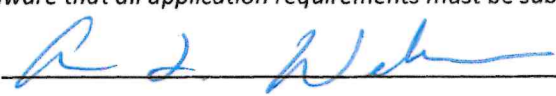




BOARDS & COMMISSIONS APPLICATION

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

Application Number **225-32**

GENERAL	Date of Application <u>11/17/2025</u>	
	Property Location <u>720 Wadsworth Road, Medina Ohio 44256</u>	
GENERAL	Description of Project <u>Circular Drive in front of residence has been widened to allow cars to exit Rt. 57</u> (Wadsworth Road) going forward, rather than backing into such road, if there are other cars parked in such driveway. Without the widening of the drive, if cars are parked in the circular drive, it would force other cars (other than the one car facing the road) to back into the road.	
CONTACT INFORMATION	Applicant Name <u>Ann L. Wehener</u>	
	Address _____ City _____ State _____ Zip _____ Phone _____ Email _____	
CONTACT INFORMATION	Property Owner Name <u>720 Wadsworth Rd. LTD</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"/> 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></u> Date <u>11-17-2025</u>	
OFFICIAL USE	Zoning District <u>R-1</u>	
	Meeting Date <u>12/11/25</u>	
OFFICIAL USE	Fee (See Fee Sheet) \$ <u>200</u>	
	Check Box when Fee Paid <input checked="" type="checkbox"/>	

Z25-32 Wadsworth Road Parking Lot

Property Owner: 720 Wadsworth Rd Ltd

Applicant: Ann Wehener

Location: 720 Wadsworth Road

Zoning: R-1 (Low Density Residential)

Request: Area Variance to Section 1145.06(a) to allow a driveway wider than permitted, Sections 1145.06(c) and 1145.09(a)(1) to allow driveways and parking spaces without a hard surface, and Section 1145.08 to allow a parking drive aisle narrower than permitted

LOCATION AND SURROUNDING USES

The subject property consists of 0.77 acres on the northeast side of Wadsworth Road/State Route 57. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-1)
- South – Single-Family Residential (R-1)
- East – Single-Family Residential (R-1)
- West – Single-Family Residential (R-3)



PROPOSED APPLICATION

The property previously contained a 9 ft. to 14 ft. wide asphalt looped driveway with two access points on Wadsworth Road. The area of the looped driveway was approximately 1,646 sq. ft.

In 2024, a six space parking lot was constructed in the front yard of the property with an asphalt grinding surface, expanding and replacing portions of the looped drive. The two access points on Wadsworth Road were maintained, and the parking lot has an area of approximately 3,002 sq. ft. The project was completed without approval from the City of Medina, and the applicant is requesting approval of the constructed parking lot.

DRIVEWAY WIDTH BETWEEN HOME AND STREET (SECTION 1145.06(a))

Section 1145.06(a) states that a driveway shall be limited to an area not exceeding 20 ft. in width from the street right-of-way to a garage or parking enclosure, but shall include any area used for the turning of vehicles but not to exceed an area of 200 sq. ft.

The existing parking area between the street right-of-way and garage is 63.3 ft. in width and 39.9 ft. in depth. The parking area consists of a permitted 20 ft. driveway width plus an additional 1,728 sq. ft. (43.3 ft. in width and 39.9 ft. in depth), which exceeds the allowable area for the turning of vehicles by 1,528 sq. ft.

DRIVE AND PARKING SURFACE (SECTIONS 1145.06(c) AND 1145.09(a)(1))

Section 1145.06(c) applies to single-family homes and requires that driveways shall be constructed with a concrete, brick, or asphalt surface. In addition, Section 1145.09(a)(1) applies to all parking areas and requires that parking areas and driveways shall be improved with concrete or asphalt.

The northern access drive between the street and the parking lot and the southern access drive between the street and the garage are asphalt, though repairs are needed. However, the constructed parking lot and driveways have an asphalt grinding/stone surface.

PARKING DRIVE AISLE WIDTH (SECTION 1145.08)

Section 1145.08 incorporates a table with minimum parking area dimensions. The table indicates a minimum drive aisle width of 24 ft. for a two-way parking lot with 90 degree parking.

The constructed parking lot has a drive aisle width of 20.9 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.

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

- Without the variance, a reasonable return would be affected as the property would be less marketable for sale or rent as it is possible that cars would need to back onto the road to exit the property.
- The variance is not substantial as the request is to widen a circular drive in front of the residence and asphalt grindings are appropriate as the driveway is not a parking lot.
- The essential character of the neighborhood will not be substantially altered as adjacent properties have different driveway configurations, including parking pads.

Approximate Driveway Area 2023 - 1,646 sq. ft.



Approximate Driveway/Parking Area 2025 - 3,002 sq. ft.



Source: Medina County Auditor Geographic Information System (GIS)

September 2023



July 2024



- 5 -



Ann L. Wehener
(330) 563-4186 (Direct Line)
awehener@aghattorneys.com

November 17, 2025

City of Medina
Community Development Department
132 N. Elmwood Ave.
Medina, Ohio 44256

Re: Board & Commissions Application for 720 Wadsworth Rd., Ltd.

Dear Sir or Madam:

The undersigned represents 720 Wadsworth Rd., Ltd. Enclosed please find our Board & Commissions Application for a Site Plan and Zoning Variance, a check in the amount of \$405.00 for the application fee for same, our Site Plan Narrative and List of Zoning Code Ordinances, the Site Plan, photos of the subject property and our illustration of the "before" and "after" regarding the work performed at the subject property.

Sincerely,

Arnold Gruber, Ltd.

Ann L. Wehener

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;

Without the variance, the property will be less marketable either for sale or as a rental property because of the possibility of having to back into the road if there are any cars parked in the driveway.

B. Whether the variance is substantial;

No. This is merely a widening of the circular drive in front of the residence. The use of asphalt grindings is appropriate as the driveway is not a parking lot. The asphalt grindings were placed on top of the original asphalt driveway and on the widened portion of the driveway.

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. A review of the adjoining properties reveals different driveway configurations, including parking pads, so a wider circular driveway does not alter the character of the neighborhood.

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

The variance does not affect the delivery of any governmental services.

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

The property owner did not have actual 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

A "turnaround" area could be added, but such area would most likely also need a variance.

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

Yes.

Site Plan Narrative and List of Zoning Code Ordinances for Area Variance

Narrative:

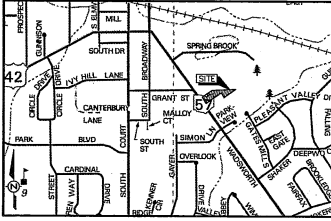
The property owner has widened the circular driveway of the property using asphalt grindings. The original driveway was asphalt, and such asphalt was not removed. Asphalt grindings were put on top of the original asphalt and on the widened part of the driveway. This widening of the driveway was done to ensure that any vehicles exiting the property onto Wadsworth Rd. (Rt. 57), could do so without backing out into such road. Wadsworth Rd. at this location sometimes has large amounts of traffic, so this change makes the property safer for the occupants and any guests visiting the property. Before the driveway was widened, if there were any cars parked on the circular drive, oftentimes this forced other cars to back into the road to exit the property, as there was no room to go around the parked cars to exit the property going forward.

List of zoning code ordinances for which variances are requested:

1145.06(a)-Width of driveway. Property owner is asking for the driveway to be more than 20 ft wide. At the street, the driveway is about 9ft wide, but near the residence, it is 39.9 ft to allow for any vehicles to fully turn around.

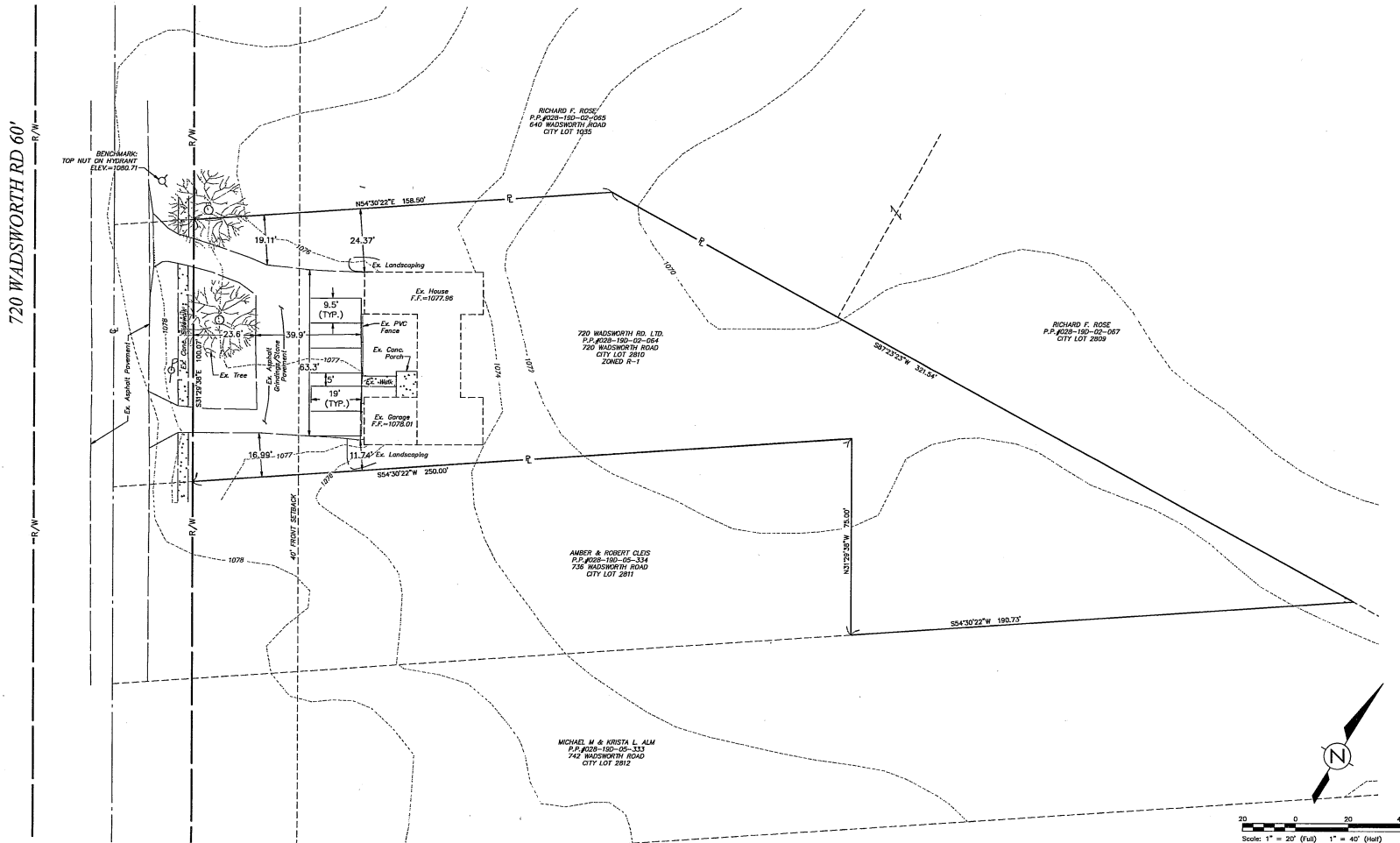
1145.06(c)-Material used for driveway. The original driveway was asphalt, and such asphalt is still there. Asphalt grindings were placed on top of that asphalt and on the widened part of the driveway. As this is a driveway and not a parking lot, the property owner submits that the use of asphalt grindings on the widened part of the driveway is appropriate.

1145.08-Parking spaces, adjacent drive. The property owner widened the driveway to provide room for cars to turn around when there are cars parked in the driveway. The primary purpose of the widening of driveway was not to provide parking spaces, but to provide room for cars to turn around for the times when there are cars parked in the driveway.



LOCATION MAP

SITE PLAN FOR 720 WADSWORTH RD. BEING THE WHOLE OF CITY LOT 2810 LOCATED IN CITY OF MEDINA IN THE COUNTY OF MEDINA AND STATE OF OHIO



DATE	REVISIONS

720 WADSWORTH ROAD
COUNTY OF MEDINA
CITY OF MEDINA
CUNNINGHAM & ASSOCIATES, INC.
203 N. LIBERTY ST., MEDINA, OHIO 44226 330.723.9000

7720 WADSWORTH ROAD
SITE PLAN

DRAWN BY: CAD
DATE: 11/01/2025
CHECKED BY:
DATE:
PROJECT No.:
ACAD FILE No.:
AC-125-198 SP

SCALE: PLAN: 1"=20'
PROFILE: Horz. 1"=40'
Vert. 1"=20'

SHEET NO.
1
1

BEFORE



AFTER









