



BOARDS & COMMISSIONS APPLICATION

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

Application Number 225-16

GENERAL	Date of Application _____
	Property Location <u>240 W. Friendship St.</u>
	Description of Project <u>Build new garage replacing old one.</u>

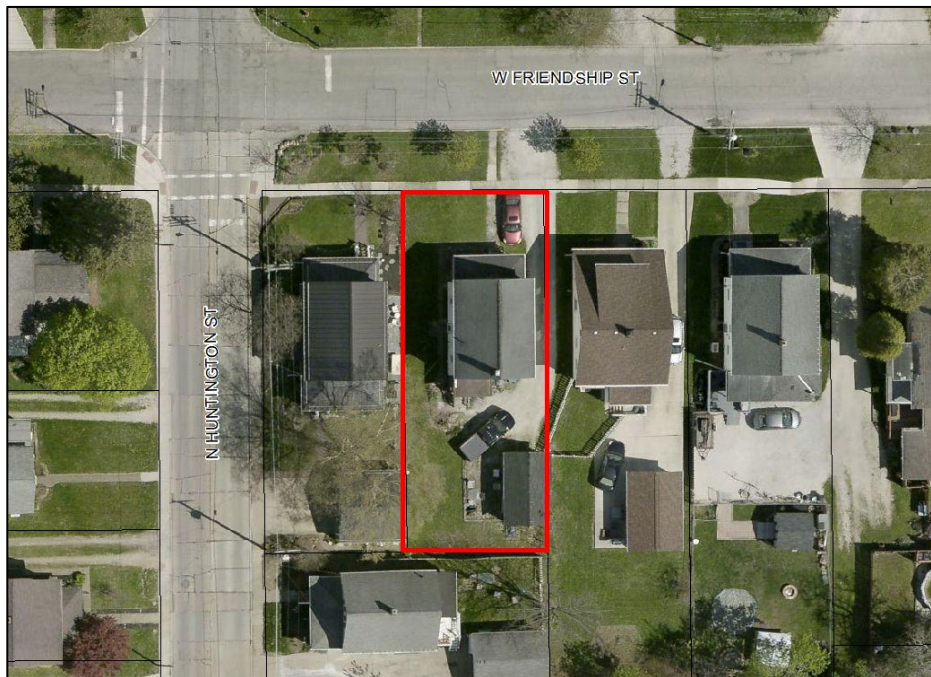
CONTACT INFORMATION	Applicant
	Name <u>Alfred and Ronda Smell</u>
	Address <u>240 W. Friendship St.</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u>
	Phone _____
	Property Owner
	Name <u>Same</u>
Address _____ City _____ State _____ Zip _____	
Phone _____ Email _____	
APPLICATION TYPE	Planning Commission Site Plan <input checked="" 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	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>[Signature]</u> Date <u>6-10-25</u>
OFFICIAL USE	Zoning District <u>R-3</u>
	Meeting Date <u>7-10-25</u>
	Fee (See Fee Sheet) \$ <u>200</u>
	Check Box when Fee Paid <input checked="" type="checkbox"/>

Z25-16
West Friendship Street Garage

Property Owner: Alfred & Ronda Smelko
Applicant: Alfred Smelko
Location: 240 West Friendship Street
Zoning: R-3 (High Density Urban Residential)
Request: Area Variance to Section 1113.05(l)(2)(A.) to allow an accessory structure within side yard setbacks and to be larger than permitted

LOCATION AND SURROUNDING USES

The subject site is composed of 0.11 acres on the south side of West Friendship Street. Adjacent properties are zoned R-3 and contain single-family and two-family residences.



BACKGROUND & PROPOSED APPLICATION

The subject property currently contains an 822 sq. ft. home, including the front and rear porches, and an approximately 440 sq. ft. (20 ft. x 22 ft.) detached garage. The applicant is proposing to demolish the existing garage and construct a 768 sq. ft. (24 ft. x 32 ft.) detached garage. The proposed garage will be located 2 ft. from the eastern property line.

DETACHED ACCESSORY STRUCTURE REGULATIONS (SECTION 1113.05(I)(2)(A.))

Section 1113.05(I)(2)(A.) includes the following requirements for detached accessory buildings associated with principal buildings used primarily for residential purposes in all districts, and associated with principal buildings for all uses on lots located in the M-U District:

3. Detached accessory buildings shall be built no closer than five (5) feet to rear and side lot lines.
7. The combined area of all detached accessory buildings on a lot shall not exceed 744 square feet, except as follows: The maximum combined area of all detached accessory buildings on a lot may be increased to a maximum of 1,032 square feet, provided that such area shall not exceed ten percent (10%) of the area of the rear yard of the lot.

The proposed garage is located 2 ft. from the eastern property line, which is within the required 5 ft. setback.

The maximum combined area of all detached accessory buildings in the rear yard is 744 sq. ft. The proposed 768 sq. ft. structure exceeds the maximum allowable by 24 sq. ft.

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

- There cannot be a beneficial use of the property without the variance as the existing garage is almost unusable and constructing a new garage without the proposed variance would be difficult.
- The variance is not substantial as the garage is only 3 ft. within the side setback and only 24 sq. ft. over the maximum square footage.
- The spirit and intent of the zoning requirement would be observed as the property would look more appealing and be easier to use.

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;

Building on property is almost non useable, building new building with out variance will make it harder to use than with variance

B. Whether the variance is substantial;

no it is not, current code is 5 Ft. from property line, want to build 2 Ft. from line, current is on line. also max sq. foot is 744 sq. ft. want to build 768 sq. ft.

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;

would make neighborhood look better as current building is in poor condition. would not affect adjoining properties except possibly bring up property values.

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

no it would not due to being in rear of house

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

did not realize restrictions, was owner's first house and didn't realize limits

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

move to another house more suited to needs and rent out this property

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

With variance the whole property would look more appealing and be easier to use



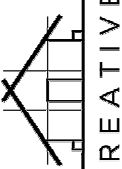
AREA SCHEDULE	
Main Floor	768.0 sq ft.

DRAWING SCHEDULE	
COVER	1
SITE	2
ELEVATIONS 1	3
ELEVATIONS 2	4
POST LAYOUT	5
FLOOR PLAN	6
ROOF	7
CROSS SECTION	8

SMEΛKO POLE BARN

GENERAL NOTES...	
1.	APPROVED CONSTRUCTION DOCUMENTS SHALL BE KEPT AT CONSTRUCTION SITE FOR REFERENCE BY BUILDING OFFICIAL.
2.	ALL CONNECTIONS AND FASTNERS TO MEET OHIO RESIDENTIAL CODE.
3.	ALL BUILDING MATERIAL & FASTNERS TO BE APPLIED AND FASTENED ACCORDING TO MANUFACTURER.
4.	STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER COMPLETION. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE ERECTION PROCEDURES, AND ENSURE SAFETY OF BUILDING AND ITS COMPONENTS.

Creative Drafting LLC



Mervin: (330) 465-0571
Wendall: (330) 641-1738
hltcreative@gmail.com

These drawings are for drafting purposes only, contractor/ builder shall be responsible to ensure that all materials and workmanship be in accordance to all Ohio residential building codes. All measurements may vary. Creative Drafting LLC will not accept any responsibility.



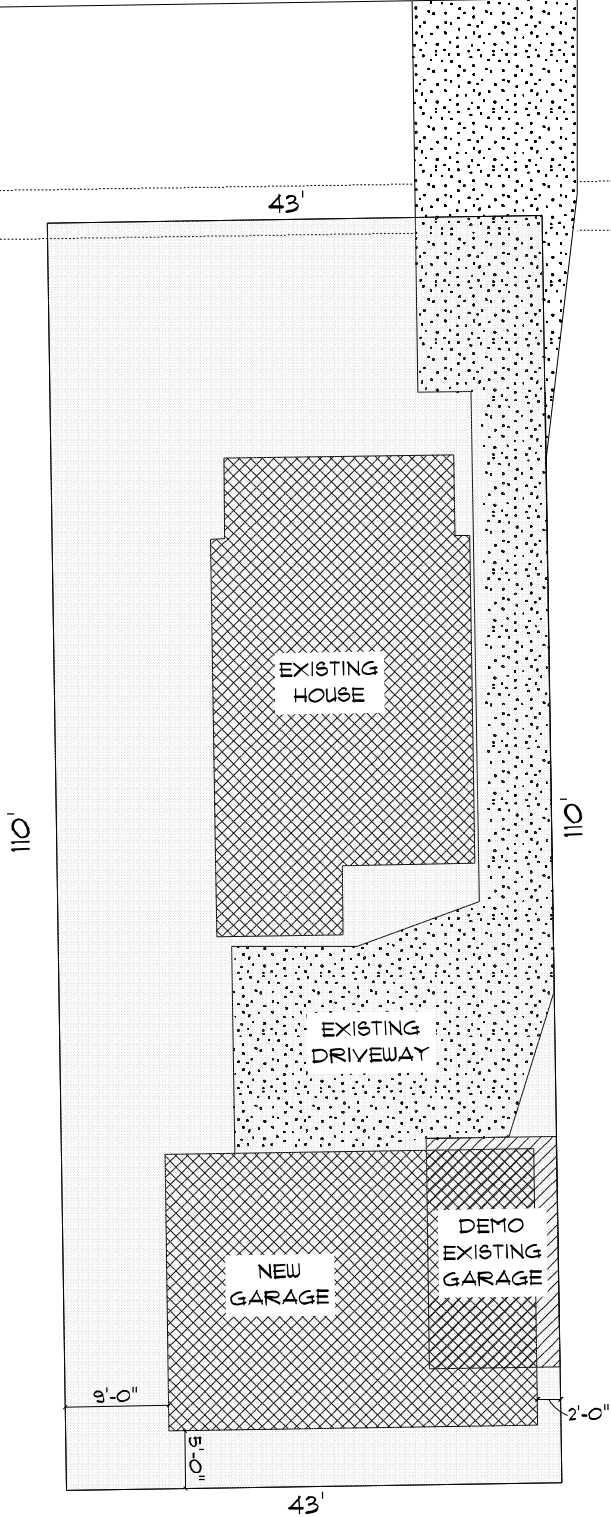
MILLER'S PREMIER
CONSTRUCTION
1138 EAST CLARK RD
WOOSTER, OH 44691
PHONE: (330) 317-8290
EMAIL: wesmpconstruction.us

Al Smelko
240 W Friendship St., Medinal, Ohio 44256

DRAWN BY: Wendall Hilty
SCALE: As Noted
Wednesday, June 11, 2025

N. HUNTINGTON STREET

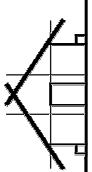
W. FRIENDSHIP STREET



SITE

SCALE: 0.0600" = 1'-0"

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hltcreative@gmail.com

CREATIVE
DRAFTING

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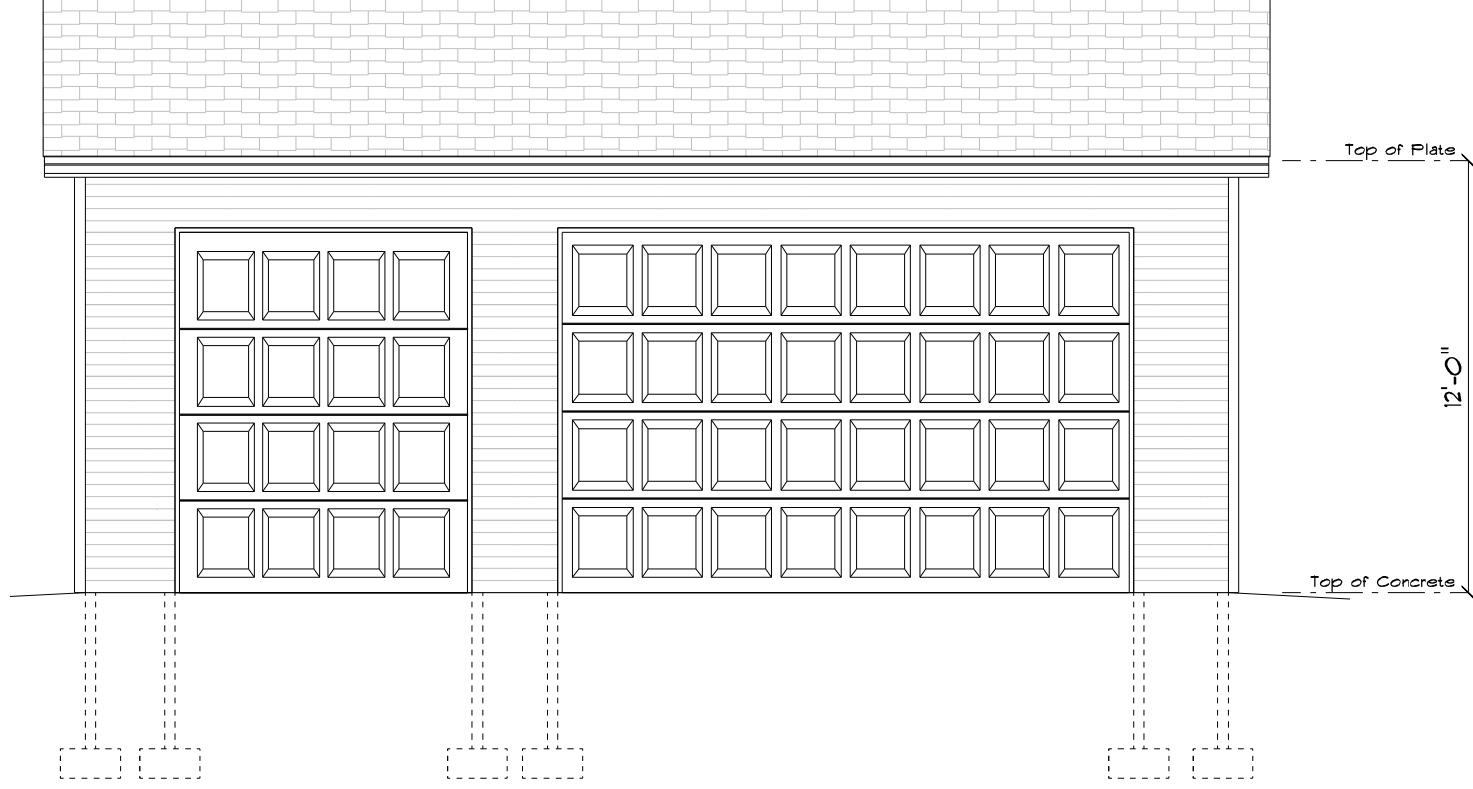
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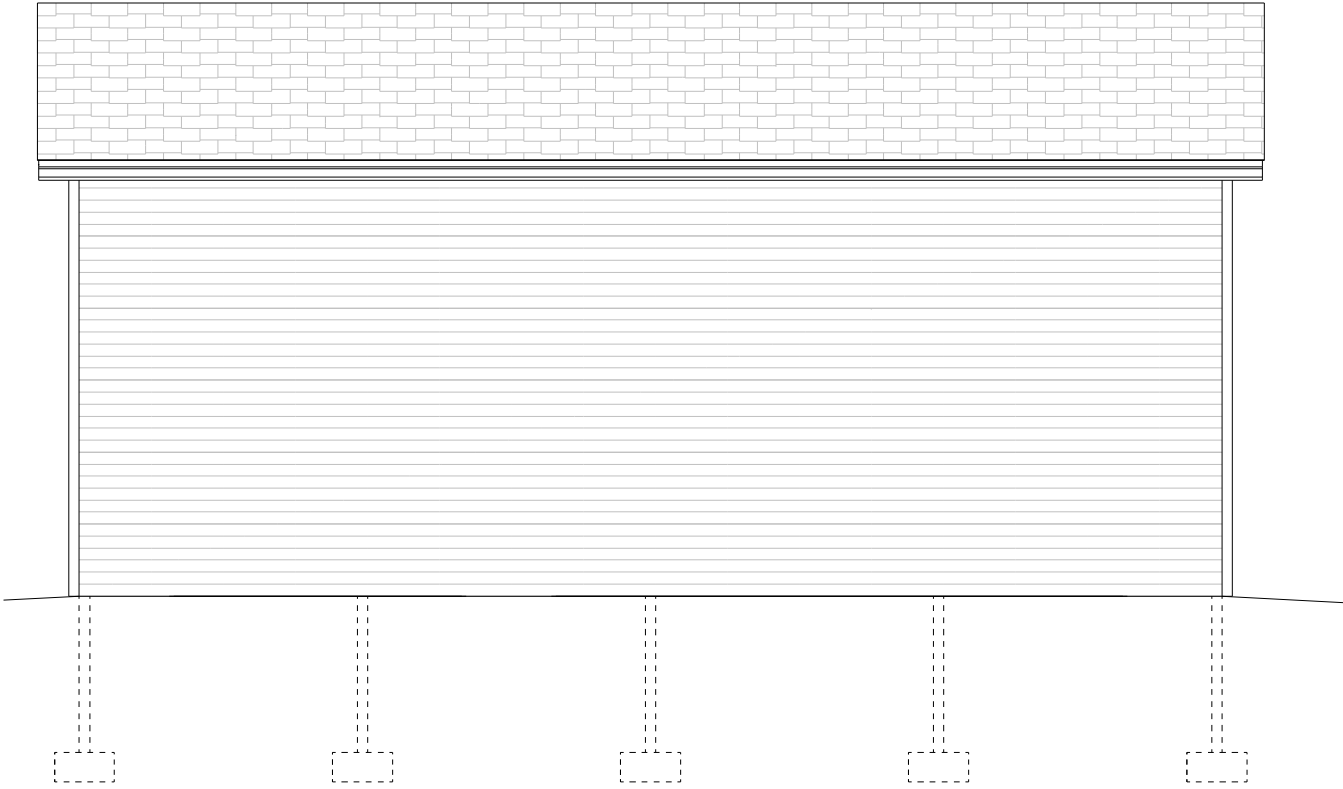
SCALE: 0.0600" = 1'-0"

Wednesday, June 11, 2025



FRONT ELEVATION

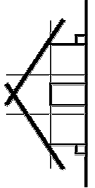
SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

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Al Smelko

240 W Friendship St., Medinal, Ohio 44256

DRAWN BY: Wendall Hilty

SCALE: 3/16" = 1'-0"

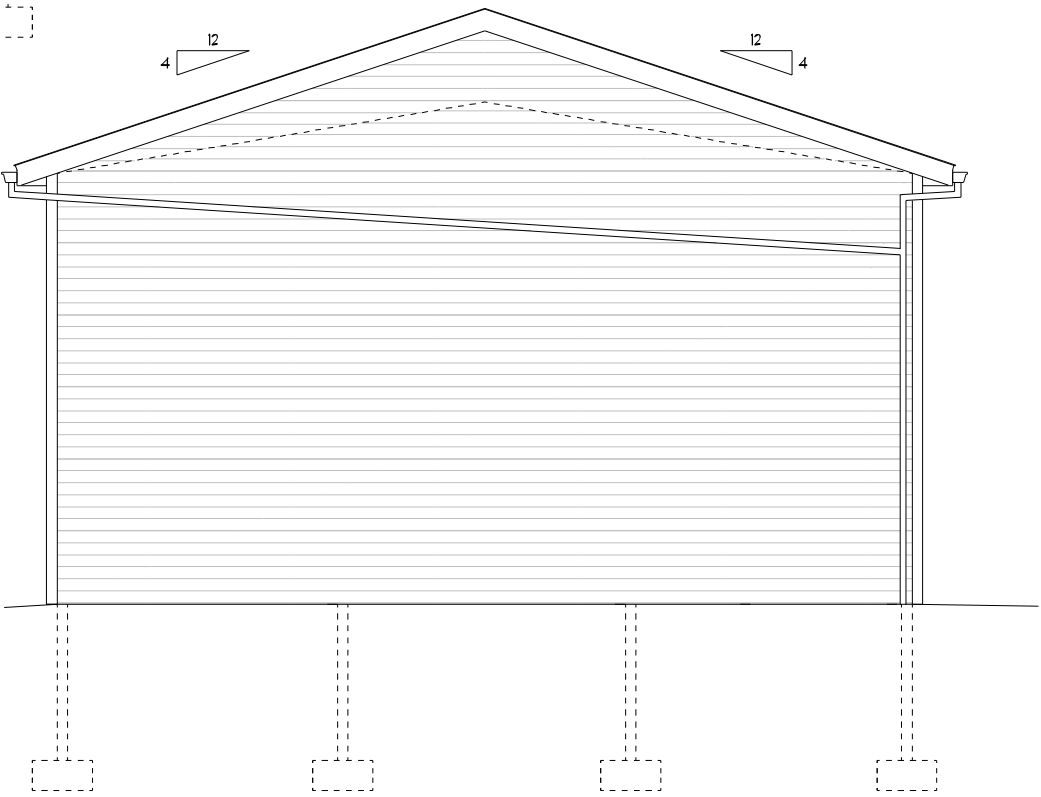
Wednesday, June 11, 2025

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ELEVATIONS 1

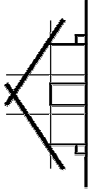


RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

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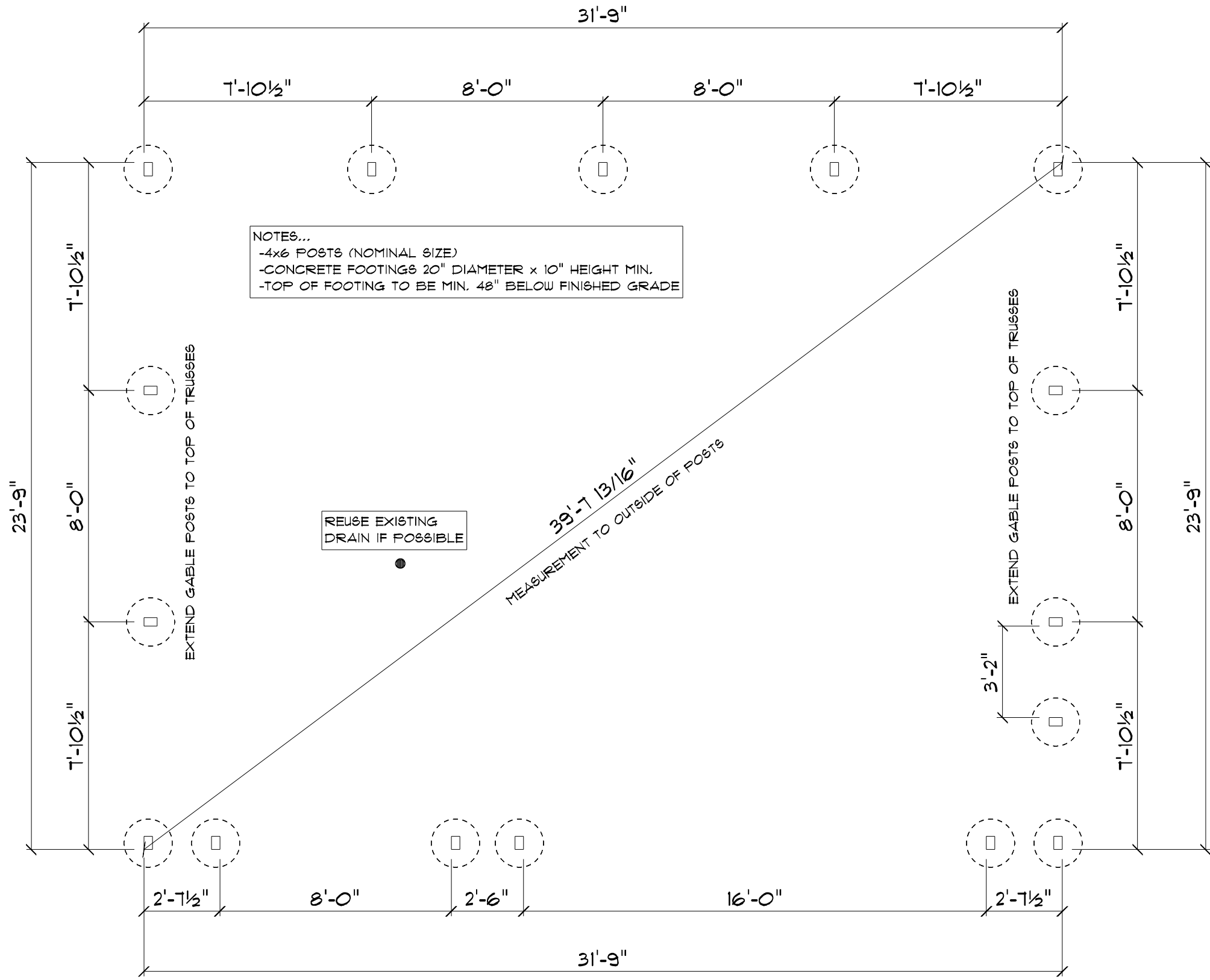
DRAWN BY: Wendall Hilty

SCALE: 3/16" = 1'-0"

Wednesday, June 11, 2025

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ELEVATIONS 2



NOTES...

- 4x6 POSTS (NOMINAL SIZE)
- CONCRETE FOOTINGS 20" DIAMETER x 10" HEIGHT MIN.
- TOP OF FOOTING TO BE MIN. 48" BELOW FINISHED GRADE

REUSE EXISTING
DRAIN IF POSSIBLE

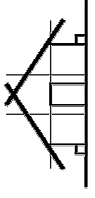
39'-7 13/16"
MEASUREMENT TO OUTSIDE OF POSTS

EXTEND GABLE POSTS TO TOP OF TRUSSES

POST LAYOUT

SCALE: 1/4" = 1'-0"

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MILLER'S PREMIER
CONSTRUCTION
1138 EAST CLARK RD
WOOSTER, OH 44691
PHONE: (330) 317-8290
EMAIL: wesmpconstruction.us

Al Smelko

240 W Friendship St., Medinal, Ohio 44256

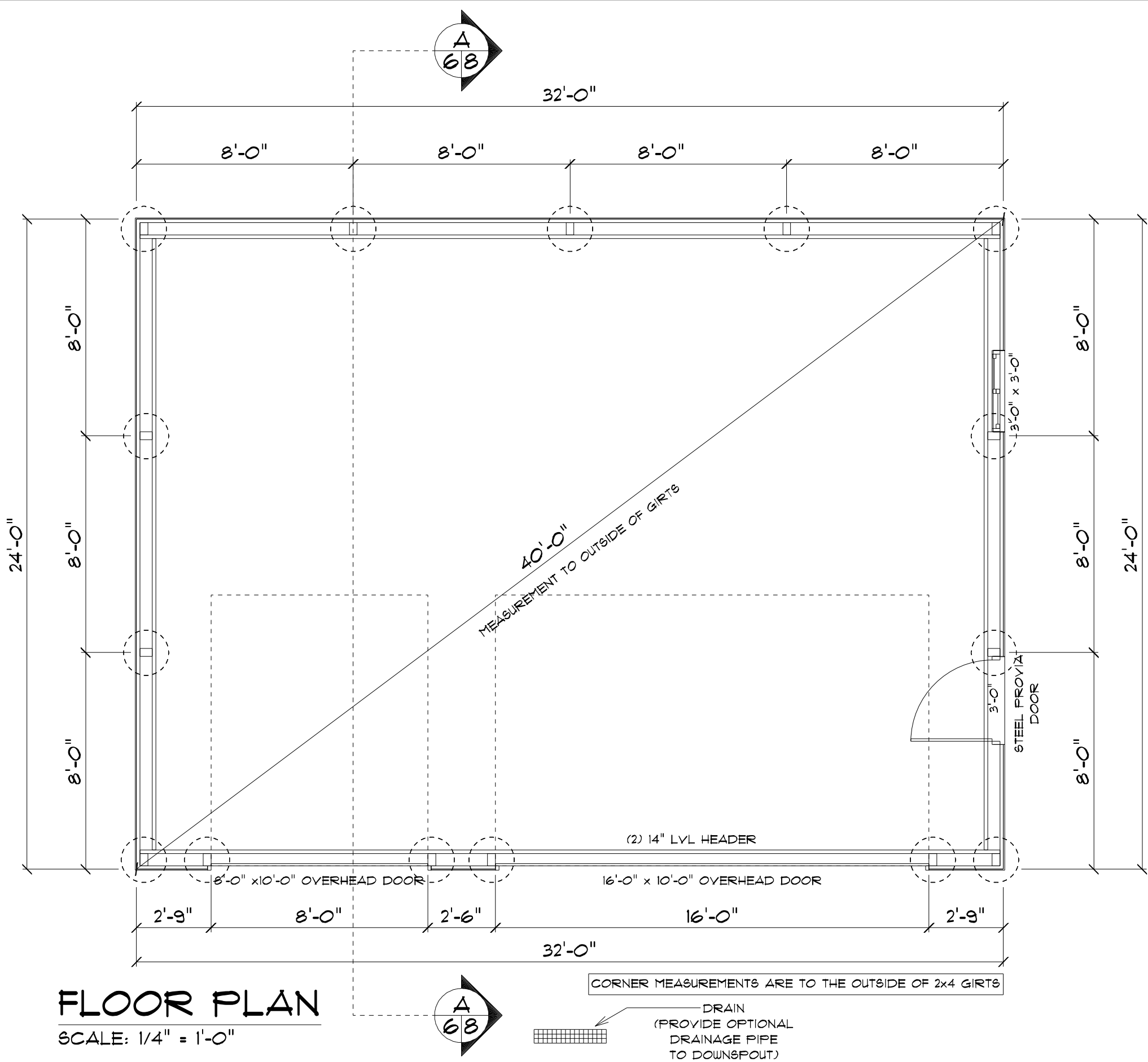
DRAWN BY: Wendall Hilty

SCALE: 1/4" = 1'-0"

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POST LAYOUT



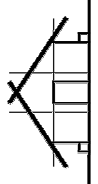
FLOOR PLAN

SCALE: 1/4" = 1'-0"

CORNER MEASUREMENTS ARE TO THE OUTSIDE OF 2x4 GIRTS

DRAIN
(PROVIDE OPTIONAL
DRAINAGE PIPE
TO DOWNSPOUT)

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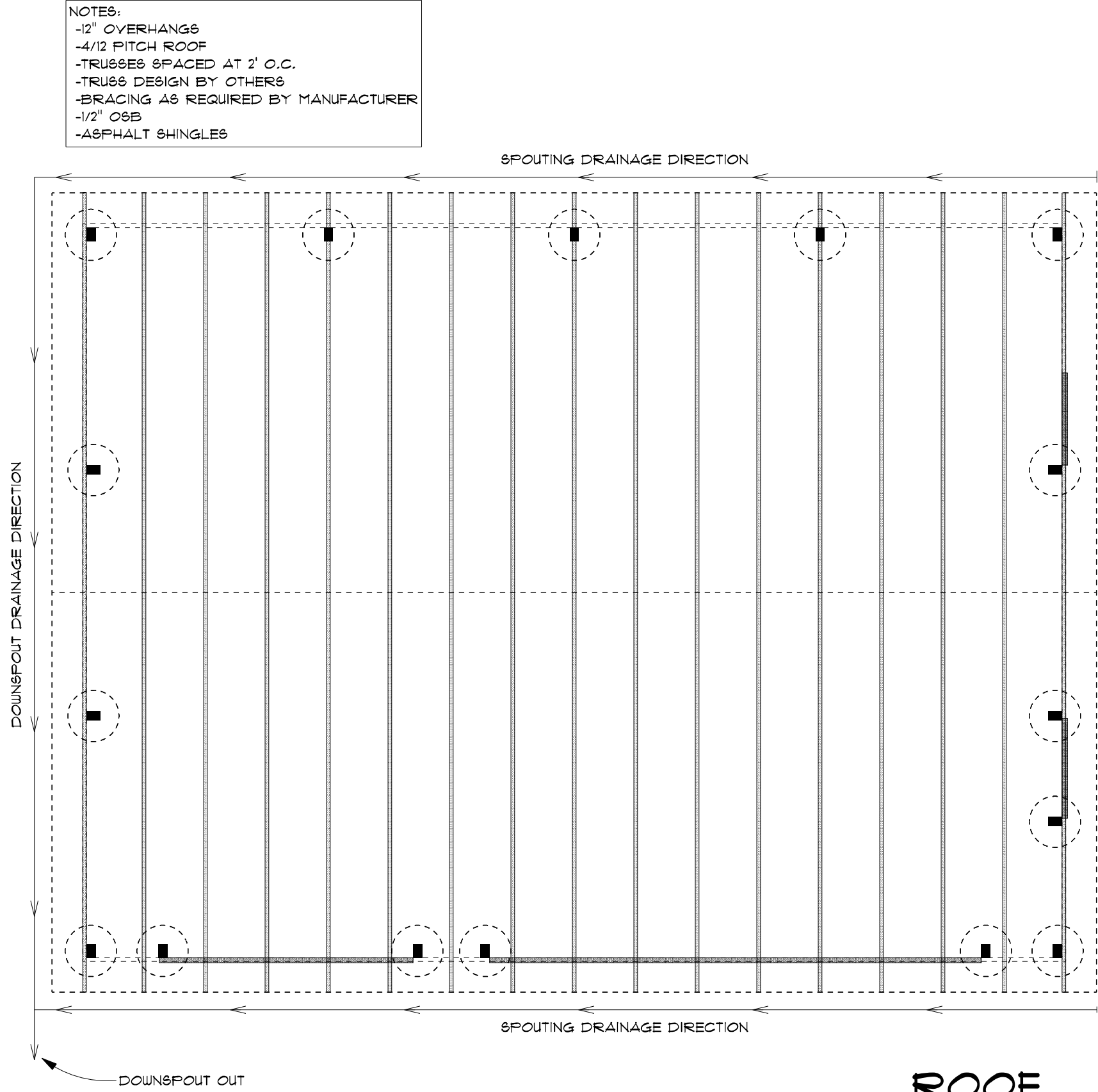
DRAWN BY: Wendall Hilty

SCALE: 1/4" = 1'-0"

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FLOOR PLAN



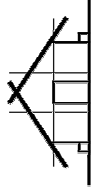
NOTES:
-12" OVERHANGS
-4/12 PITCH ROOF
-TRUSSES SPACED AT 2' O.C.
-TRUSS DESIGN BY OTHERS
-BRACING AS REQUIRED BY MANUFACTURER
-1/2" OSB
-ASPHALT SHINGLES

DOWNSPOUT DRAINAGE
OPTION 1: DRAIN TO DRIVEWAY
OPTION 2: CONNECT TO DRAIN IN FRONT OF GARAGE

ROOF

SCALE: 1/4" = 1'-0"

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DRAFTING

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Al Smelko

240 W Friendship St., Medinal, Ohio 44256

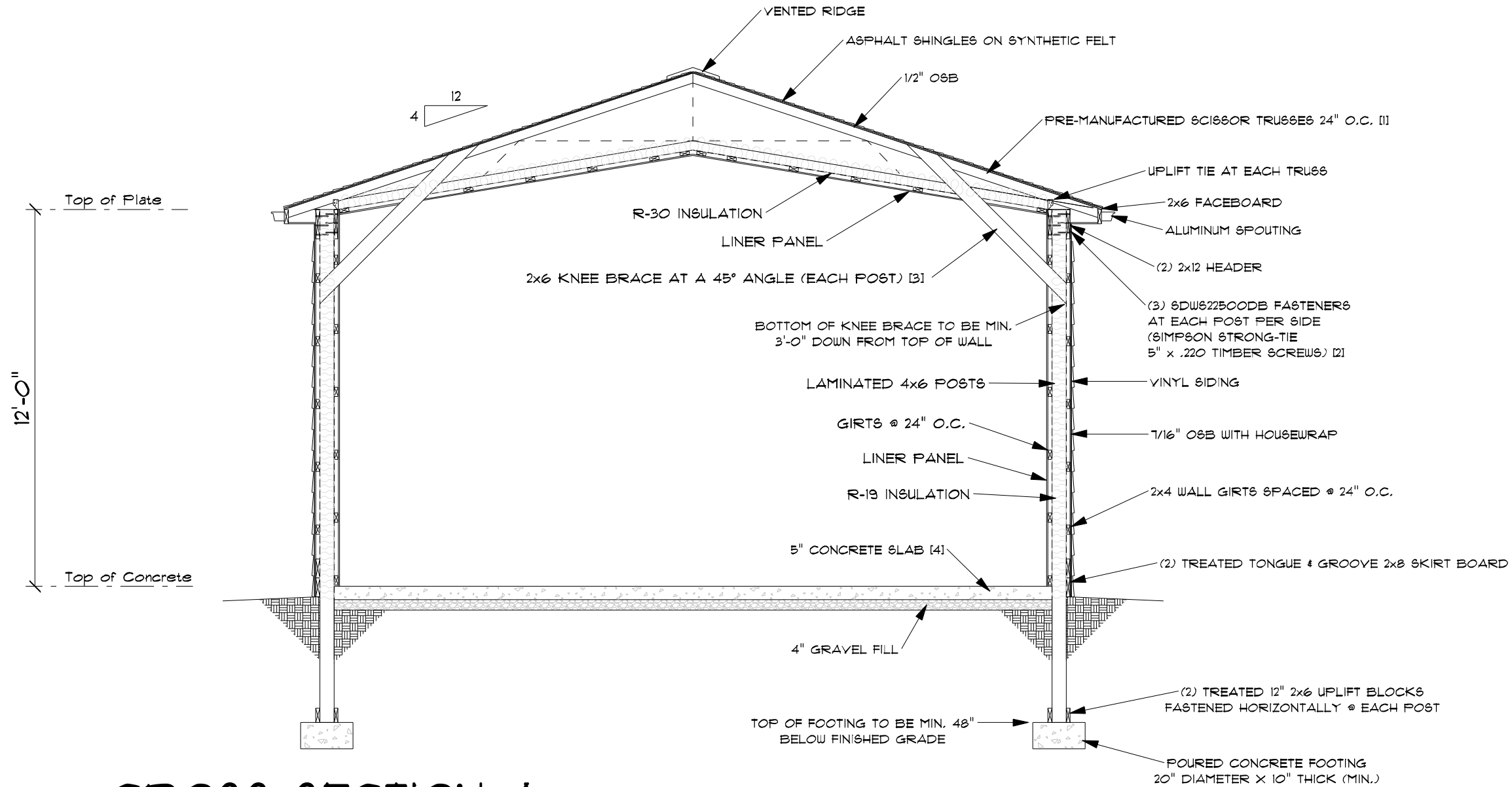
DRAWN BY: Wendall Hilty

SCALE: 1/4" = 1'-0"

Wednesday, June 11, 2025

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ROOF



A
58

CROSS SECTION A

SCALE: 1/4" = 1'-0"

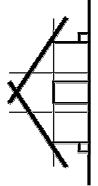
SPECIFIC NOTES...

- [1] TRUSS BRACING AS REQUIRED BY MANUFACTURER
- [2] OTHER FASTENERS MAY BE USED IF THEY HAVE A MINIMUM SHEER OR WITHDRAW VALUE OF 4680 POUNDS PER POST
- [3] KNEE BRACE TO BE FASTENED TO TOP AND BOTTOM CHORDS OF TRUSS AS WELL AS POST
- [4] CONCRETE TO HAVE FIBERMESH REINFORCEMENT ON 6 MIL POLY VAPOR BARRIER

GENERAL NOTES...

- [A] ALL FASTENERS TO TREATED WOOD TO BE GALVANIZED
- [B] EAVE OVERHANGS TO BE 12"

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SCALE: 1/4" = 1'-0"

Wednesday, June 11, 2025

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CROSS SECTION



MILLER'S PREMIER
CONSTRUCTION

1138 EAST CLARK RD
WOOSTER, OH 44691

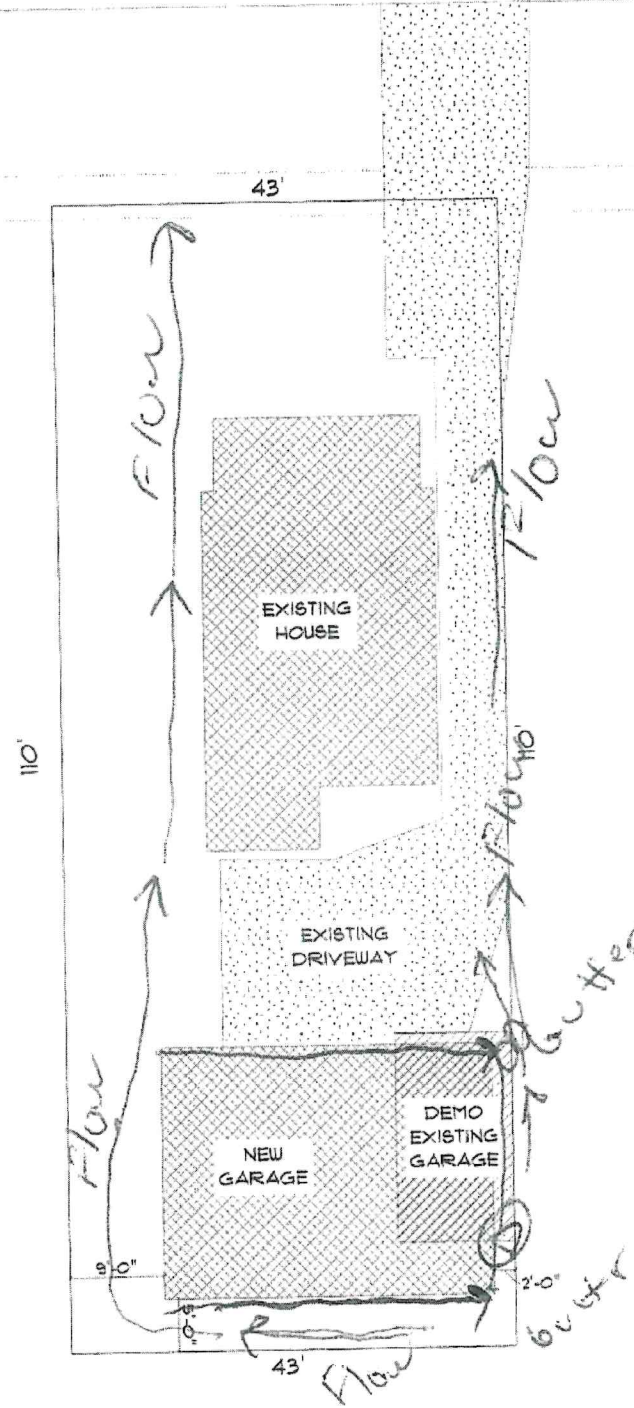
PHONE: (330) 317-8290
EMAIL: wesampconstruction.us

The rainwater will flow down the downspouts to the street. The driveway is pitched to route water to street.

The surface water will run around the ~~base~~ garage and down the west side of house to street.

N. HUNTINGTON STREET

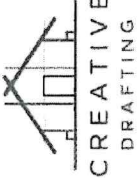
W. FRIENDSHIP STREET



SITE

SCALE: 0.0600" = 1'-0"

Creative Drafting LLC



Mervin: (330) 465-0511
Wendall: (330) 641-1736
hillycreative@gmail.com

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MILLER'S PREMIER
CONSTRUCTION
1138 EAST CLARK RD
WOOSTER, OH 44691
PHONE: (330) 317-2230
EMAIL: wes@mpconstruction.us

Al Smelko

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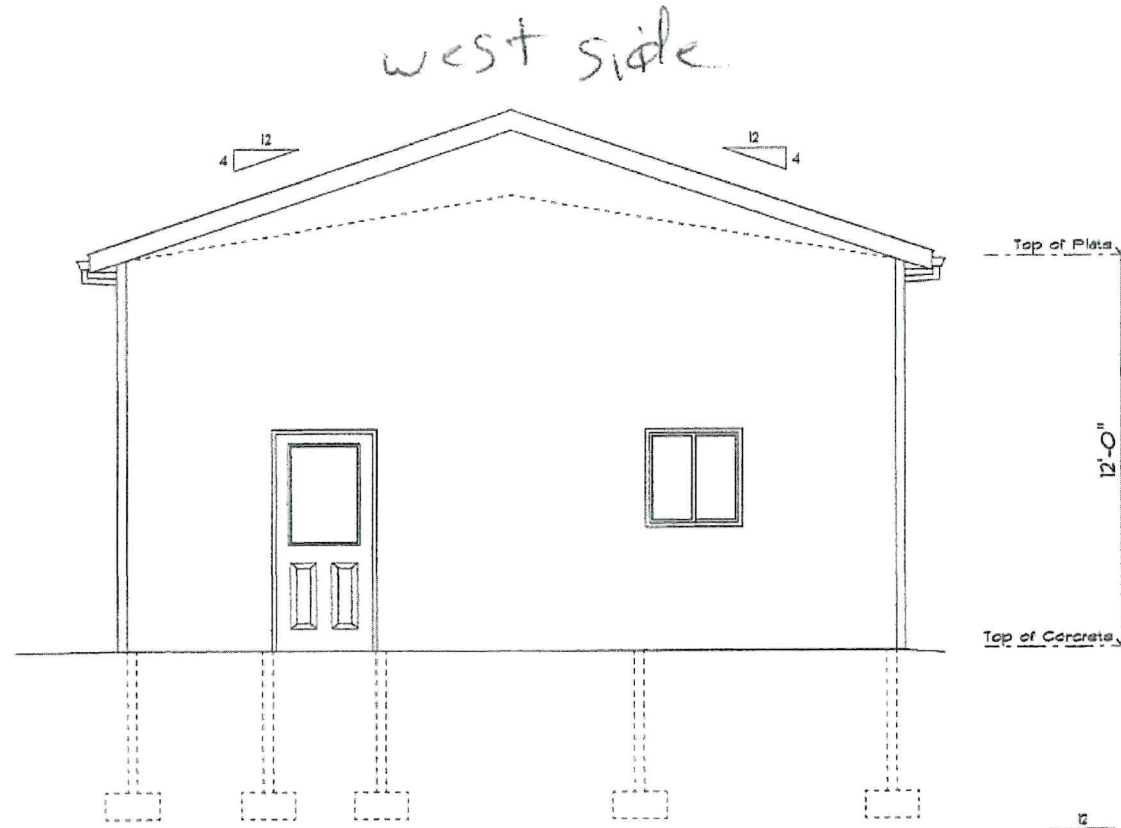
DRAWN BY: Wendall Hilly

SCALE: 0.0600" = 1'-0"

Wednesday, June 11, 2025

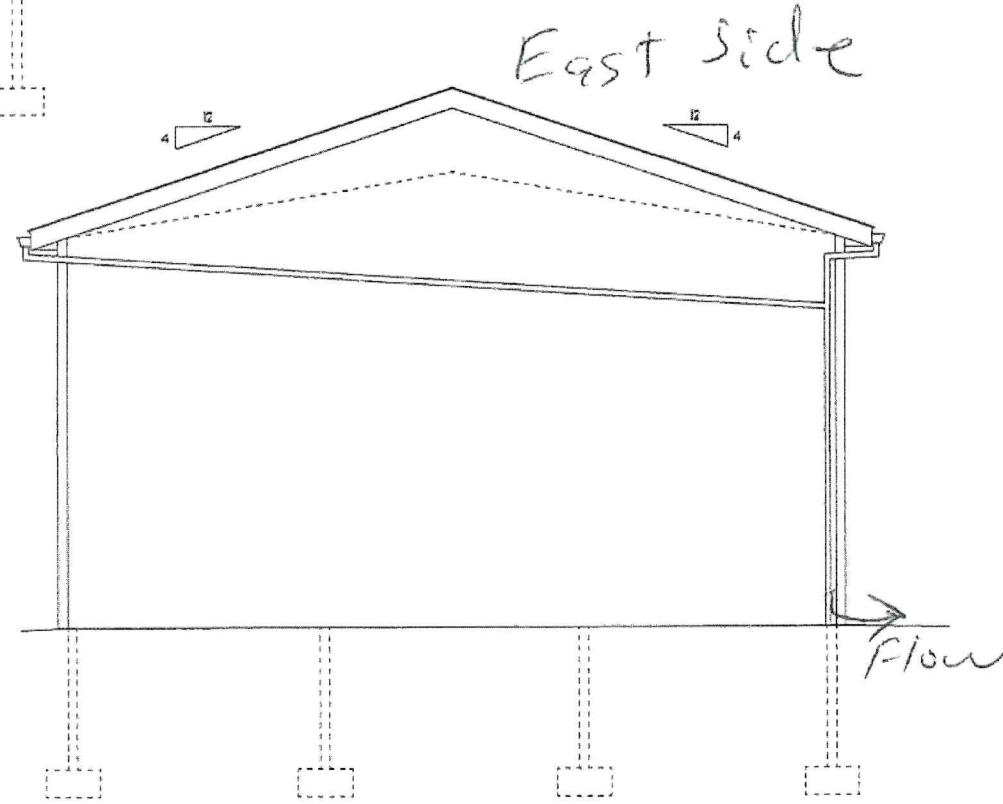
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SITE



RIGHT ELEVATION

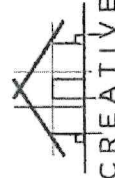
SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

Creative Drafting LLC



Mervin: (330) 465-0571
Wendall: (330) 641-1138
hillycreative@gmail.com

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Al Smelko

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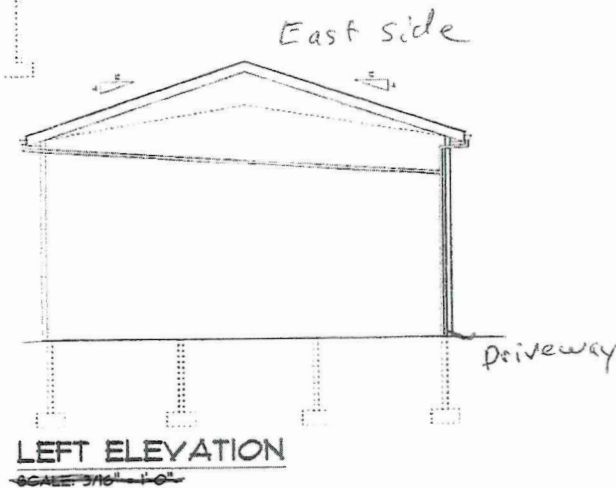
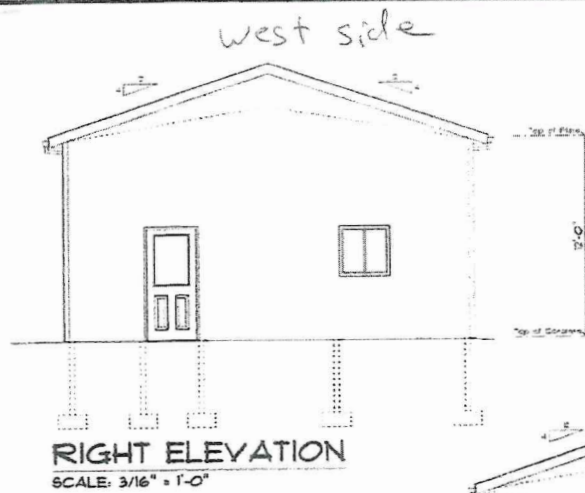
DRAWN BY: Wendall Hilty

SCALE: 3/16" = 1'-0"

Wednesday, June 11, 2025

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ELEVATIONS 2



Creative Drafting LLC



CREATIVE
DRAFTING

Mervin (330) 445-0571
Wendell (330) 644-738
Wendell (330) 644-738

These drawings are for your reference only.
Contractor: 6-2000 will be responsible for
to ensure that all materials and workmanship
meet the requirements of the building
department. All materials and workmanship
Creative Drafting LLC will not accept any responsibility.

Al Smelko

240 W Friendship St., Medinal, Ohio 44256

DRAWN BY: Wendell Hilly

SCALE: 3/16" = 1'-0"

Wednesday, June 11, 2025

PAGE: 4/8

ELEVATIONS 2



MPC

MILLER'S PREMIER
CONSTRUCTION

1158 EAST CLARK RD
LOOSTER, OH 44641

PHONE: (330) 371-0950
E-MAIL: westconstruction@att.net

The rain water will run down Downspouts
into the driveway and to the street. The
driveway is pitched to route water to the street,