

# APPLICATION

330-722-9038  
www.medinaoh.org

Application Number 224-23

GENERAL	Date of Application <u>October 8th, 2024</u>
	Property Location <u>1051 Brandywine Dr., Medina, Ohio 44256</u>
	Description of Project <u>Covered screened in deck</u>

CONTACT INFORMATION	<b>Applicant</b>
	Name <u>Medina Exteriors, Inc</u>
	Address <u>4029 N. Jefferson St</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	Phone <u>330-725-2235</u> Email <u>brett@medinaexteriors.com</u>
	<b>Property Owner</b>
	Name <u>Alex and Cynthia Frame</u>
Address <u>1051 Brandywine Dr.</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>	
Phone <u>330-635-0385</u> Email <u>aframe@kincaidframe.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 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) 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>Brett C. Ryan</u>	Date <u>October 8th, 2024</u>

OFFICIAL USE	Zoning District <u>R-1</u>	Fee (See Fee Sheet) \$ <u>200</u>
	Meeting Date <u>11/14/24</u>	Check Box when Fee Paid <input type="checkbox"/>

**Z24-23**  
**Brandywine Drive Screened-In Deck**

Property Owner: Alexander and Cynthia Frame  
Applicant: Brett Ruiz  
Location: 1051 Brandywine Drive  
Zoning: R-1 (Low Density Residential)  
Request: Area Variance to Section 1121.05 to allow a screened-in deck within the side yard setback

**LOCATION AND SURROUNDING USES**

The subject site is composed of 0.60 acres located on the north side of Brandywine 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 356 sq. ft. (20 ft. x 17 ft. 9.5) screened-in deck on the rear of the existing home. The screened-in deck will have a gabled roof projecting outward from the home.

### **SIDE YARD SETBACK (SECTION 1121.05)**

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Section 1121.05 requires that principal structures in the R-1 zoning district must have a setback of 10 ft. from side property lines. Screened-in decks with a roof are subject to the setback requirement.

The existing home is located at the required 10 ft. setback from the eastern side property line. The proposed screened-in deck extends 20 ft. from the northeast corner of the home. As the home and the property line are not parallel, the northeast corner of the screened-in deck is proposed at 8 ft. from the side property line.

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

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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**

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

- Though the property would have a beneficial use without the variance, denial of the variance would limit the property's functionality and potentially its value.
- The variance is not substantial as the proposed screened-in deck is a minor improvement and the setback variance is a minimal distance.
- The essential character of the area will not be altered as screened-in decks are common and the project's design is consistent with the neighborhood.
- The spirit and intent of the zoning requirement will be observed as the project will allow the homeowners to enhance their property while keeping with the neighborhood character.

**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;

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B. Whether the variance is substantial;

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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;

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

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

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

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

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## **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.

### **Question A:**

The property at 1051 Brandywine Dr, Medina, Ohio, is seeking a variance for the addition of a screened deck, which could potentially enhance its market value and usability. If the variance is granted, it would likely yield a reasonable return by improving the home’s outdoor living space, making it more appealing to potential buyers and increasing overall enjoyment for the homeowner. However, if the variance is not approved, the property could still have beneficial uses without the deck addition, though it may limit the expansion of functional and desirable outdoor space, possibly affecting long-term property value growth.

### **Question B:**

The variance for the screened deck addition at 1051 Brandywine Dr, Medina, Ohio, does not appear to be substantial if the request aligns with typical residential enhancements in the neighborhood. A screened deck is generally considered a minor improvement and would not significantly alter the character of the property or surrounding area. However, the degree to which it is considered substantial depends on how much the proposed addition deviates from existing zoning regulations. If the requested variance is minimal in size or setback, it would likely be viewed as reasonable and not overly substantial.

### **Question C:**

The addition of a screened deck at 1051 Brandywine Dr, Medina, Ohio, is unlikely to substantially alter the essential character of the neighborhood or cause significant detriment to adjoining properties. Screened decks are common residential features that typically blend well with surrounding homes, enhancing outdoor living spaces without disrupting the neighborhood’s aesthetic. As long as the design is consistent with the area's architectural standards, the variance should not create a visual or functional disruption. Additionally, adjoining properties are unlikely to suffer substantial detriment, as the addition would not block views, reduce privacy, or negatively impact property values in any significant way.

**Question D:**

The requested variance for the screened deck addition at 1051 Brandywine Dr, Medina, Ohio, is unlikely to adversely affect the delivery of governmental services. A screened deck addition is typically a minor residential modification that would not interfere with essential services such as emergency response, utilities, or road maintenance. Since the structure would likely be confined to the homeowner's property and would not encroach on public spaces or infrastructure, it is reasonable to assume that services like fire protection, police, and waste collection would continue unaffected. Therefore, the variance should not create any significant challenges to the provision of governmental services in the area.

**Question E:**

They did not.

**Question F:**

No

**Question G:**

Granting the variance for the screened deck addition at 1051 Brandywine Dr, Medina, Ohio, would likely uphold the spirit and intent behind the zoning requirement while also ensuring substantial justice. The purpose of zoning regulations is to maintain neighborhood aesthetics, property values, and safety, all of which can be preserved with a well-designed screened deck. The variance does not appear to propose a significant deviation from these principles, as the addition would enhance the property without negatively impacting the surrounding homes or essential services. By granting the variance, the homeowner would benefit from improved property functionality and value, while the neighborhood character and zoning goals would remain intact, ensuring a fair and balanced outcome for all parties involved.

# LOT IMPROVEMENT PLAN

## COUNTY OF MEDINA, STATE OF OHIO

TOWNSHIP \_\_\_\_\_ TOWNSHIP LOT NO. \_\_\_\_\_ TRACT \_\_\_\_\_ SECT. \_\_\_\_\_  
 CITY OF MEDINA LOT NO. 5726 VILLAGE OF \_\_\_\_\_ LOT NO. \_\_\_\_\_  
 SUBDIVISION MONTVILLE FARMS Ph. 1 SUB-LOT NO. \_\_\_\_\_ PROP. OWNER PARAGON

1st. FLR. = 1098.3  
 GAR. FLR. = 1097.0  
 BOT. FTR. = 1088.6  
 TOP BLK. = 1097.3

1097.24 10.28.94  
 AS-BUILT / FOUND. DATE

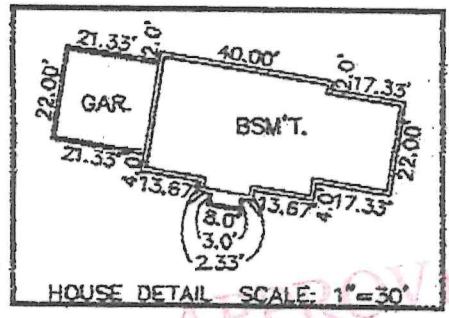
*Richard H. Wilson*  
 ENGINEER

\*NOTE: MAXIMUM WIDTH  
 OF DRIVE-WAY IS 20' &  
 MAXIMUM WIDTH @ CURB  
 IS 22'.

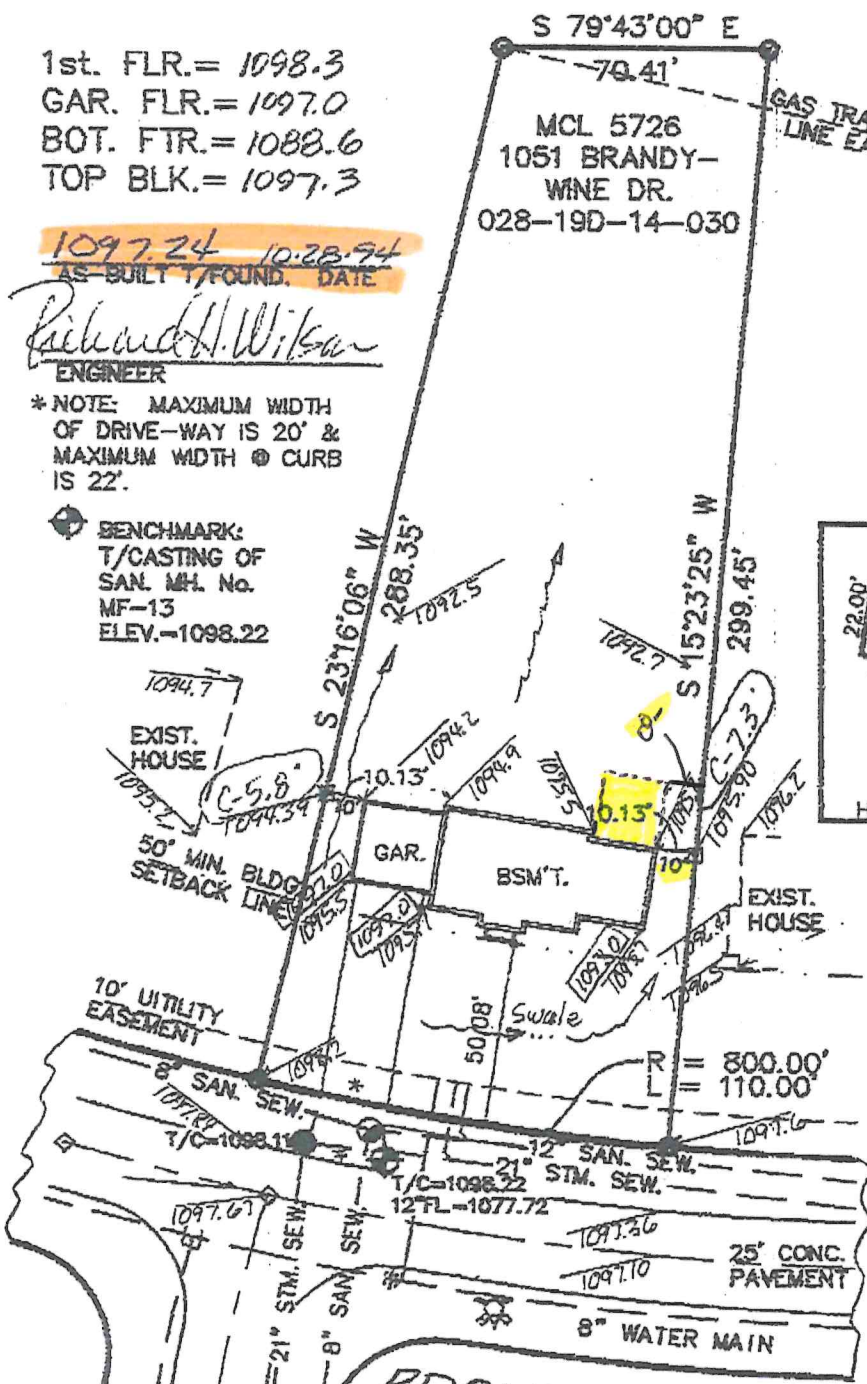
BENCHMARK:  
 T/CASTING OF  
 SAN. MH. No.  
 MF-13  
 ELEV. = 1098.22

RECEIVED  
 OCT 24 1994  
 CITY OF MEDINA  
 ENGINEERING DEPT

SCALE: 1" = 50'



APPROVED  
 BY  
 CITY OF MEDINA  
 ENGINEERING DEPARTMENT  
*[Signature]* 10-28-94  
 CITY ENGINEER DATE



WILLOW  
 BEND DR.

BRANDYWINE DR.

Rolling, Hovevar & Associates, Inc.  
 ENGINEERS SURVEYORS  
 MEDINA, OHIO 723-1828  
 FAX: 723-6637  
 DATE 9.5.94 PROJ. NO. 20558  
 CLIENT'S NO. \_\_\_\_\_

RECEIVED  
 OCT 02 2024  
 BY: *24-1258*



RESIDENTIAL DESIGN WORKS LLC  
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 MEDINA, OHIO 44256  
 330.206.8973  
 ResidentialDesignWorks@gmail.com

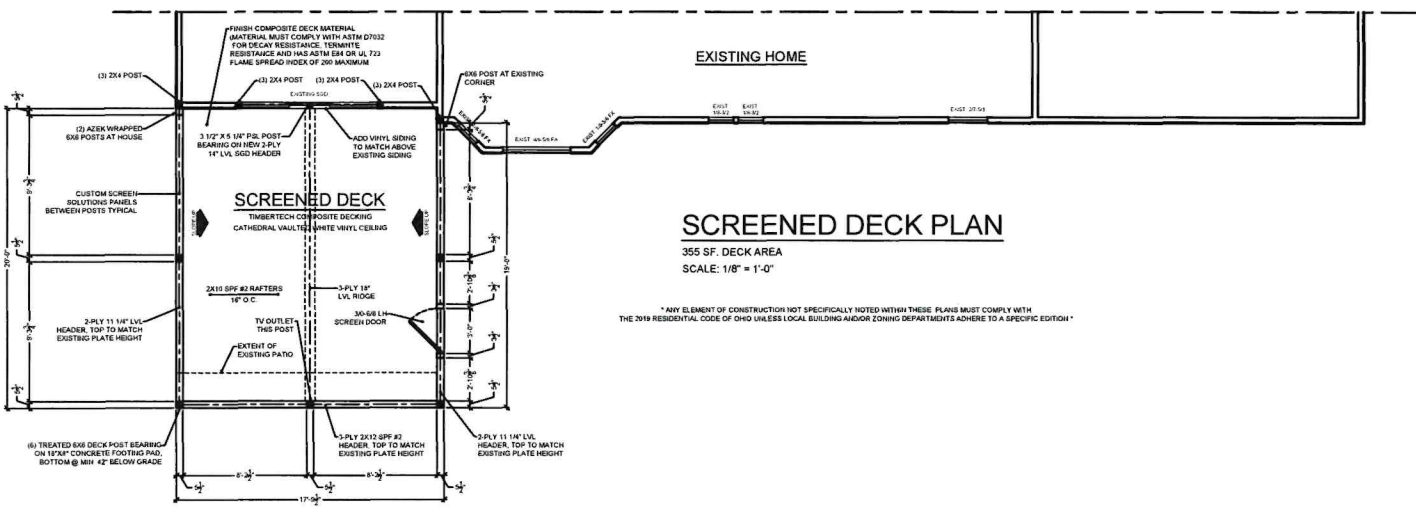
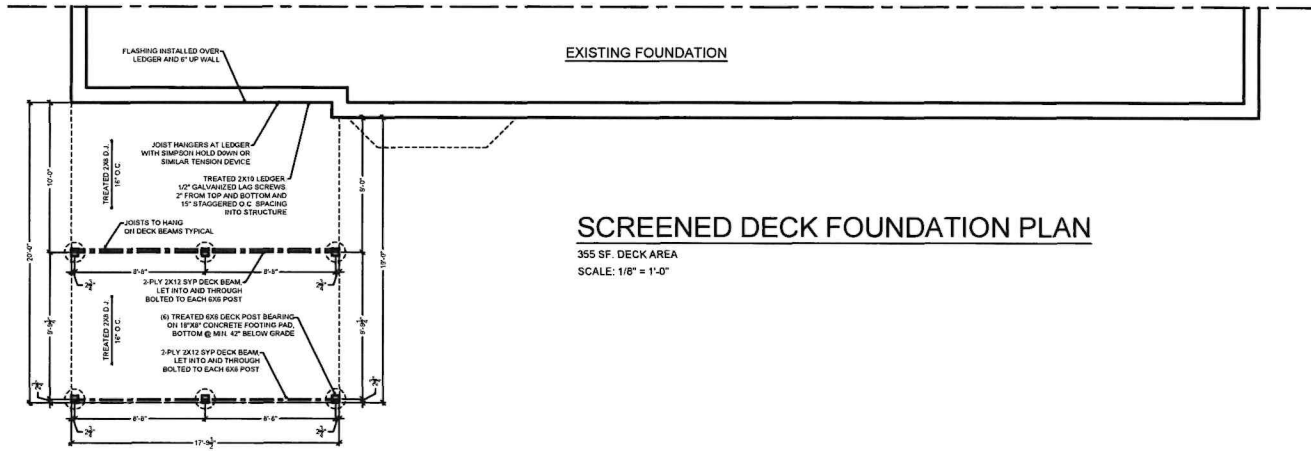
MEDINA EXTERIORS  
 & REMODELING  
 4029 NORTH JEFFERSON STREET  
 MEDINA, OHIO 44256

SCREENED REAR  
 DECK ADDITION  
 1051 BRANDYWINE DRIVE  
 MEDINA, OHIO 44256

AREA CALCULATIONS	
SCREENED REAR	
DECK	355

REVISIONS	
7.16.2024 MJT	
8.12.2024 MJT	

SHEET  
**A-2**



GENERAL DISCLAIMER NOTE:  
 RESIDENTIAL DESIGN WORKS LLC IS A RESIDENTIAL DESIGN FIRM AND NOT AN OHIO REGISTERED ARCHITECT (ALLOWABLE PER OHIO LAW ORC 379.04-3), ENGINEER, SURVEYOR OR TRUSS DESIGNER. THE BUILDER/CONTRACTOR/OWNER UTILIZING THESE DRAWINGS IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODE REQUIREMENTS, AS WELL AS ASSURING THE STRUCTURAL INTEGRITY OF THE CONSTRUCTION.



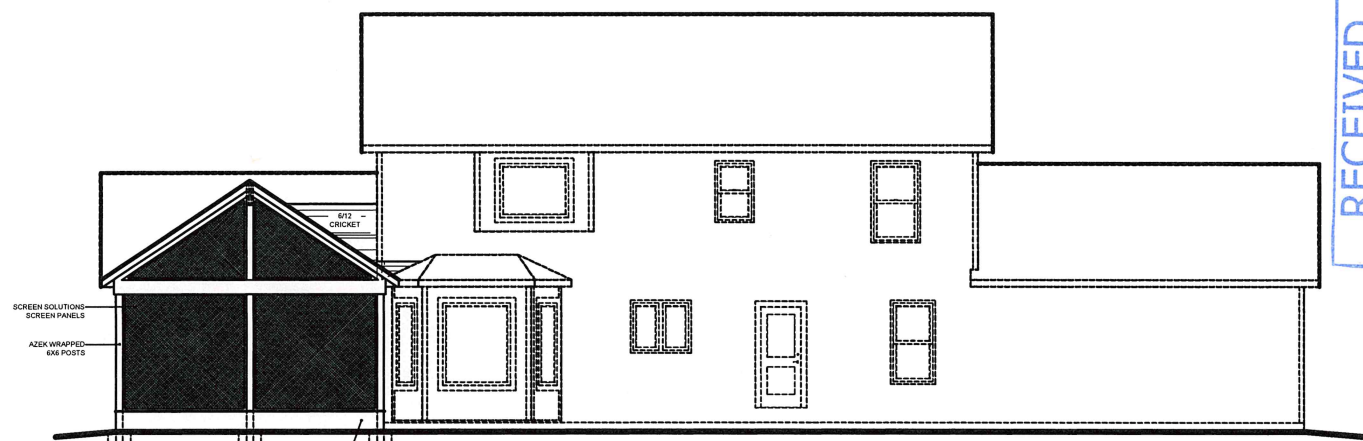
SHEET INDEX	
A-1	SCREENED REAR DECK ELEVATIONS
A-2	SCREENED REAR DECK PLANS



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 ResidentialDesignWorks@gmail.com

**MEDINA EXTERIORS  
 & REMODELING**  
 4029 NORTON CENTER ROAD, SUITE 101  
 MEDINA, OHIO 44256

**RECEIVED**  
**OCT 02 2024**  
 BY:



**SCREENED DECK ELEVATIONS**

SCALE: 1/8" = 1'-0"

\*ANY ELEMENT OF CONSTRUCTION NOT SPECIFICALLY NOTED WITHIN THESE PLANS MUST COMPLY WITH THE 2019 RESIDENTIAL CODE OF OHIO UNLESS LOCAL BUILDING AND/OR ZONING DEPARTMENTS ADHERE TO A SPECIFIC EDITION.\*

**REAR ELEVATION**

4x6 TREATED 6X6 DECK POST BEARING ON 12"x8" CONCRETE FOOTING PAD, BOTTOM @ MIN 4" BELOW GRADE

ASPHALT SHINGLES 912

SHINGLES TO BE REMOVED IN ALL AREAS OF EXISTING ROOF WHERE NEW ROOF IS TYING INTO AND FULLY COVERED BY ICE & WATER SHIELD

**RIGHT ELEVATION**

JOISTS TO HANG ON DECK BEAMS

JOISTS TO HANG ON DECK BEAMS

**LEFT ELEVATION**

AZEK WRAPPED 4X6 POSTS

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**SCREENED REAR DECK ADDITION**

**AREA CALCULATIONS**

SCREENED REAR DECK
355

**REVISIONS**

7.16.2024 MJT
8.12.2024 MJT

**SHEET**

**A-1**