



BOARDS & COMMISSIONS APPLICATION

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

Application Number **225-26**

GENERAL	Date of Application <u>09/18/2025</u> Property Location <u>455 Lafayette Rd, Medina OH 44256</u> Description of Project <u>2nd Story Addition to existing home, addition to orchard in, and garage addition with pass through hallway and mudroom to house</u>
CONTACT INFORMATION	Applicant Name <u>Eben Selby</u> Address <u>455 Lafayette Rd</u> City <u>Medina</u> State <u>Oh</u> Zip <u>44256</u> Phone _____ Email _____ Property Owner Name <u>same as applicant</u> Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
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"/> TC-OV <input checked="" 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>Eben Selby</u> Date <u>09/18/2025</u>
OFFICIAL USE	Zoning District <u>R-3</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>10/9/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z25-26
Lafayette Road Addition in Front Setback

Property Owner: Eben Selby
Applicant: Eben Selby
Location: 455 Lafayette Road
Zoning: R-3 (High Density Urban Residential)
Request: Area Variance to Section 1125.05 to allow an addition within the front yard setback

LOCATION AND SURROUNDING USES

The subject site is composed of 0.34 acres located on the northwest corner of Lafayette Road and Orchard Lane and contains a two-family residential dwelling. Adjacent properties are zoned R-3 and contain the following uses and zoning:

- North – Single-Family Residential
- East – Office
- South – Single-Family Residential
- West – Single-Family Residential



BACKGROUND & PROPOSED APPLICATION

In May of 2024, the applicant received approval for an addition and deck for an existing two dwelling building and the construction of a 743 sq. ft. detached garage with a concrete driveway.

In May of 2025, the applicant received revised approval for a larger addition and deck and a to change the use of the building to a one dwelling.

The applicant is requesting a second revision for a one dwelling building including the following changes:

- The construction of a one story breezeway addition to attach the garage
- A garage with an increased footprint size of 915 sq. ft. and the inclusion of a second story
- Change of exterior colors from a dark gray to beige and brown

FRONT YARD SETBACK (SECTION 1125.05)

Section 1121.05 includes a table of R-3 District lot development standards, which requires a minimum front yard setback of 40 ft. for principal structures. The proposed addition is setback 17 ft. 11 in. from the Orchard Lane right-of-way.

The existing principal structure is located 12 ft. from the Orchard Lane right-of-way, which is a nonconforming condition. The nonconforming structure can be expanded by up to 50% of its footprint, provided the 12 ft. setback is maintained. The previous approvals, which included a detached garage, contained an addition under 50% of the existing structure's footprint, and were permitted to continue the nonconforming 12 ft. setback.

The current request entails an increase of the building's footprint from 1,366 sq. ft. to approximately 2,836 sq. ft., a 1,470 sq. ft. increase. As the addition is over 50% of the existing building's footprint, the required 40 ft. setback from the Orchard Lane right-of-way applies.

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:

- The variance is not substantial as the addition and attached garage are not a significant increase in size from the previously approved detached garage.
- The essential character of the neighborhood would not be altered as the lot is oddly shaped and attaching the garage will be an aesthetic improvement.
- The predicament cannot be obviated through a method other than a variance as there are no viable options to attach the garage that are architecturally pleasing.

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 main purpose of the variance is to allow the garage to be attached, so my family can access the house through the garage.

B. Whether the variance is substantial;

The previously approved detached garage will increase from 22' in depth to 28' feet. The addition being between the garage and previously approved home addition does not add significantly to the overall size of the home.

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;

I don't believe this is applicable. The lot is very odd shaped. I think the home actually looks better with it attached to the garage.

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

Not an issue.

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

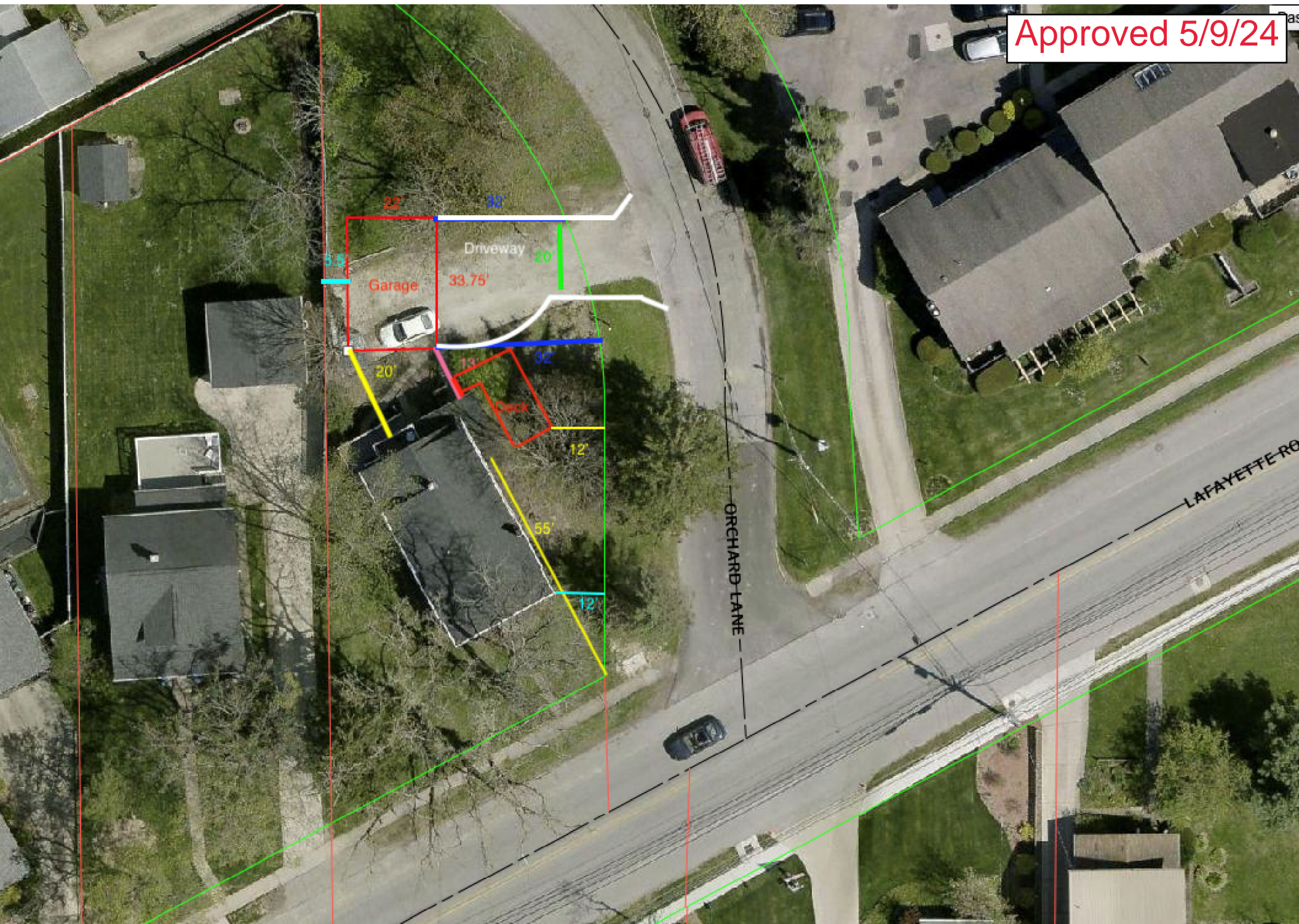
I was not familiar, and did not originally intend this to be a single family home.

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

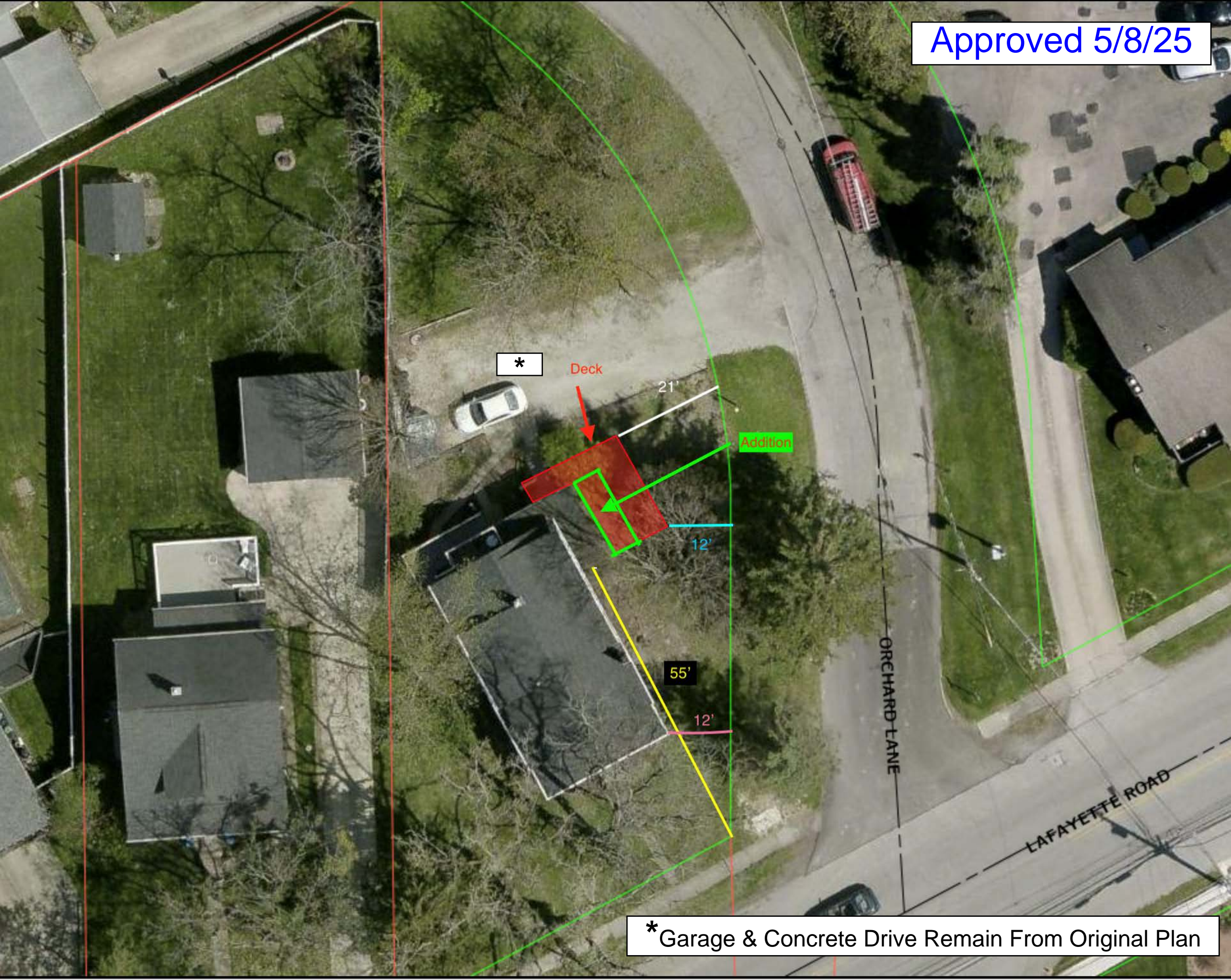
Due to the nature of the lot, there isn't really any viable options to attach a garage to the house that would be architecturally pleasing.

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

Approved 5/9/24



Approved 5/8/25



*

Deck

21'

Addition

12'

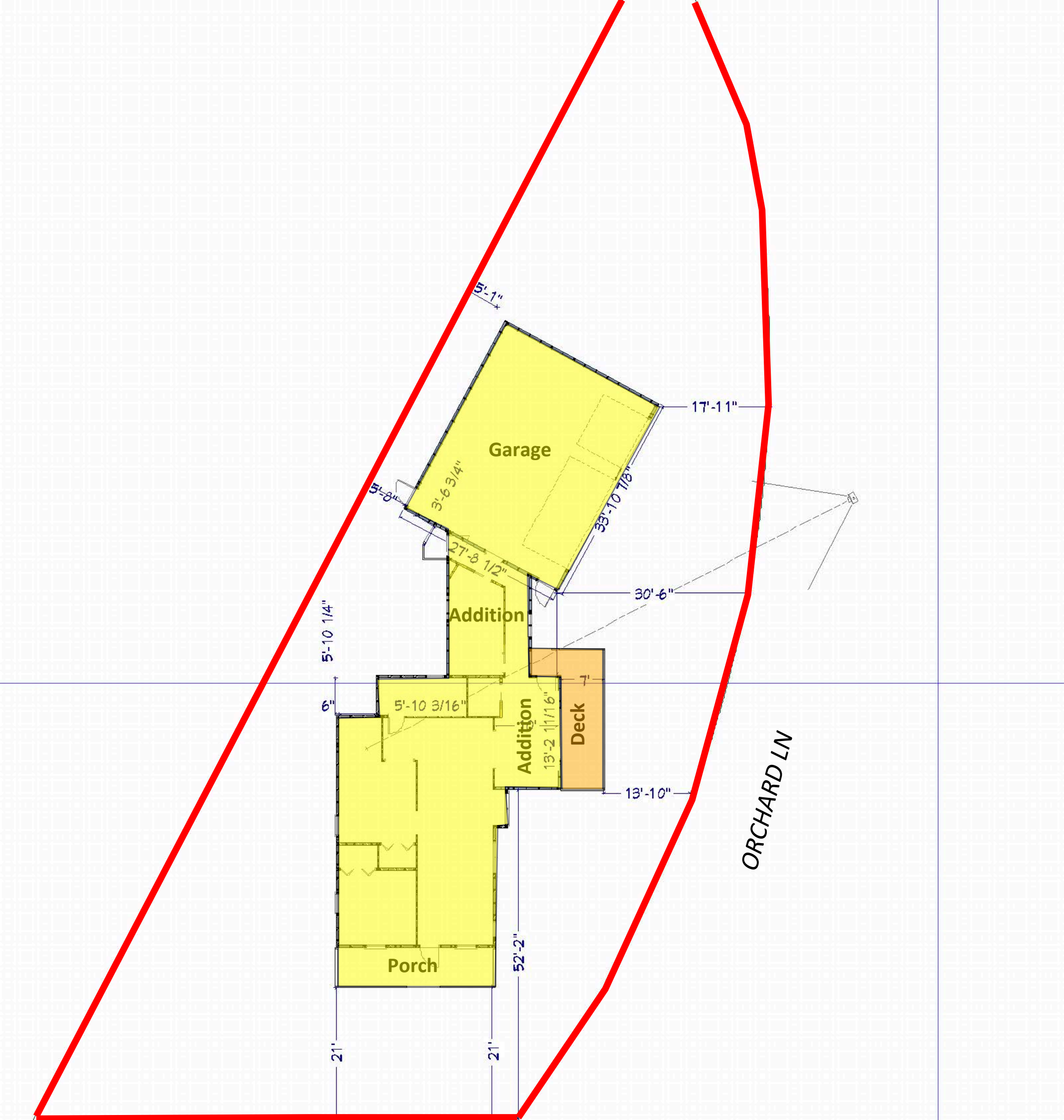
55'

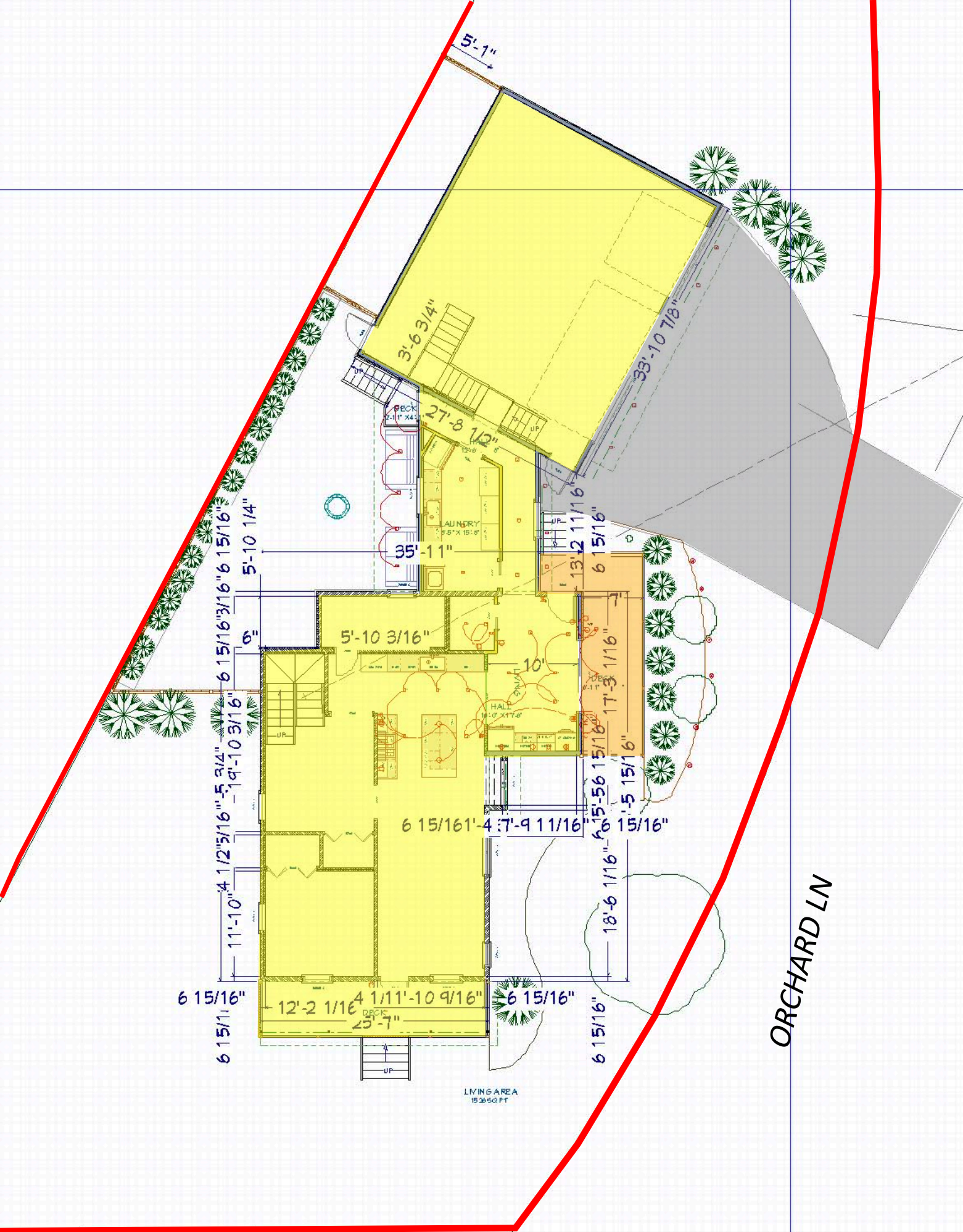
12'

ORCHARD LANE

LAFAYETTE ROAD

*Garage & Concrete Drive Remain From Original Plan







East Elevation



East Elevation



East Elevation



East Elevation



West Elevation