



BOARDS & COMMISSIONS APPLICATION

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

Application Number 225-31

GENERAL	Date of Application <u>11-12-25</u>
	Property Location <u>240 North Huntington Street</u>
	Description of Project <u>build a 18X7 front porch with a Roof overtop</u> <u>Envision Composite Decking, Vinyl Post Sillows, Aluminum beam wrap</u> <u>Soffit, fascia gutters</u>
CONTACT INFORMATION	Applicant Name <u>Kline Home Exteriors.</u>
	Address _____ City _____ State _____ Zip _____
	Phone _____ Email _____
	Property Owner Name _____
	Address _____ City _____ State _____ Zip _____
	Phone _____ Email _____
APPLICATION TYPE	Planning Commission <input type="checkbox"/> 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 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>11-12-25</u>
OFFICIAL USE	Zoning District <u>R-3</u>
	Meeting Date <u>12/11/25</u>
	Fee (See Fee Sheet) \$ <u>200</u>
	Check Box when Fee Paid <input checked="" type="checkbox"/>

Z25-31
North Huntington Street Front Porch

Property Owner: Gregory and Karen Lexa
Applicant: Michael Weaver
Location: 240 North Huntington Street
Zoning: R-3 (High Density Urban Residential)
Request: Area Variance to Section 1125.05 to allow a covered porch within the front yard setback

LOCATION AND SURROUNDING USES

The subject site is composed of 0.18 acres located on the southeast corner of North Huntington Street and West North Street. Adjacent properties are zoned R-3 and contain the following uses:

- North – Single and Two Family Residential
- East – Multi-Family Residential
- South – Single-Family Residential
- West – Single and Two-Family Residential



BACKGROUND & PROPOSED APPLICATION

The west side of the home currently incorporates a front door with a small stoop and awning. The applicant is proposing to construct a 126 sq. ft. (7 ft. x 18 ft.) covered porch on the west side of the home.

FRONT YARD SETBACK (SECTION 1125.05)

Section 1125.05 includes a table with lot development standards for properties in the R-3 district. The table indicates a minimum front yard setback of 40 ft. As the property is a corner lot, the 40 ft. setback applies from both the North Huntington Street and West North Street rights-of-way.

The existing home is located 30.5 ft. from the North Huntington Street right-of-way. The proposed covered porch will project 7 ft. from the home and have a front setback of 23.5 ft. from the North Huntington Street right-of-way.

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.

Though not all inclusive of the applicant's responses, the applicant has indicated the following regarding the Standards for Variances and Appeals:

- The variance is not substantial and would give the home better curb appeal.
- The essential character of the neighborhood will not be substantially altered as neighboring properties incorporate front porches.
- The property owners were not aware of the zoning restrictions prior to the purchase of the property.

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;

Set back From home to Street Right of Way is 30'6"
our build is 7' Wide bringing the set back to 23'6"

B. Whether the variance is substantial;

This is a one time project, This project would give
this home a better curb appeal ☺

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, half of the neighbors' Huntington Street have
front porches, see attached pictures

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

Wont Affect any of the noted above

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

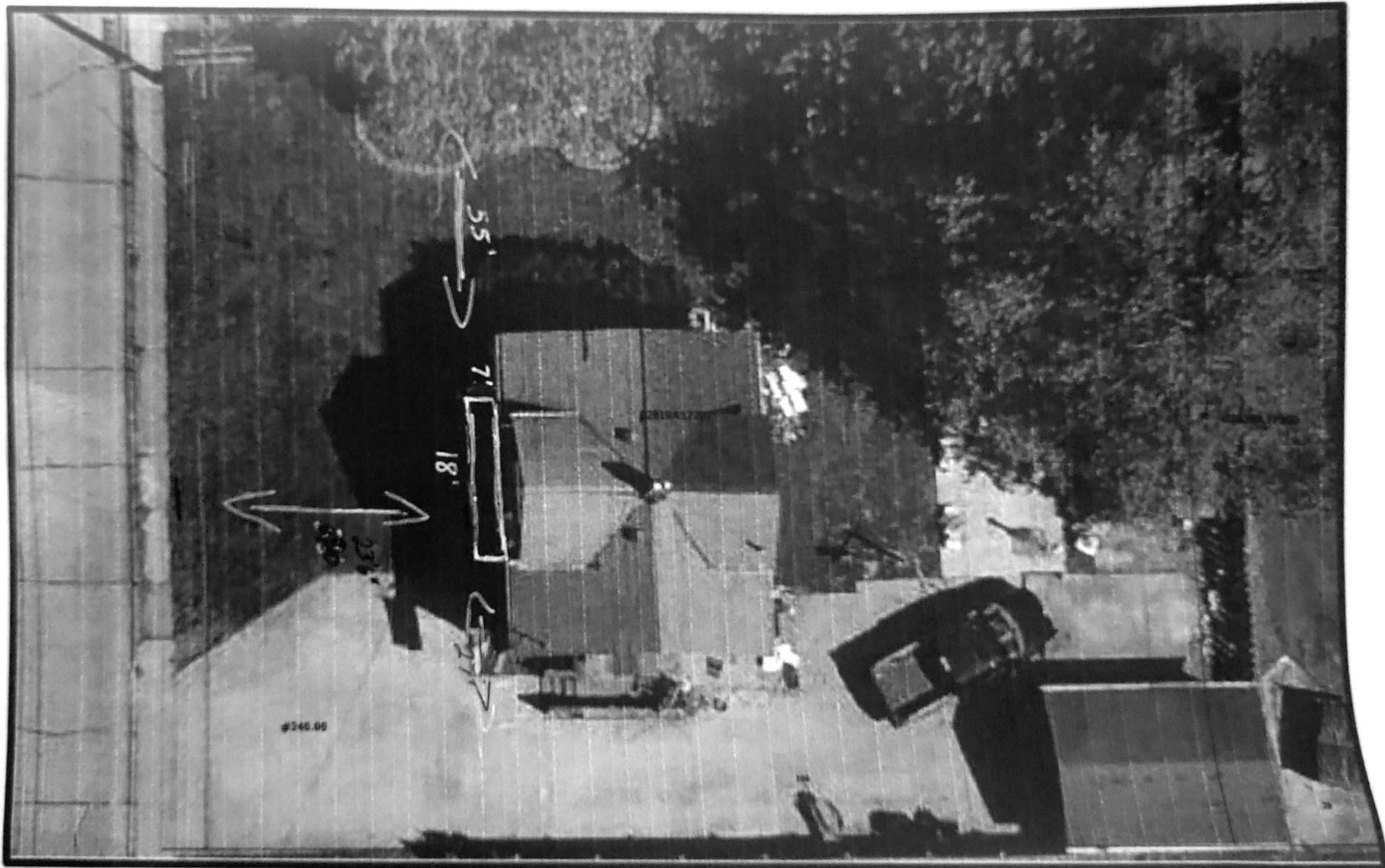
he didn't

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

~~It~~ It cannot, We need the Variance

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

Map



Generated with the GeoMOOSE Printing Utilities



0 5 10 20 30 40 Feet







7/16" roof decking
1-1/2" metal drip edge
with ice & water shield
on complete roof with
ribbed Metal. wall
flashing under siding
at house wall.

GRADE

42" Min From Grade
to bottom of pads

#1 6x6 treated
post notched 3" with
a 2-ply SYP treated
2x8 beam, Beam fastened
to posts with 2 - 1/2"
through carriage bolts,
washer & Nut

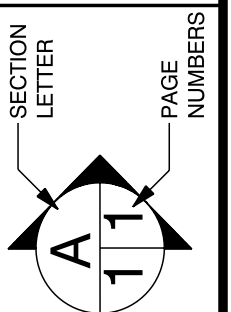
14" x 8" Concrete post
pads at all posts, With
1 bag 80# Sakrete
in each hole

16" deck to grade

SOUTH ELEVATION

SCALE: 1/2" = 1'-0"

PAGE: 2/3
Front Elev



SCALE: 1/2" = 1'-0"
DRAWN BY: PAUL WEAVER

Kline Home Exteriors
8886 County Rd 186
Dundee Ohio 44624
PHONE: (330) 231-9716
Paulwdfj@gmail.com



Gregory Lexa
240 North Huntington Street
Medina Ohio 44256
PHONE:

Architectural drawing of a rectangular structure, likely a foundation or wall section, showing dimensions and annotations.

Dimensions:

- Overall width: 18'-0"
- Overall height: 7'-0"
- Top horizontal dimension: 2'-10"
- Right vertical dimension: 3'-6"
- Horizontal spacing between vertical reinforcement bars: 5'-9 5/32" (repeated three times)

Annotations:

- A curved arrow indicates a 90-degree angle at the top left corner.
- Four circular callouts with arrows point to specific reinforcement details at the corners and along the bottom edge.
- Various lines and arrows indicate structural details and connections.

A diagram of a building section showing a 3'-6" dimension and a circular area with arrows pointing to specific features.

Steps to grade
MIN. 9" Tread
Max 8" Riser
Frame in a 4'
wide step with
treated 2x12
step stringers
set @ 1' O.C.

#1 SYP 6x6 treated post notched
3" with a 2-ply SYP treated 2x8 beam,
Beam fastened to posts with 2 - 1/2"
through carriage bolts, washer & Nut.

SCALE: 1/2" = 1'-0"



214 N. Huntington St.



315

315 N. Huntington St.