



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 _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan ☐ Conditional Zoning Certificate ☐ Code or Map Amendment ☐
	Preliminary Plan ☐ Final Plat ☐ Conditional Sign (EMC/Shopping Ctr) ☐ Cert. of Appr. (TCOV) ☒ Other ☐
	Historic Preservation Board Certificate of Appropriateness ☐ Conditional Sign ☐
	Board of Zoning Appeals Variance ☐ Appeal ☐
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>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 ☒

5/8/25 (Revised)

P24-12 (Revision #2)
Lafayette Road Addition and Attached Garage

Property Owner: Eben Selby
Applicant: Eben Selby
Location: 455 Lafayette Road
Zoning: R-3 (High Density Urban Residential)
Request: Revised approval for an addition and attached 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

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

DEVELOPMENT STANDARDS

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. The addition is setback 17 ft. 11 in. from the Orchard Lane right-of-way and the applicant has filed a variance application to the Board of Zoning Appeals to the setback requirement of Section 1125.05.

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.

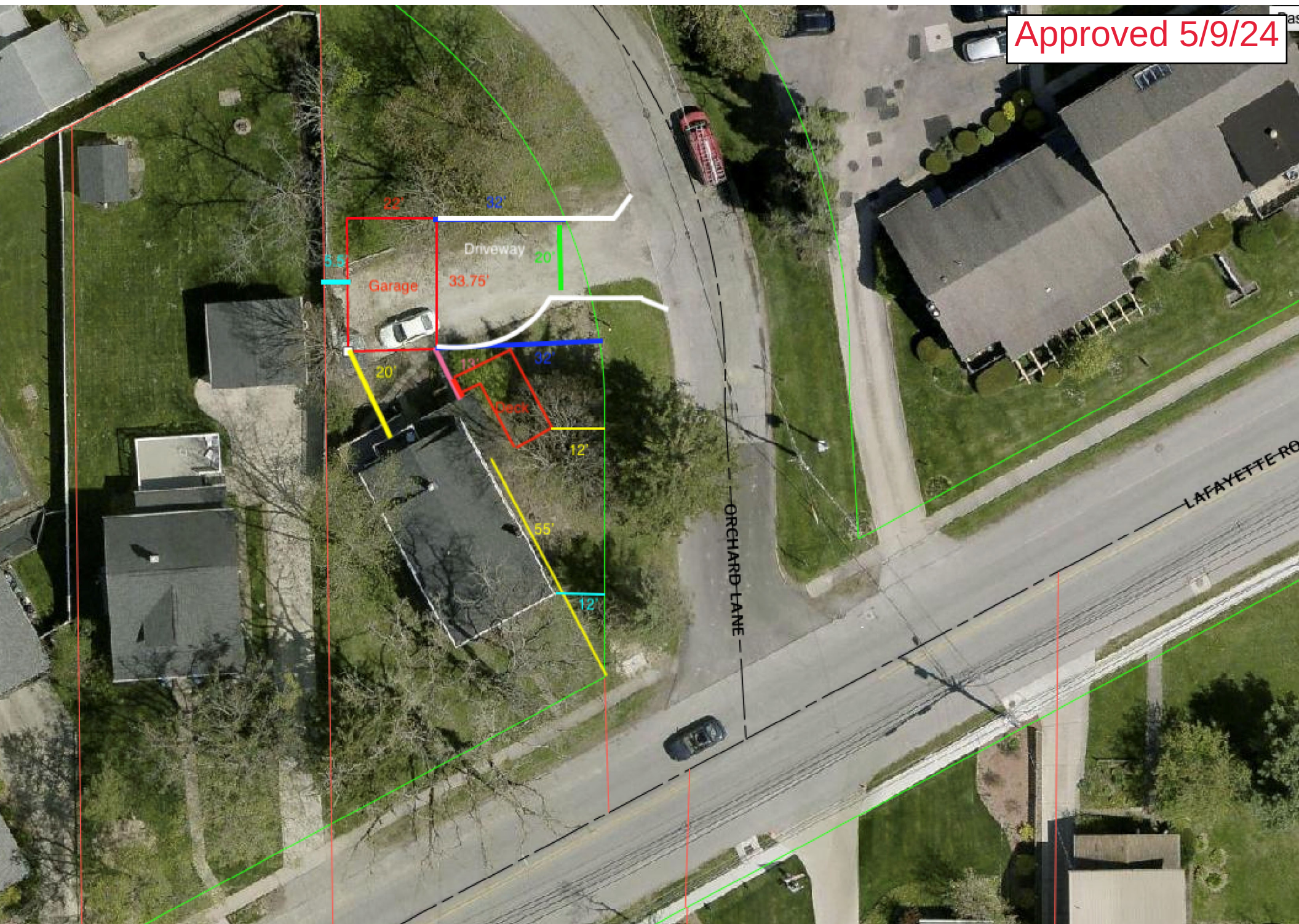
A one-story enclosed porch is located on the east side of the existing structure. The porch is proposed to be removed and replaced with a two-story addition and deck. The first floor of the addition will have double doors opening to the proposed deck and the second story will have a small window facing Orchard Lane.

As noted, a breezeway will connect the existing home to a new attached garage. The garage will include a dormer window on the second floor and an awning over the garage doors. The existing home and additions incorporate vinyl board and batten and horizontal siding in beige and brown colors with a brick lower section.

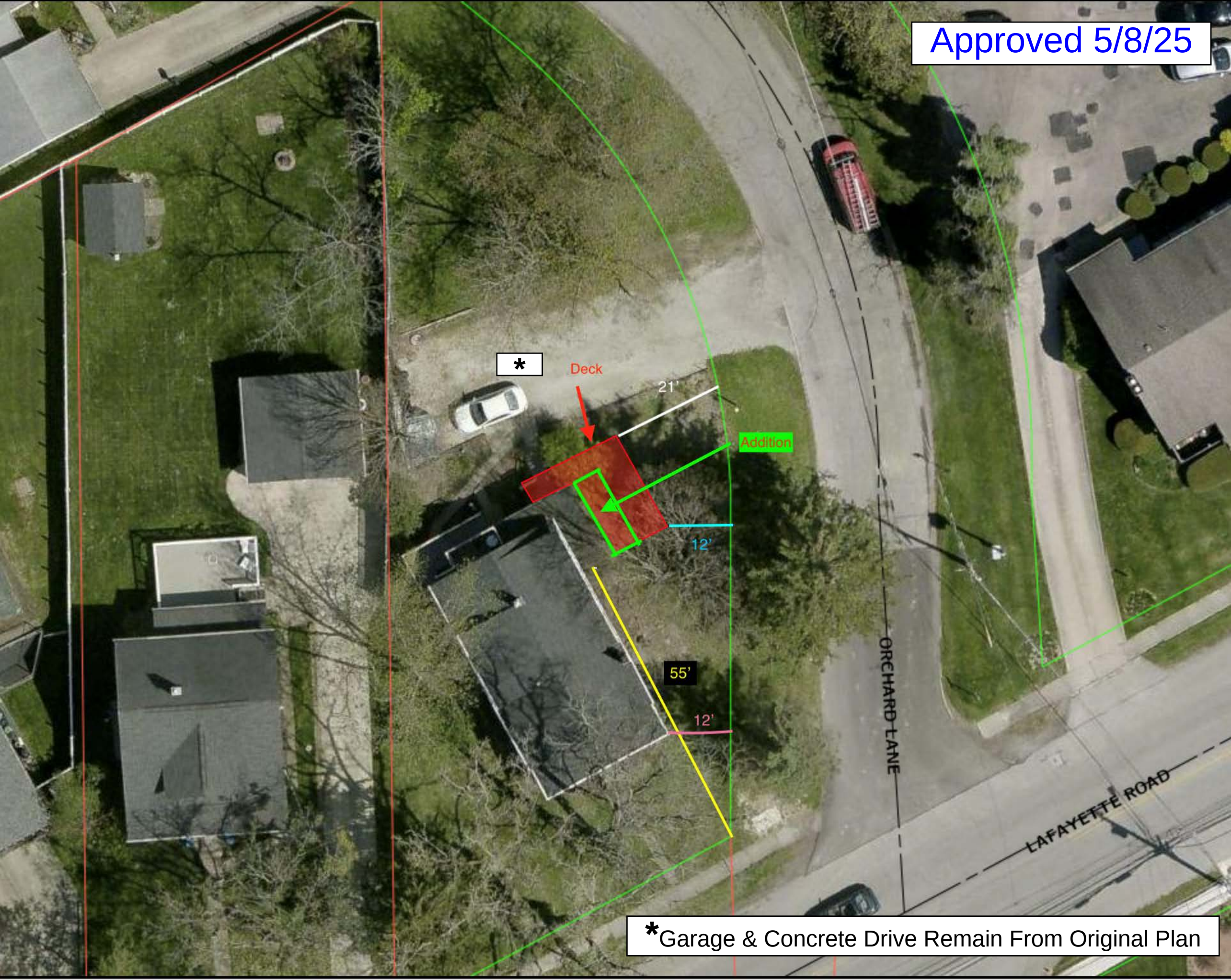
COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of revised application P24-12, with the condition that the applicant shall receive variance approval to Section 1125.05 from the Board of Zoning Appeals.

Approved 5/9/24



Approved 5/8/25



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Deck

21'

Addition

12'

55'

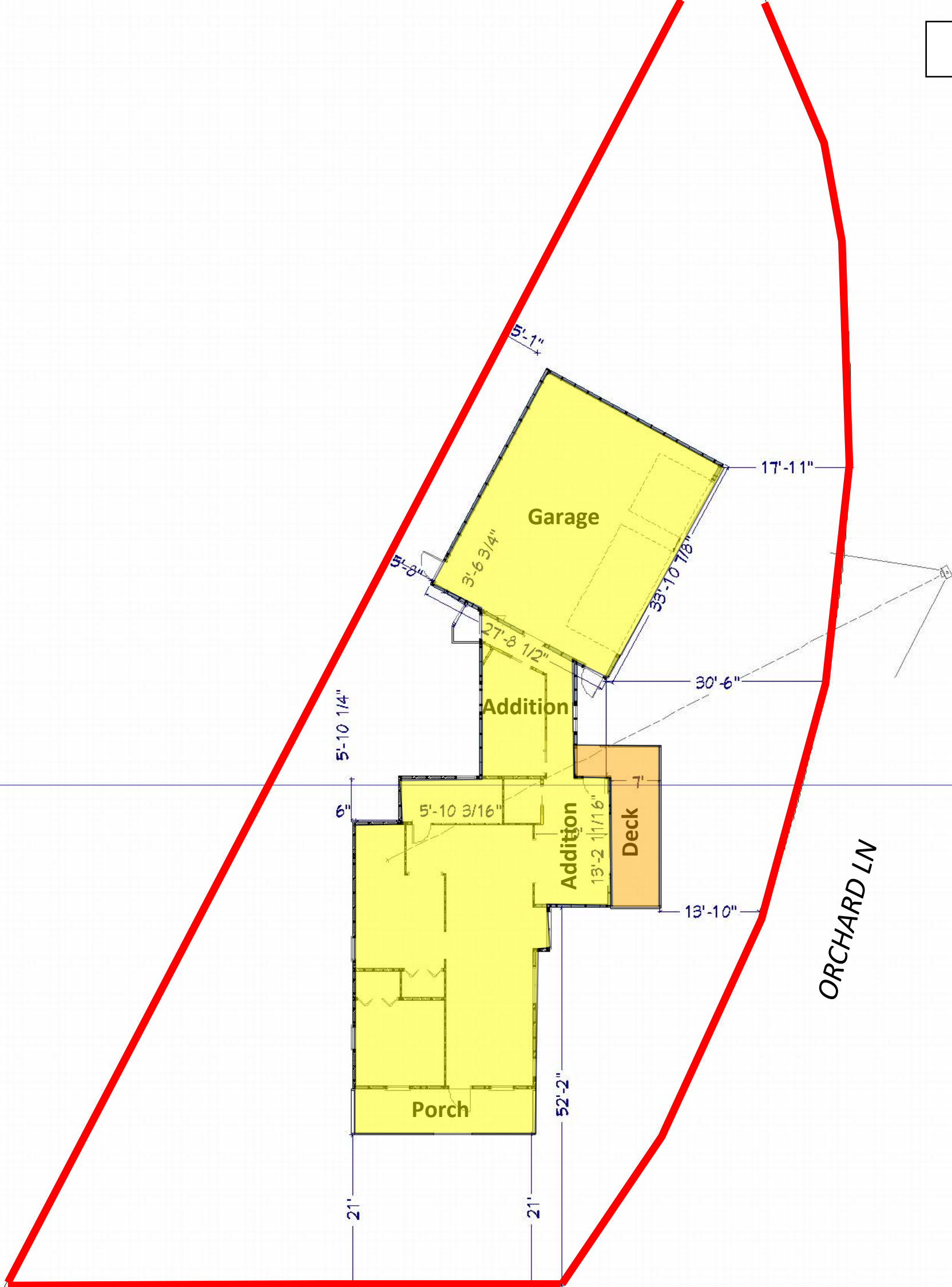
12'

ORCHARD LANE

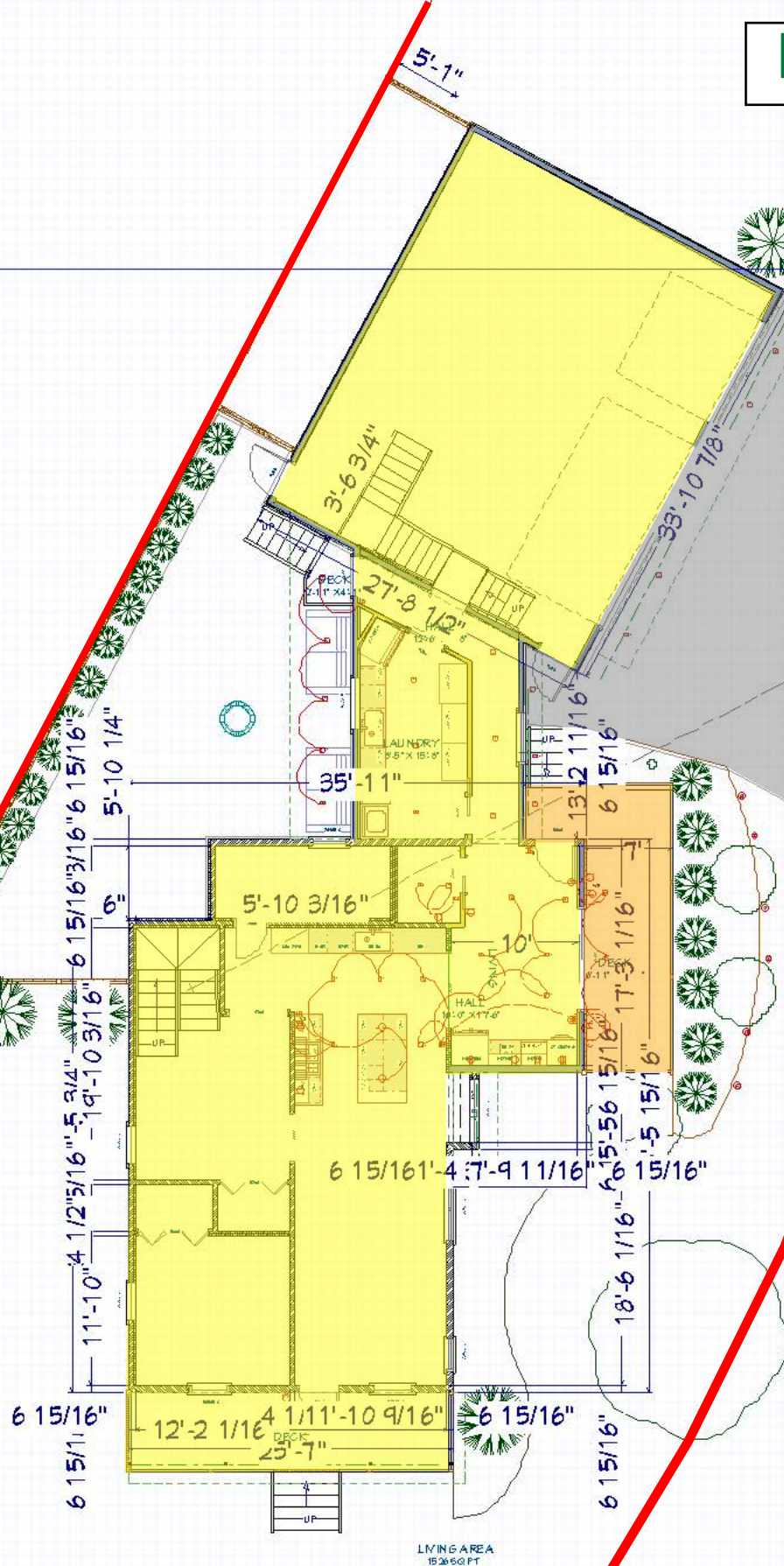
LAFAYETTE ROAD

*Garage & Concrete Drive Remain From Original Plan

Proposed



ORCHARD LN



Approved 5/9/24



East Elevation

Approved 5/8/25



East Elevation

Proposed



East Elevation

Proposed



East Elevation

Proposed



East Elevation

Proposed



East Elevation

Proposed



West Elevation