



BOARDS & COMMISSIONS APPLICATION

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

Application Number P24-12

GENERAL	Date of Application <u>04/09/2024</u> Property Location <u>455 Lafayette Rd</u> Description of Project <u>Conversion of sunroom into home as a 1st and 2nd Story Addition.</u> _____ _____
CONTACT INFORMATION	Applicant Name <u>Eben Selby</u> Address _____ City _____ State _____ Zip _____ Phone _____ Email _____ Property Owner Name <u>Eben Selby</u> Address <u>455 Lafayette Rd</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>3309698601</u> Email <u>Ebenselby@outlook.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 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 type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>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;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u></u> Date <u>04/09/2024</u>
OFFICIAL USE	Zoning District <u>R-3</u> Fee (See Fee Sheet) \$ <u>25</u> Meeting Date <u>5/9/24</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

P24-12
Lafayette Road Addition and Detached Garage

Property Owner: Eben Selby
Applicant: Eben Selby
Location: 455 Lafayette Road
Zoning: R-3 (High Density Urban Residential)
Request: Certificate of Appropriateness approval for an addition and garage in the TC-OV District

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

The existing building contains two dwelling units, one on the first floor and one on the second floor. The applicant is proposing the construction of:

- A first and second story addition on the northeast side of the building
- A first story deck on the north and east sides of the building
- A 743 sq. ft. (22 ft. x 33.75 ft.) detached three-car garage on the north side of the building, accessed by a new concrete driveway

DEVELOPMENT STANDARDS

Lot Development Standards

The existing principal structure is located 12 ft. from the Orchard Lane right-of-way, which is a nonconforming condition. New structures cannot project closer to the Orchard Lane right-of-way than the existing nonconforming 12 ft. setback.

The proposed addition does not increase the footprint of the structure and the proposed deck is setback 12 ft. from the right-of-way.

Detached Accessory Building Standards

Section 1113.05 includes several standards for detached accessory buildings:

	Required	Proposed
Location	Rear Yard	Rear Yard
Minimum Side Setback	5 ft.	5.5 ft.
Minimum Rear Setback	5 ft.	60 ft.
Maximum Building Height*	15 ft.	12 ft. 11 in.
Maximum Building Size	744 sq. ft.	743 sq. ft.
*Height is Defined as the average height between the eave and the peak of the roof		

The proposed detached garage meets the above standards.

TC-OV OVERLAY DEVELOPMENT GUIDELINES

The criteria contained in the Overlay District Development Guidelines shall be used by the Planning Commission to guide their decision. Applicable sections are as follows:

TCOV.6 Location, Orientation, Size, and Shape of Buildings.

- (b) New and remodeled buildings should be compatible with their surroundings. Architectural style, bulk, shape, massing, scale, and form of new and remodeled buildings and the shape between and around buildings should be consistent with the character of the area and be in harmony with neighboring buildings.

TCOV.8 Building Materials and Appurtenances.

- (a) The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.
- (b) Construction materials and colors for walls and fences that are visible from the street should be uniform and compatible with the architectural style, color and building material of the building and its surroundings.
- (c) The original pattern of window and door openings and their shape and configuration should not be altered. Window and door openings should not be reduced, enlarged, or filled-in on street facade. Replacement windows and doors should match the original in size, shape and design.
- (d) Original materials should be repaired, restored, and reused whenever possible. Where necessary missing or deteriorated materials should be replaced with appropriate recycled or new materials which match the original as closely as possible.



The existing structure has a one-story porch located on the northeast side. The porch is proposed to be removed and replaced with a two-story addition in the same footprint. The first floor of the addition will have double doors opening to the proposed deck and the second story will have windows facing Orchard Lane.

The applicant is also proposing dark gray vinyl siding on the entire home and the detached garage.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P24-12, as submitted.

Eben Selby
455 Lafayette Rd.
Medina OH, 44256
Ebenselby@outlook.com
330-524-3134

Selby Addition Project Scope of Work

General Notes:

- Owner is pulling permits and will be doing all of the work. If owner chooses to have a sub contractor involved (possibly HVAC), they will pull their own permits as needed.
- All structural beams and headers mentioned will be verified with a structural engineer. A structural engineer will also evaluate the existing home, and what is needed where we are remodeling. Please advise as to if you need anything from the engineer before the demo and framing of the addition can start.
- Framing of the addition is to be on existing basement foundation. Currently, there is a sunroom over this space, and due to the existing framing, age, and condition, this would need to be rebuilt. Owner believes foundation to be in good condition. Not sure if the city would like this to be inspected before framing start.
- Drawings provided are by the owner, and should be very close to scale. If additional information is required, please advise. Thank you!

- Demolition
 - Remove existing 1st story flat roof and rafters.
 - Remove existing walls.
 - Remove existing floor/subfloor and floor joists to existing foundation.
 - Remove existing steps/entry deck.

- Rough Framing
 - 1st Floor Subfloor
 - Install new pressure treated sill plate.
 - Install new 2x10 floor joists with a ledger board and joists hangers on the house side.
 - Install new 23/32 or 3/4 osb subfloor.
 - Walls
 - Frame new 2x6 walls 16" oc.
 - with 1 man door, 1 patio door, and two window openings. Headers over doors and windows to be 3 ply 2x6. French door to have 2 ply 1.5"x11.25" lvl.
 - Install 7/16 osb sheathing on the exterior walls.
 - 2nd Floor Subfloor
 - Install new 2x10 floor joists with a ledger board and joists hangers on the house side.
 - Install new 23/32 or 3/4 osb subfloor.
 - Walls
 - Frame new 2x6 walls 16" oc.
 - with 2 window openings. Headers over windows to be 3 ply 2x6.
 - Install 7/16 osb sheathing on the exterior walls.
 - Demo a portion of the 2nd floor of the existing home from the left end of the new addition over to the exterior wall.

House is balloon framed. The bathroom upstairs in the space to be demoed has a sagged floor due to 2x6 joists. The following scope is to frame for the new roof line for the addition, but also to switch the joists direction in the demoed space of the 2nd floor so they aren't as long. 2x8 joists to be reinstalled.

- Rough Framing
 - Install a new 11 1/4 2 ply LVL downstairs for new 2nd floor floor joists.
 - Install a double top plate on top of the existing exterior walls studs after cutting to proper length.
 - Install new 2x8 joists with hangers from the LVL over to sit on the top plate. (Around 10' span.)

- Install new $\frac{3}{4}$ subfloor on the new joists.
- Roof
 - Build a gable roof with a 4x10 ridge beam, supported by a 4x4 on the exterior gable end.
 - Ridge beam to bear on newly framed interior walls.
 - Install new 2x10 rafters to the ridge beam.
 - Frame the gable end off with studs 16" oc.
 - Over frame where needed to attach new gable roof line into dormer roof.
 - Door and Windows
 - Install New Vinyl Windows
 - Install New Man Doors and French Doors

INTERIOR (UNIT #1)

- Electrical
 - Install home runs to panel for new space.
 - Wire and install standard outlets on walls per code.
 - Install 4 recessed led can lights.
 - Install 2 exterior light fixtures.
 - Install 2 single pole switches for exterior lights, and 3 switches on a 4-way circuit for recessed lights.
- HVAC
 - Install 2 supply vents and 1 return vent off existing HVAC system.
- Insulation
 - Install R-21 fiberglass batt insulation with vapor barrier in the exterior walls of the new living space.
 - Install R-38 unfaced insulation in the ceiling of the attic.
- Drywall
 - Install $\frac{1}{2}$ " drywall on the walls and ceilings. Tape and finish the drywall.
- Paint
 - Prime and paint the walls, ceilings, and trim.
- Vinyl plank Flooring
 - Install vinyl plank flooring.
- Install baseboards and casings on the door and windows, and around the room.

INTERIOR (UNIT #2)

- Electrical
 - Replace the main panel in the basement. (Service to remain 100amp)
 - Wire and install standard outlets on walls per code in the remodeled spaces.
 - Install recessed led can lights.
 - Install switches and 3 switches for recessed lights where needed.
- Plumbing
 - Install new PVC drain and pex hot and cold water lines for new toilet, shower, and vanity locations.
 - Install new PVC drain and pex hot and cold water supply lines for new Kitchen sink.
 - Install the shower faucet, toilet, vanity, and kitchen sink.
- HVAC
 - Install 3 supply vents and 2 return vent off existing HVAC system.
- Insulation
 - Install R-21 fiberglass batt insulation with vapor barrier in the exterior walls of the new living space.
 - Install R-38 unfaced insulation in the ceiling of the attic.
- Drywall
 - Install ½" drywall on the walls and ceilings. Tape and finish the drywall.
- Paint
 - Prime and paint the walls, ceilings, and trim.
- Vinyl plank Flooring
 - Reinstall vinyl plank flooring.
- Install baseboards and casings on the door and windows, and around the room.

Exterior

- Siding
 - Install Tyvek house wrap or equal on the exterior walls of the new living space.
 - Install vinyl siding on the exterior walls of the new living space. (owner installing vinyl siding on the rest of the house to match)
 - Install new aluminum soffit and fascia.
- Roof
 - Install 30lbs paper.
 - Install ice and water guard around the roof perimeter.
 - Install drip edge.
 - Install owens corning shingles.
- Deck (All lumber to be pressure treated)
 - Frame a wrap around deck off the new addition. The main area is 10'x21'.
 - Install concrete footings for post.
 - Install post brackets.
 - Install and notch 6x6 posts for 2 ply 2x10s.
 - Install a 2x10 ledger board on the home.
 - Install the 2x10 floor joists with brackets on the house side and on top of the deck beam on the outside.
 - Frame a stair case up to the deck.
 - Build and install custom cable railing.



TimberCrest® Premium Plus ColorFast™ Double 4-1/2" x 12' 1" Dutchlap Manor Vinyl Siding

Model Number: VMTP45D88 | Menards® SKU: 1460128

- .046" thickness
- 15% thicker than standard vinyl siding
- 11 pieces cover 100 sq ft

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Variation: Manor



Wood look soffit used under the new lower gable on the addition right over the deck, and also on the existing front porch ceiling.

The rest of the soffit will be done with black aluminum vented soffit. Gutters and Facia will be black to match.

CEDAR RENDITIONS 6" SOFFIT IN TIMBERLINE



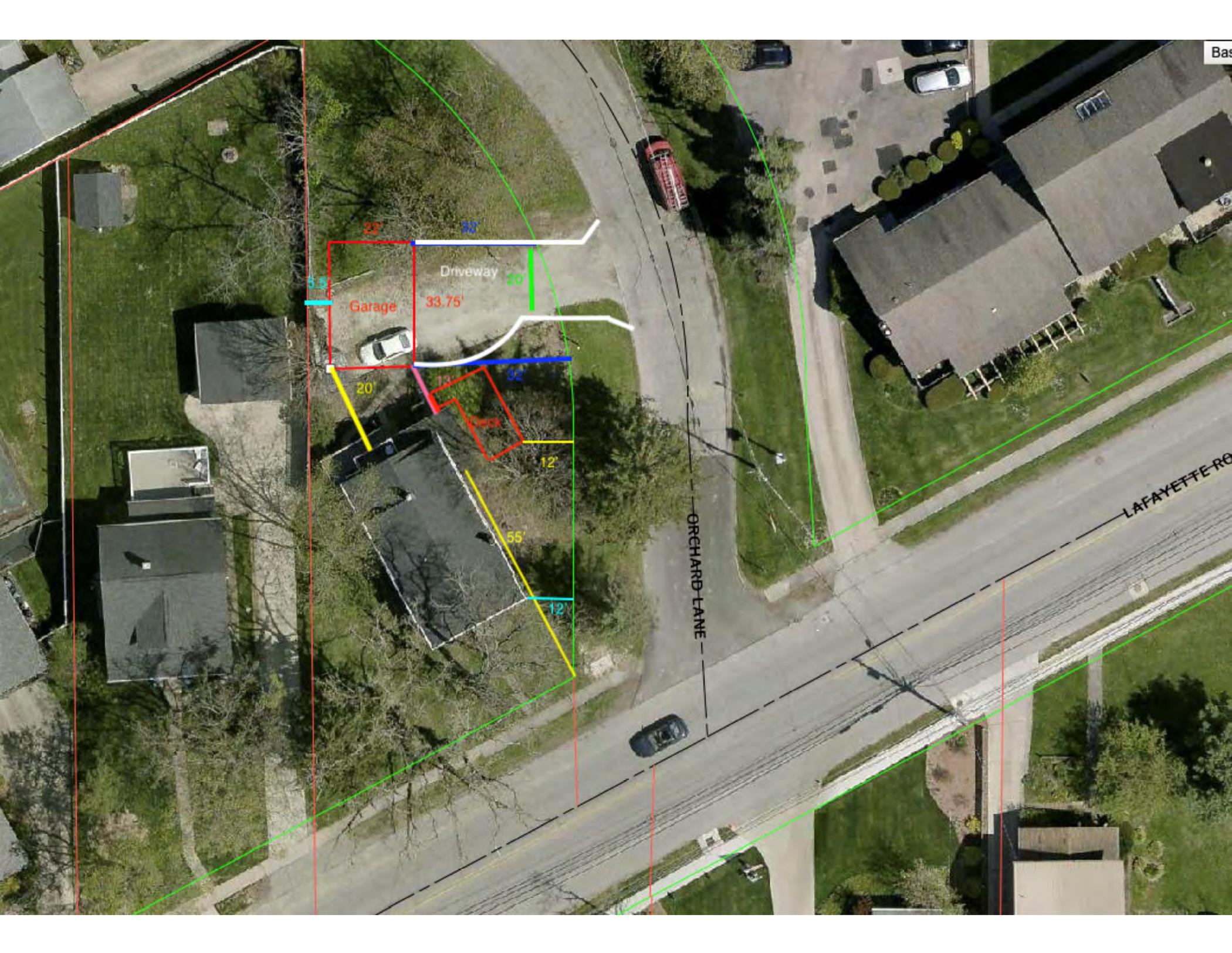
From: Eben Selby <eben@selbyrenovations.com>
Sent: Wednesday, April 17, 2024 12:23 PM
To: Andrew Dutton <adutton@medinaoh.org>
Subject: RE: 455 Lafayette Building Permit

Hi Andrew,

I will work on this and get this back to you. Yes, the new layout will reflect a concrete driveway. The only thing I will need is permission to complete this in the 2025 year. I will be doing the addition/deck portion this year, possibly the garage, but I don't believe I will be able financially to do the driveway this year.

If that is something that is not possible, I will wait to submit until a later date.

Thank you!



Garage 33.75'

Driveway 20'

Deck

ORCHARD LANE

LAFAYETTE RD

8.5'

22'

38'

20'

20'

13'

32'

12'

55'

12'

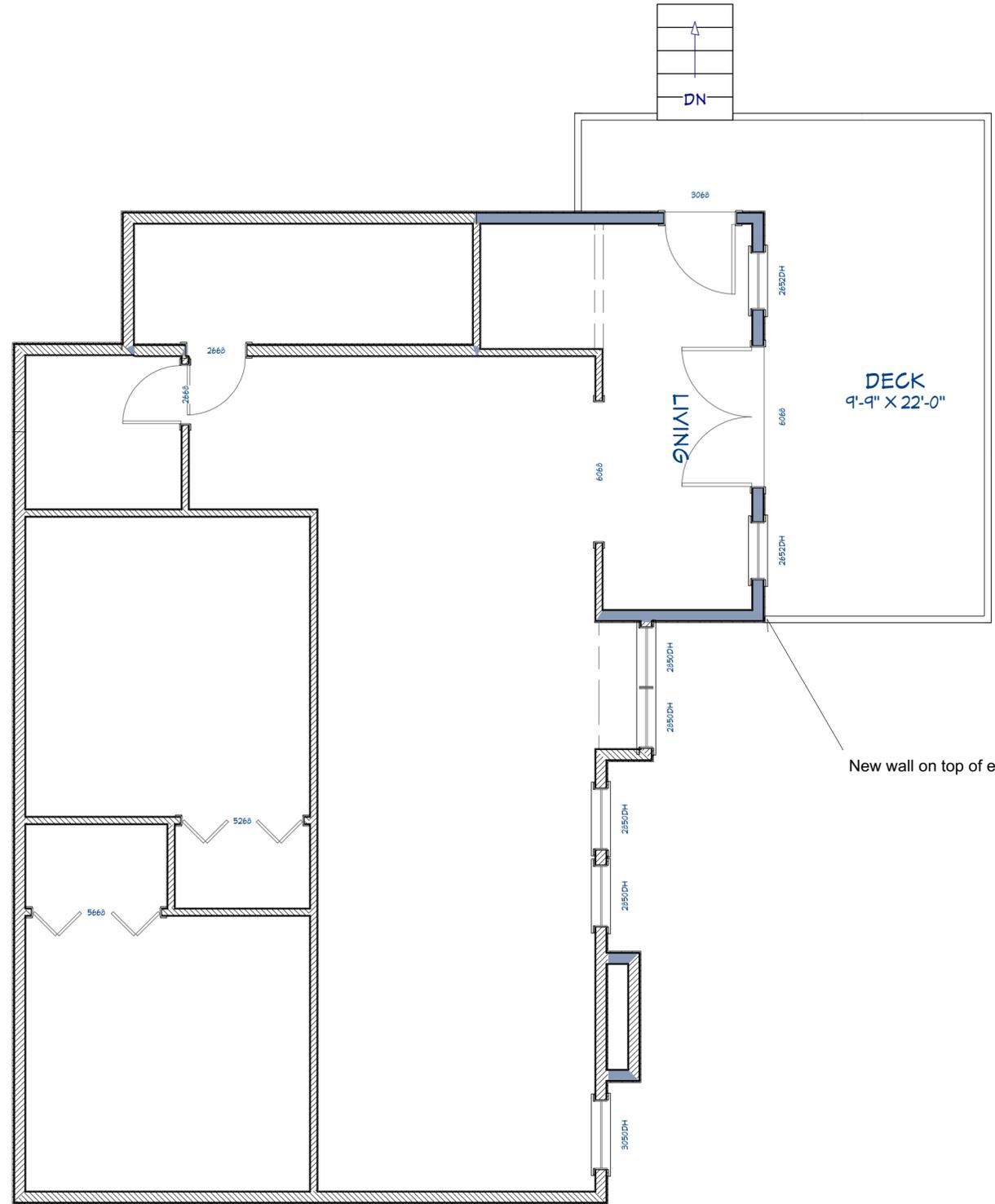












LIVING AREA
1196 SQ FT

DECK
9'-9" X 22'-0"

LIVING

New wall on top of existing basement foundation.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SHEET TITLE

PROJECT DESCRIPTION:
PROJECT

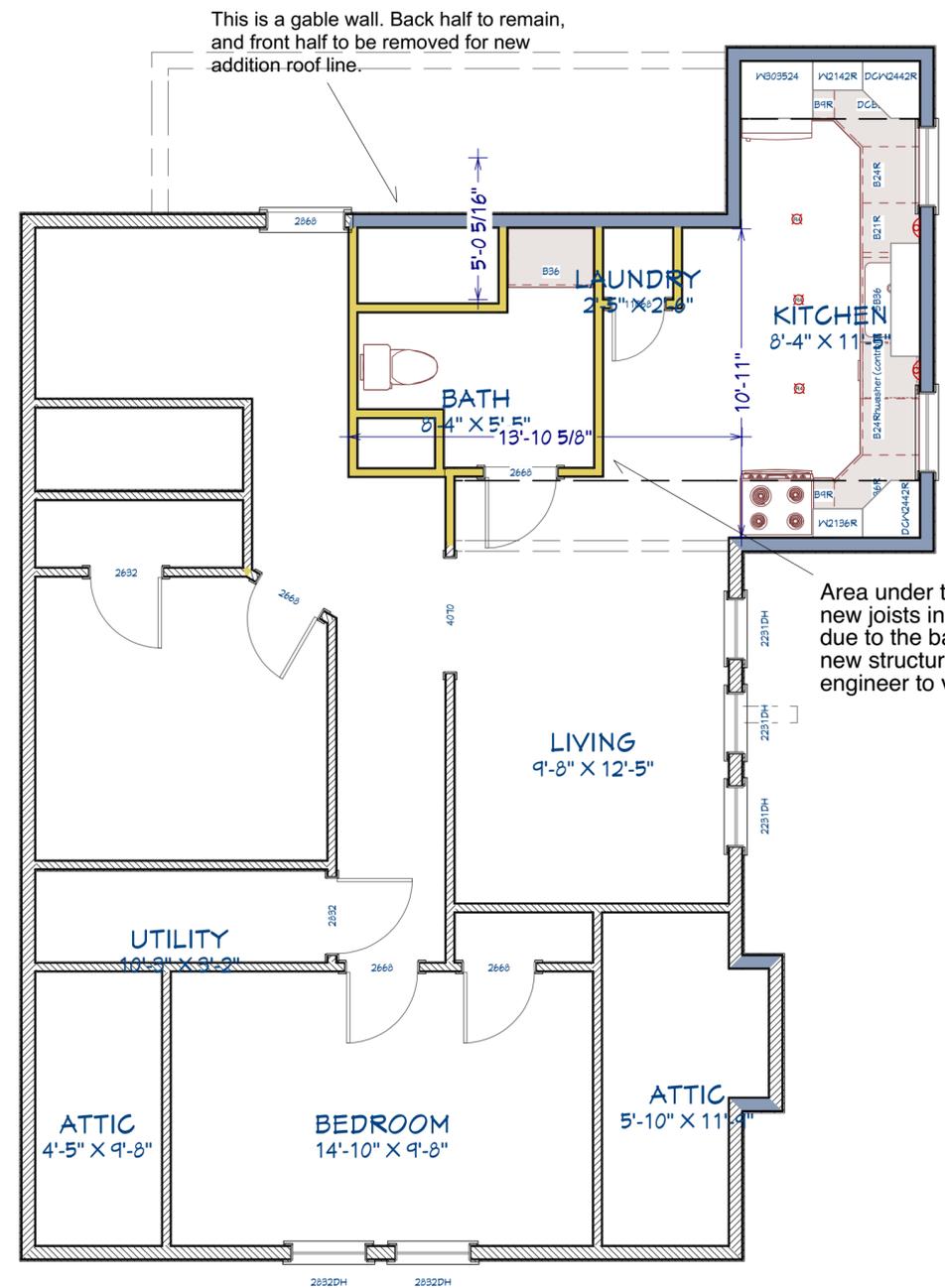
DRAWINGS PROVIDED BY:
DESIGNER

DATE:

SCALE:

SHEET:

A-1



This is a gable wall. Back half to remain, and front half to be removed for new addition roof line.

Area under the bathroom and in front of new addition (rectangle) will have new joists installed perpendicular to the way they are currently run. This is due to the bathroom floor being sagged from 2x6 joists being overextended. A new structural beam will be installed to support the new 2x8 joists. Structural engineer to verify all these notes post demolition.

LIVING AREA
953 SQ FT

2nd Floor

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: _____
SHEET TITLE

PROJECT DESCRIPTION: _____
PROJECT

DRAWINGS PROVIDED BY:
DESIGNER

DATE: _____

SCALE: _____

SHEET: _____

A-1



16'6"

10'8"