.

### **REAR SETBACK (SECTION 1121.05)**

---

Section 1121.05 requires that principal structures in the R-1 zoning district must have a setback of 50 ft. from the rear property line. The existing home is permitted nonconforming with a setback of 47.3 ft. from the rear property line.

The proposed addition will be located 41.3 ft. from the rear property line, which is within the required setback by 8.7 ft.

The proposed overhang will be located 39 ft. from the rear property, which is within the required setback by 11 ft. Section 1113.05(k)(3) allows uncovered decks and porches to project up to 10 ft. in the front setback. However, as the proposal is a covered overhang, this section does not apply.

### **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's responses to the Standards for Variances and Appeals include but are not limited to the following:

- The proposed variance will allow a beneficial use of the property and add value.
- The variance is not substantial and only marginally reduces the rear setback.
- The applicant was unaware of the requirement when the home was purchased.
- To allow an improvement to the home by expanding the kitchen and family room, the predicament cannot be feasibly obviated through another method.

**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;

yes, this will add value to our property, but we  
intend to stay.

B. Whether the variance is substantial;

The addition is minor in my opinion. It reduces  
the "50ft" requirement by a few feet.

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;

No

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

No

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

We were unaware of the requirements when we moved  
to Medina 14 years ago.

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

No, we are trying to expand our kitchen and  
family room.

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

If approved, all requirements would be  
followed.

Please let me know if you need anything else.  
I've included our architect and surveyors information if needed.

Charles Klinkenberg  
Illes Architects  
[illesarchitects@zoominternet.net](mailto:illesarchitects@zoominternet.net)  
330-725-6262

Susan Eichhorn  
Ohio Surveyor 7265  
Corner Stone Professional Land Surveyors  
330-723-2612

Sincerely,

Sean Brown  
330-541-1784

I THOMAS WEH, residing at 1077 OAK BROOKE DR have reviewed the preliminary drawings for the Brown's addition at 1080 Southport Dr., Medina, OH 44256 and have no issues with the proposed addition at the aforementioned address.

Thanks,

THOMAS WEH

Print Name

THOMAS WEH 5-13-24

Signature and Date

I Vernon Robinson, residing at 1099 Oakhrooke Dr have reviewed the preliminary drawings for the Brown's addition at 1080 Southport Dr., Medina, OH 44256 and have no issues with the proposed addition at the aforementioned address.

Thanks,

Vernon Robinson

Print Name



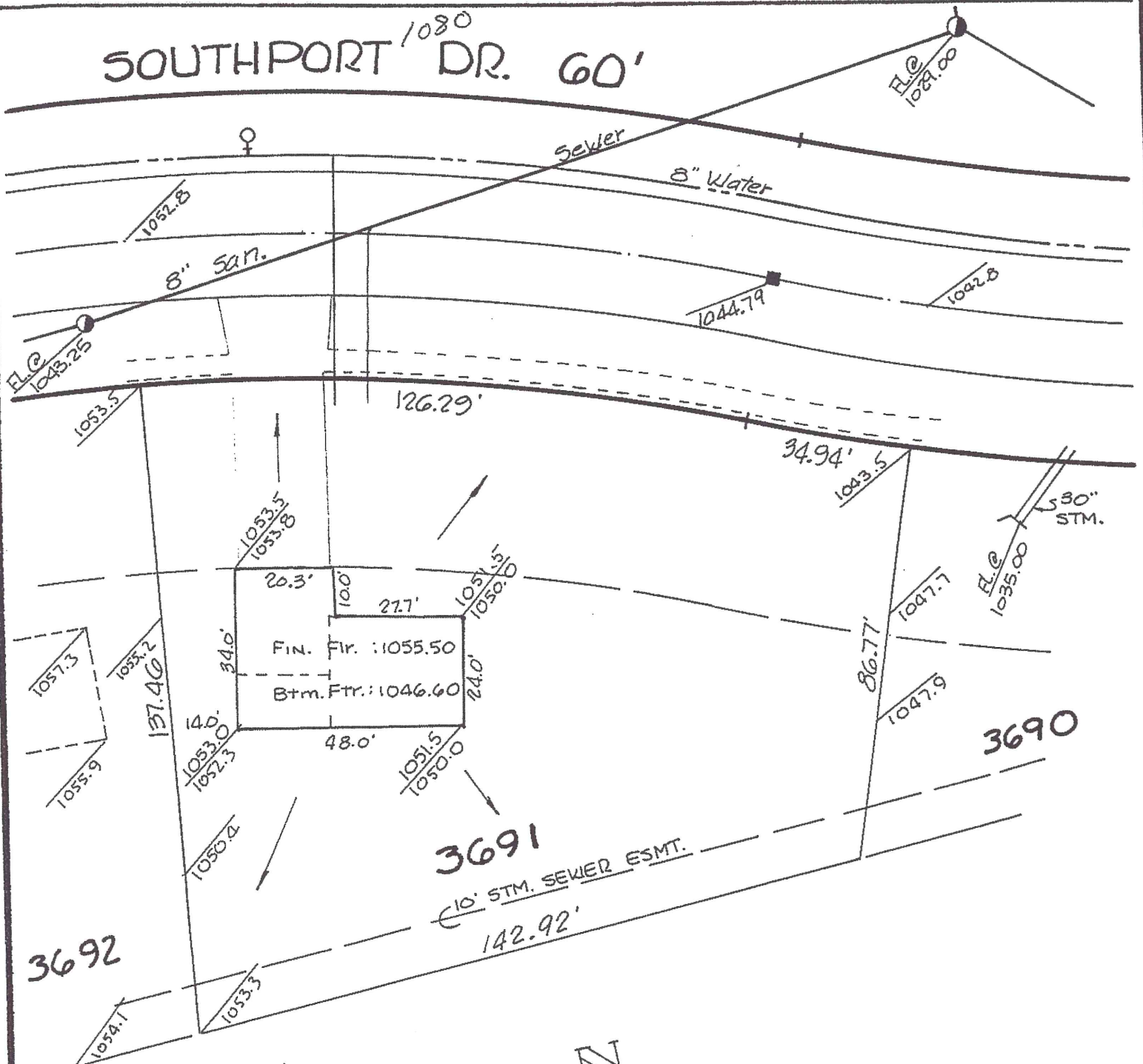
Signature and Date

# LOT IMPROVEMENT PLAN

COUNTY OF MEDINA, STATE OF OHIO

TOWNSHIP \_\_\_\_\_ TOWNSHIP LOT NO. \_\_\_\_\_ TRACT \_\_\_\_\_  
 CITY OF MEDINA LOT NO. 3691 VILLAGE OF \_\_\_\_\_ LOT NO. \_\_\_\_\_  
 SUBDIVISION TWIN OAKS - V SUB-LOT NO. \_\_\_\_\_ PROP. OWNER Ryan Homes

SOUTHPORT DR. 60'



3692

3691

3690

MODEL: BUNKER HILL # 871    SCALE: 1" = 30'  
 APPROX. AREA OF LOT: 16,900 sq ft

PROPOSED  
 EXISTING



**T. A. CUNNINGHAM & ASSOC.**  
 CIVIL ENGINEERING & SURVEYING  
 MEDINA, OHIO  
 DATE MAY 31, 1977 PROJ. NO. 2505-5  
 CLIENT'S NO. \_\_\_\_\_



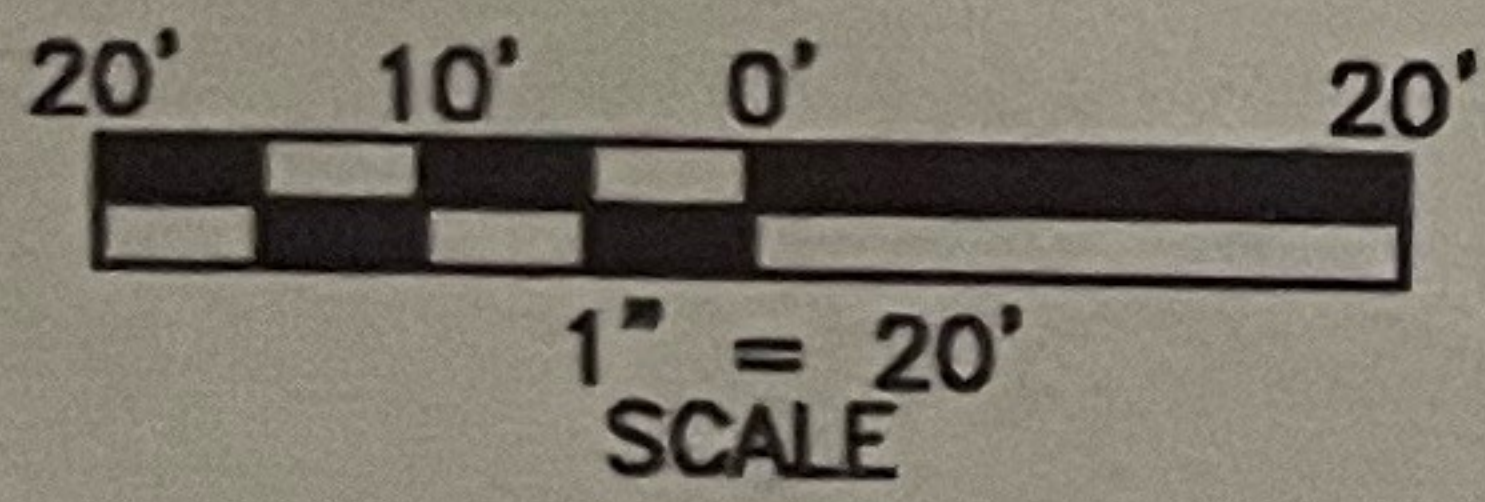
N

# SOUTHPORT DRIVE

60'

HOUSE LOCATION for SEAN & ERIN BROWN  
MEDINA CITY LOT 3691 IN TWIN OAKS SUBD. PH 5  
CITY OF MEDINA, STATE OF OHIO.

PLAT REFERENCE:  
VOL. 18, PAGE 29  
M.C. RECORDER.



● MONUMENT FOUND & USED AS NOTED.



*Susan L. Eichhorn*  
SUSAN L. EICHHORN P.S. 7265  
MAY 06, 2024 24035

5/8" BAR  
3" DEEP

5/8" BAR  
MON. BOX

5/8" BAR  
BENT 0.26' W.

5/8" BAR  
6" UP

5/8" BAR  
4" UP

CONCRETE DRIVE

ARC = 126.29'  
RADIUS 513.11'

ARC = 34.94'  
RADIUS 513.11'

40' BUILDING LINE

40' WIDE STORM EASE.

SEAN & ERIN BROWN  
DOC.#2010OR016256  
6-20-2010

15'-2"

N 08° 32' 39" E  
137.46'

20.6'

10'

28.0'

24'

GAR.

#1080  
2-STORY WOOD FRAME  
2ND FLOOR EXTENDS  
1-FT. OVER FOUNDATION  
(NOT SHOWN)

48.8'

12'

20'

17'

39'

10' WIDE STORM EASEMENT

245.76'  
S 87° 47' 45" W

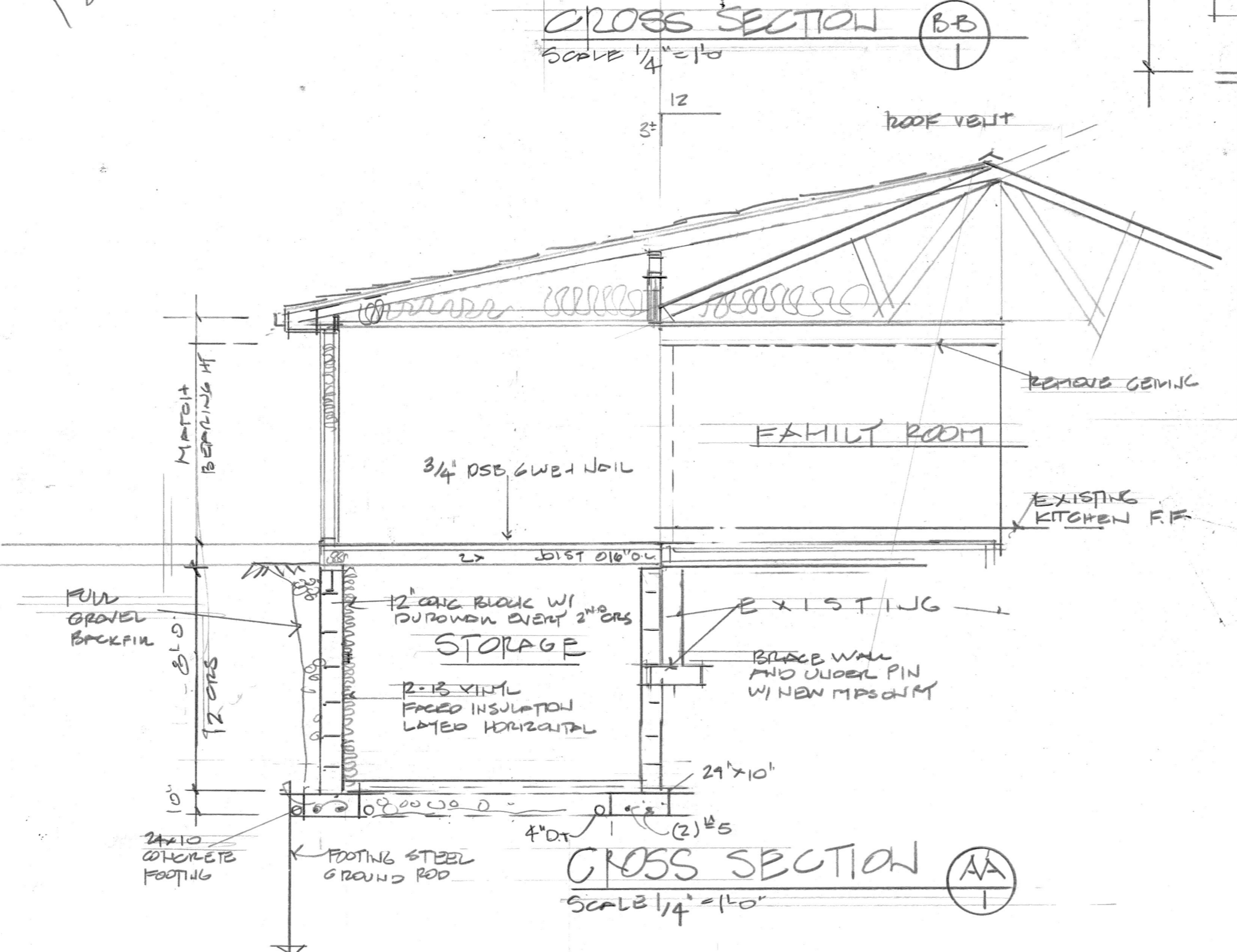
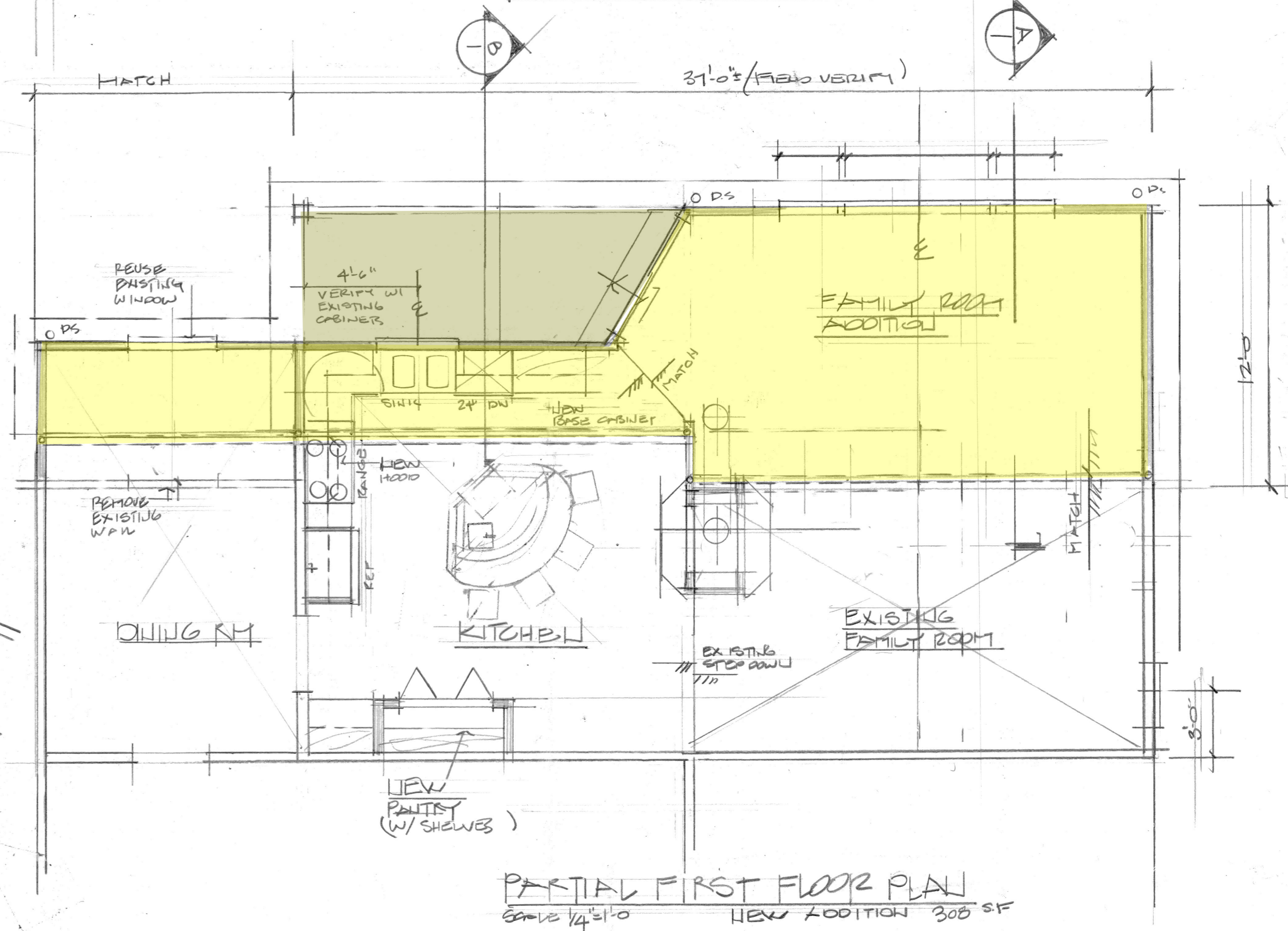
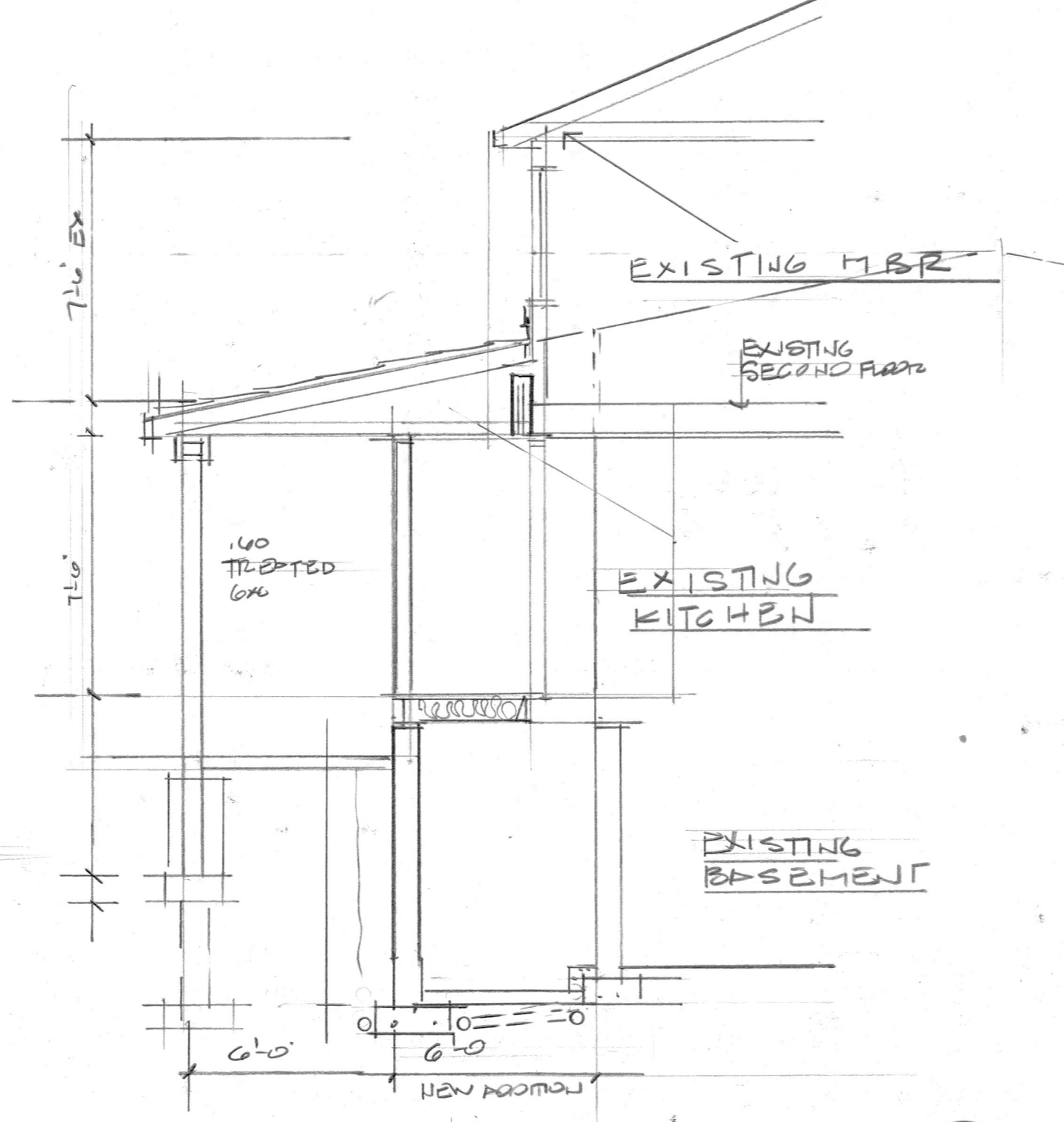
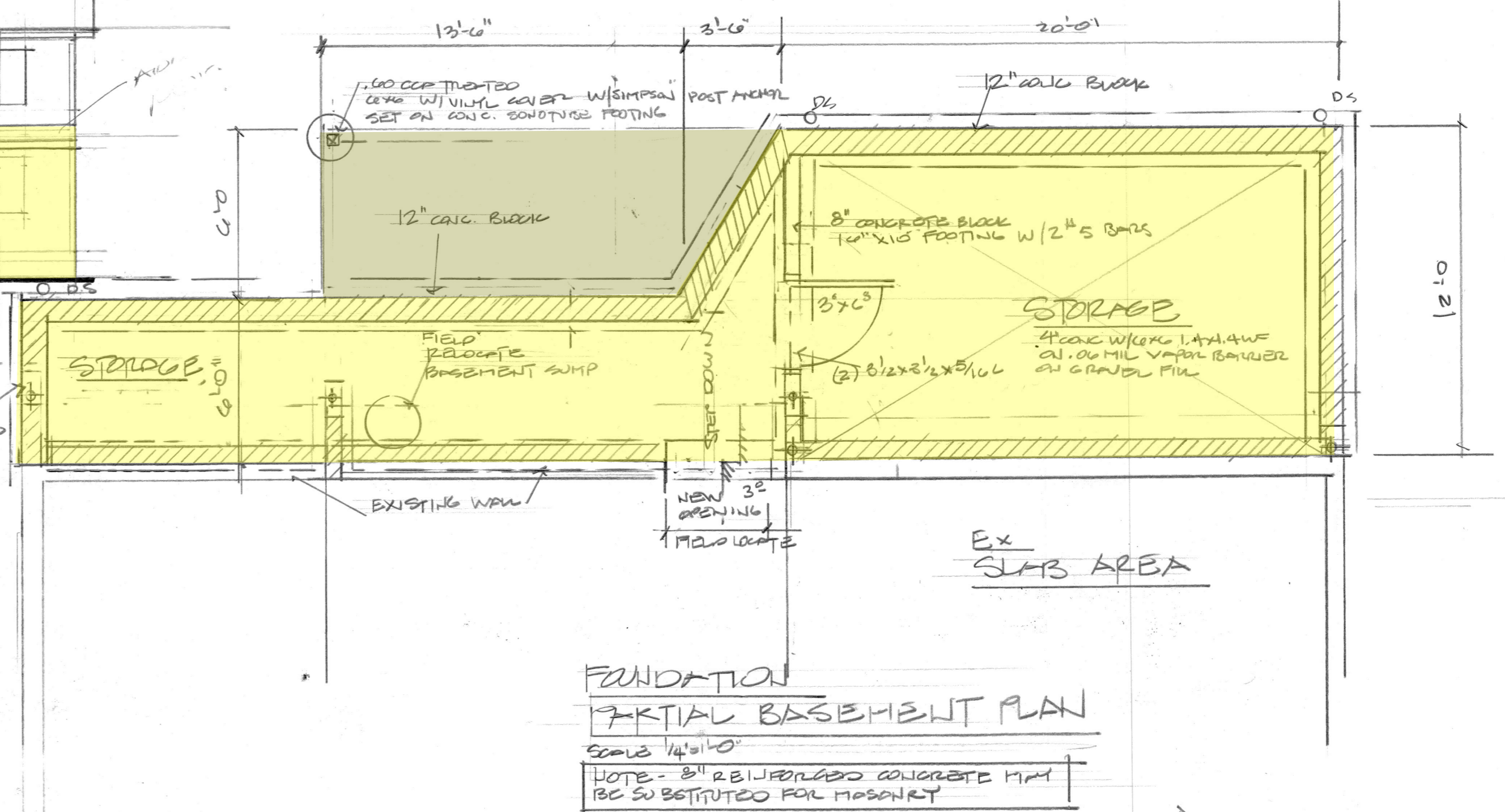
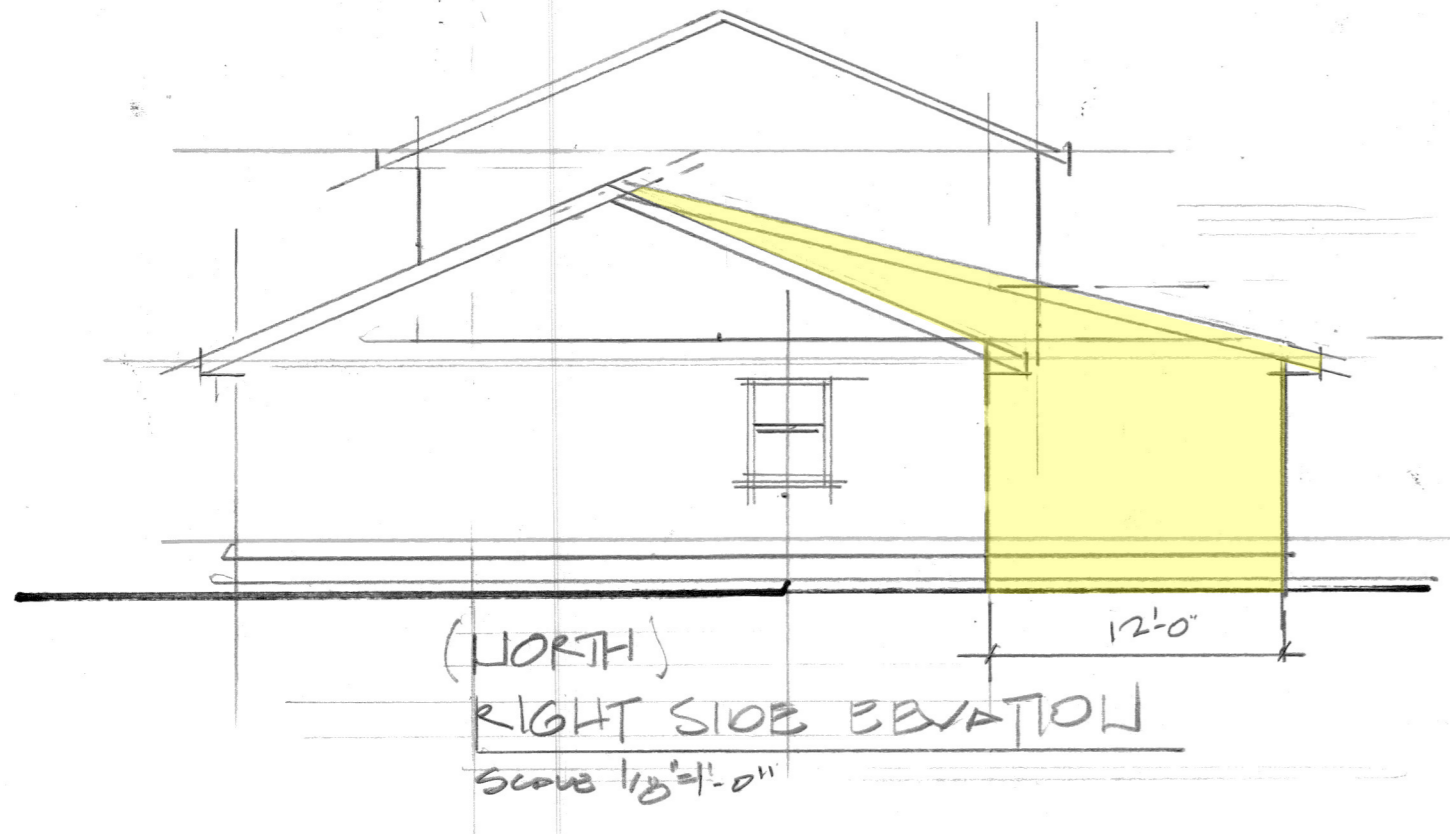
N 20° 36' 44" E  
86.77'

3692

3691

3690

4123 Weymouth Rd. Medina, OH 44266  
susan@cornerstonesurveyor.com 330-723-2612  
**Corner Stone** Professional Land Surveyors, Inc.



A NEW KITCHEN / FAMILY ROOM ADDITION FOR THE BROWN RESIDENCE 1080 SOUTHOPT DR  
 MEDINA OHIO 44130