



BOARDS & COMMISSIONS APPLICATION

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

Application Number P25-01

GENERAL	Date of Application <u>2-17-25</u> Property Location <u>818 E Washington St. Medina, OH 44256</u> Description of Project <u>New Home with Basement</u>
CONTACT INFORMATION	Applicant Name <u>David Gingerich MPC</u> Address <u>1138 E. Clark Rd.</u> City <u>Wooster</u> State <u>OH</u> Zip <u>44691</u> Phone <u>330-466-3301</u> Email <u>david@mpconstruction.us</u> Property Owner Name <u>Katelyn Friedl</u> Address <u>818 E. Washington St.</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>260-494-0791</u> Email <u>KarenFriedl7@gmail.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	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>David Gingerich MPC</u> Date <u>2-17-25</u>
OFFICIAL USE	Zoning District <u>R-1</u> Fee (See Fee Sheet) \$ <u>25</u> Meeting Date <u>3/13/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

P25-01
East Washington Street New Home

Property Owner: Katelyn Friedl
Applicant: David Gingerich
Location: 818 East Washington Street
Zoning: R-1 (Low Density Residential)
Request: Transitional Corridor Overlay (TC-OV) District approval for a single-family home

LOCATION AND SURROUNDING USES

The subject site is composed of 1.1 acres located on the south side of East Washington Street, west of Guilford Blvd. Adjacent properties are zoned R-1 and contain single-family homes.



BACKGROUND & PROPOSED APPLICATION

The property was under common ownership with the adjacent property to the west until 2011 and has remained undeveloped. The applicant is proposing a new single-family home with the following general characteristics:

- A single-story 1,914 sq. ft. home with a full basement
- An attached two-car garage
- A front porch with a metal roof
- A front elevation primarily clad with vinyl board and batten siding and stone

DEVELOPMENT STANDARDS

Section 1113.05 includes several standards for detached accessory buildings:

	Required	Proposed
Front Setback	40 ft.	168 ft.
Minimum Side Setback	10 ft.	20 ft.
Minimum Rear Setback	50 ft.	222 ft.
Maximum Building Height	35 ft.	26 ft.

The proposed project meets the required development standards.

ADJACENT HOMES

There are two adjacent homes to the subject lot with the following characteristics in comparison to the proposed home.

Address	Finished Area	Stories	Building Width	Front Setback	Garage	Beds/Baths	Exterior
814 E. Washington St.	1,891 sq. ft.	1 ½	40 ft.	120 ft.	Attached & Detached	3/1 ½	Brick
822 E. Washington St.	1,344 sq. ft.	1	42 ft.	192 ft.	Detached	2/1	Brick
Proposed	1,914 sq. ft.	1	54 ft.	168 ft.	Attached	3/2	Vinyl/Stone

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. As found in TCOV.2, the Commission has “the authority to interpret and apply these regulations on a case by case basis”. Applicable sections are as follows:

TCOV.3 Site Development.

- (c) The height and scale of each new building shall be compatible with existing surrounding buildings.
- (d) New buildings should have setbacks consistent with surrounding established patterns.

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.
- (c) The front of the buildings should not exceed fifty (50) feet in horizontal length. A minimum of sixty percent (60%) of the front building façade shall consist of windows, doorways, awnings, etc., in order to break up the visual mass of the structure.

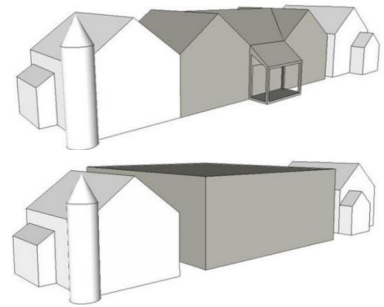
TCOV.8 Building Materials and Appurtenances.

- (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.

TCOV.9 Building and Lot Aesthetics.

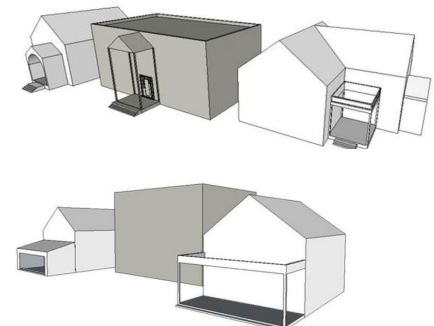
(b) Scale.

- (1) Consider relating the size and proportion of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown below maintains the same scale and rhythm as the existing buildings.
- (2) Avoid buildings that in height, width or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.



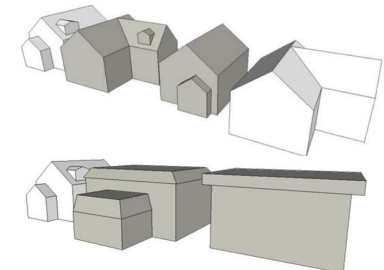
(e) Setback.

- (1) Consider maintaining the architectural façade lines of streetscape by locating front walls of new buildings in the same plane as facades of adjacent buildings. If existing setbacks vary, the new building should conform to historic siting patterns.
- (2) Avoid violating the existing setback pattern by placing new buildings in front of or behind the historic façade line. Avoid placing buildings at odd angles to the street unless in an area where diverse siting already exists.



(f) Sense of Entry.

- (1) Consider articulating the main entrances to the building with covered porches, porticos and other pronounced architectural forms.
- (2) Avoid facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first floor façade.



Homes in the area do not incorporate a consistent design, scale, or placement. However, the proposed home generally incorporates a similar scale, front setback, and use of materials as area homes and is consistent with surrounding established patterns.

INFILL DEVELOPMENT STANDARDS

Section 1113.07 requires new homes in an existing neighborhood to comply with the following standards:

- (a) Compatibility. All new single and two family residential development shall reflect, complement, and preserve the nature and character of existing adjacent residential development.
- (b) Building Placement and Mass. All new homes shall conform in street orientation and massing to adjacent homes.

- (c) Harmonious Aesthetics. The following is a list of objectives to achieve infill development that is characteristic of the existing structures:
 - (1) New infill development shall be compatible with the neighboring structures in terms of proportion, size, mass and height.
 - (2) Similar materials, colors, architectural details and roof pitch shall be used on all sides and on all structures on the site and shall be harmonious with adjacent properties.
 - (3) The creation of a vertical canyon effect between structures shall be minimized. For instance, when a one story structure is proposed next to a two story structure, the space between the two buildings shall increase as wall height increases.
- (d) Any improvement which is determined by the Planning Director to be in conflict with this section shall be forwarded to the Planning Commission for review.

The proposed home is generally compatible with other homes in the area

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends approval of application P25-01, as submitted.

Adjacent Homes

814 East Washington Street



822 East Washington Street



Homes Across the Street

815 East Washington Street



821 East Washington Street



FRIEDL RESIDENCE

GENERAL NOTES...

1. APPROVED CONSTRUCTION DOCUMENTS SHALL BE KEPT AT CONSTRUCTION SITE FOR REFERENCE BY BUILDING OFFICIAL.
2. ALL CONNECTIONS AND FASTNERS TO MEET OHIO RESIDENTIAL CODE.
3. ALL BUILDING MATERIAL & FASTNERS TO BE APPLIED AND FASTENED ACCORDING TO MANUFACTURER.
4. STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER COMPLETION. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE ERECTION PROCEDURES, AND ENSURE SAFETY OF BUILDING AND ITS COMPONENTS.

STAIRS:

1. STAIR CONSTRUCTION MUST COMPLY WITH SECTION 311.7 - 311.7.1. & 1/4" MAX. RISERS, 9" MIN. TREADS, 3/8" DEVIATION OF TREADS/RISERS. 6'-8" MIN. HEADROOM CLEARANCE.
2. ALL HANDRAILS MUST COMPLY WITH SECTION 311.7.8 - 311.8.3.3. HANDRAILS REQUIRED AT ONE SIDE , 34"-38".
3. ALL GUARD RAILS MUST COMPLY WITH SECTION 312.1.1 - 312.1.4. GUARD RAIL BALUSTERS SPACED SO 4" SPHERE CANNOT PASS THROUGH OR UNDER, 6" SPHERE CANNOT PASS THROUGH IN TRIANGULAR SPACE UNDER TREAD/ RISER. MIN. HEIGHT 36".

INTERIOR STAIRWAY ILLUMINATION.

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDING. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. (PER RCO 303.1)

EXTERIORS STAIRWAY ILLUMINATION.

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY. (PER RCO 303.8)

EGRESS.

ALL BEDROOMS SHALL HAVE A WINDOW THAT MEETS CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS SHALL BE A MINIMUM OF 5.7 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20" SILL HEIGHT SHALL NOT EXEED 44" ABOVE THE FINISH FLOOR.

ALARMS.

SMOKE & CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION 314 , 315. RCO. CARBON MONOXIDE & SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

GLAZING.

- ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:
1. GLAZING IN SWINGING, SLIDING OR FIXED DOORS, INCLUDING FIXED PANELS AND SIDE LIGHTS
 2. GLAZING FOR DOORS AND SURROUNDS OF WHIRLPOOLS, TUBS AND SHOWERS
 3. GLAZING WITHIN 24" OF ANY DOOR IN THE CLOSED POSITION
 4. GLAZING WITHIN 18" OF THE FINISHED FLOOR
 5. GLAZING ADJACENT TO TUBS AND SHOWERS
 6. GLAZING IN RAILINGS

FIRE STOPPING SHALL BE PROVIDED TO CUT OF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF

PROVIDE 1/2" GYP. BRD. (GARAGE SIDE) FOR SEPERATION. WHEN A HABITABLE ROOM IS ABOVE A GARAGE, TYPE "X" (5/8) GYPSUM SHALL BE INSTALLED ON CEILING. (PER RCO 302.6)

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 MM) IN THICKNESS, SOLID OR HONEY COMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 (35 MM) THICK, OR 20 MINUTE FIRE-RATED DOORS. (PER RCO 302.5.1)

BATHROOM VENTILATION.

BATHROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING NO LESS THAN (3) SQ.FT. ONE-HALF OF WHICH SHALL BE OPENABLE, UNLESS PROVIDED WITH MECHANICAL VENTILATION WITH A MIN. VENTILATION RATE OF 50 CFM AND SHALL EXHAUST DIRECTLY TO THE OUTSIDE. (PER RCO 303.3)

ELECTRICAL NOTES.


(PER RCO 3401 & NEC 210) ALL BRANCH CIRCUITS OUTLETS WITHIN THE HABITABLE AREAS OF RESIDENTIAL DWELLINGS SHALL BE PROTECTED BY 'ARC FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI); OR AS IS REQUIRED WITHIN THE SAME SECTION' ALL SPECIFIED OUTLETS SHALL PROVIDE PERSONAL PROTECTION VIA GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION (GFCI)
ALL ELECTRICAL EQUIPMENT & INSTALLATION SHALL COMPLY WITH THE 2017 NEC, CHAPTER 34 WHICH IS IN EFFECT AT THE TIME OF INSTALLATION. ALL LIGHTING & ELECTRICAL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

GFCI WASHER RECEPTACLE MUST BE IN AN ACCESSIBLE LOCATION

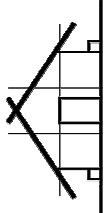
ATTACHED GARAGES SHALL HAVE A LIGHT INSTALLED IN THE GARAGE, OUTSIDE THE REQUIRED MAN-DOOR (IF APPLICABLE), AND AT LEAST ONE (1) GFCI RECEPTACLE PER VEHICLE BAY. (PER 2017 NEC.)

DRAWING SCHEDULE	
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TOP ELEVATION	7
WALL SECTION	8

KATELYN FRIEDL
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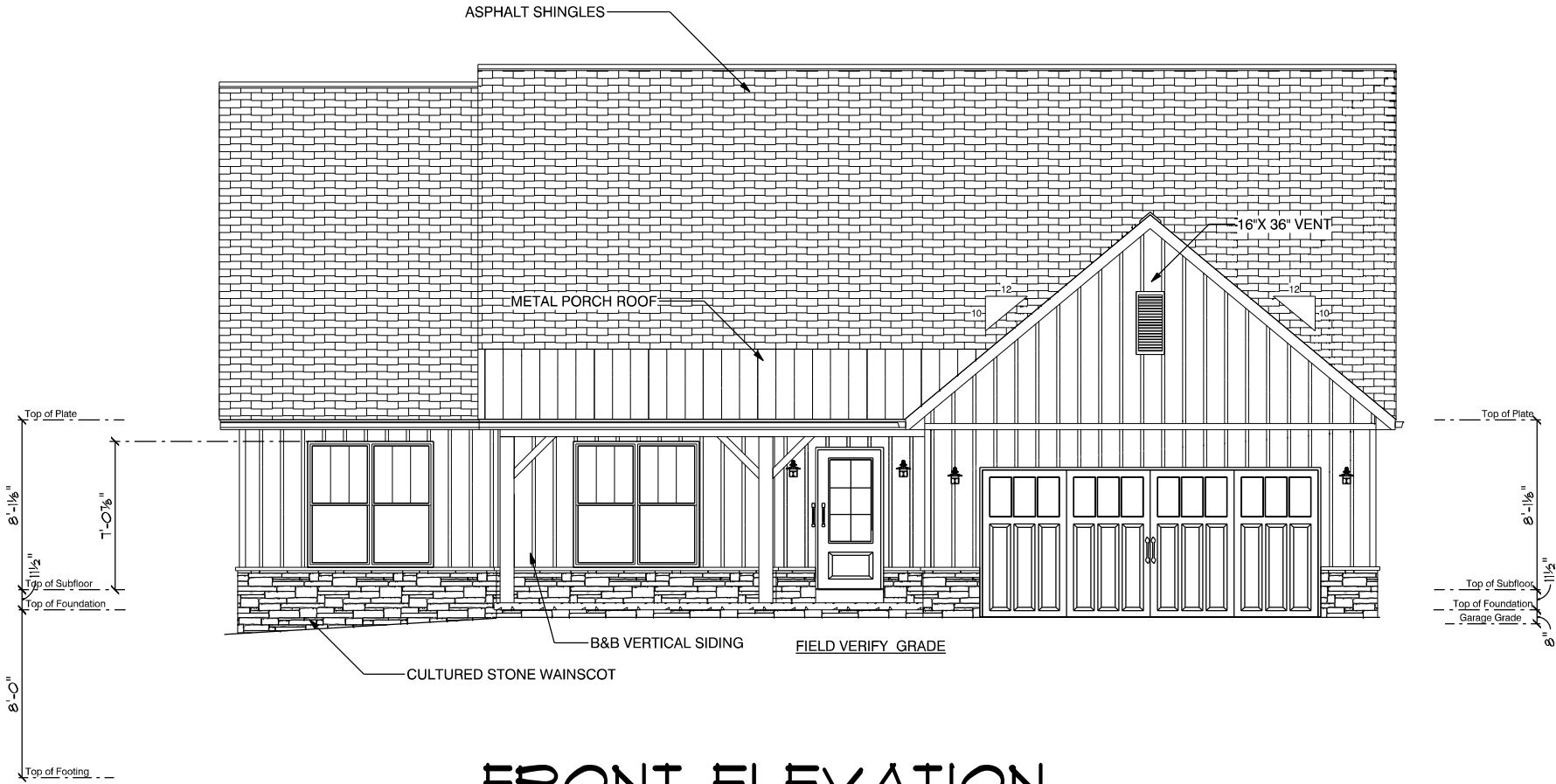
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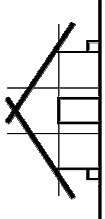
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NAME	AREA
MAIN FLOOR	1914.0 sq ft.
BASEMENT	1916.4 sq ft.
GARAGE	469.3 sq ft.
FRONT PORCH	151.3 sq ft.



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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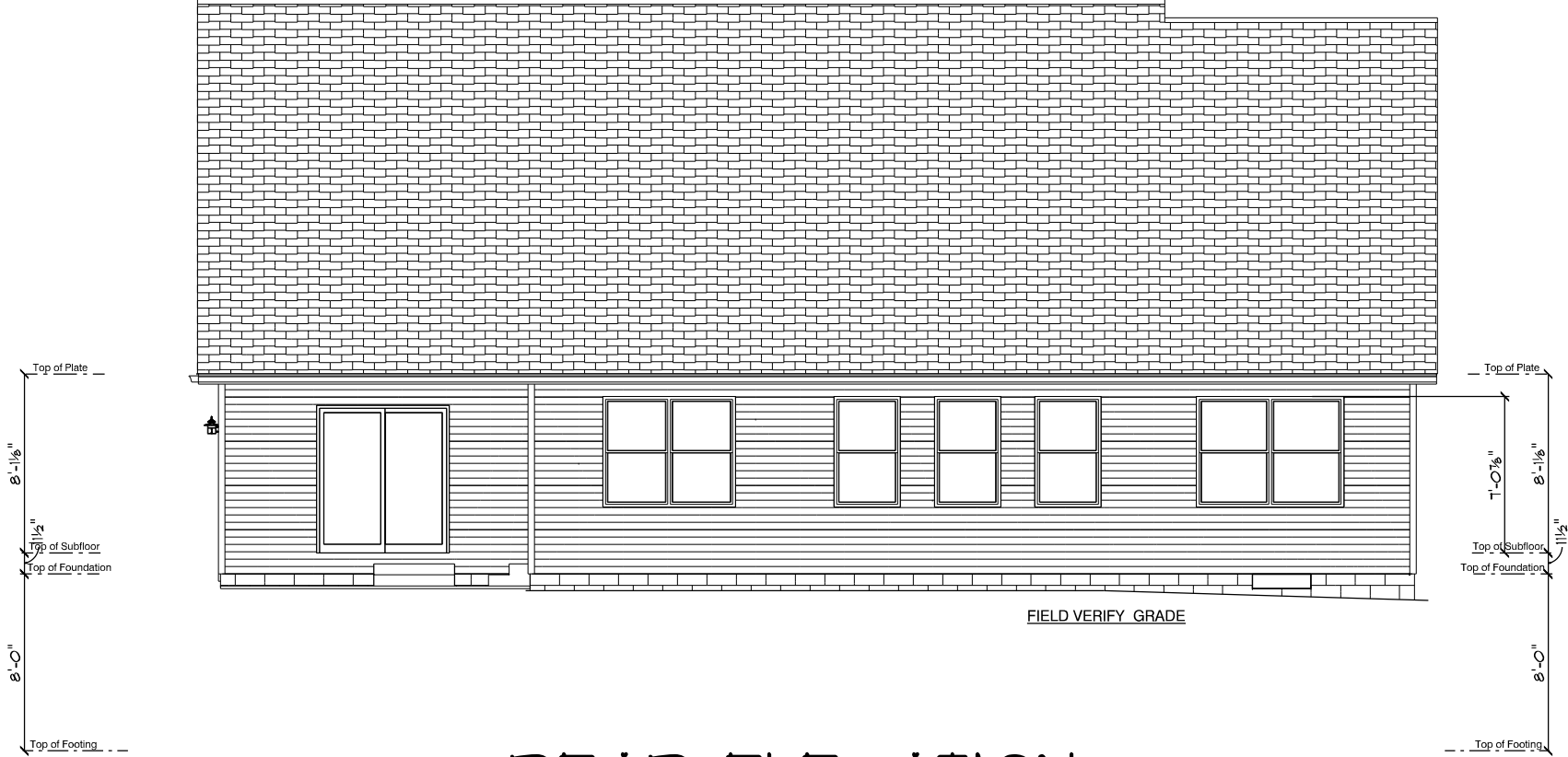
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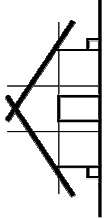
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FRONT ELEVATION



REAR ELEVATION

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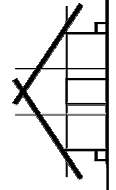
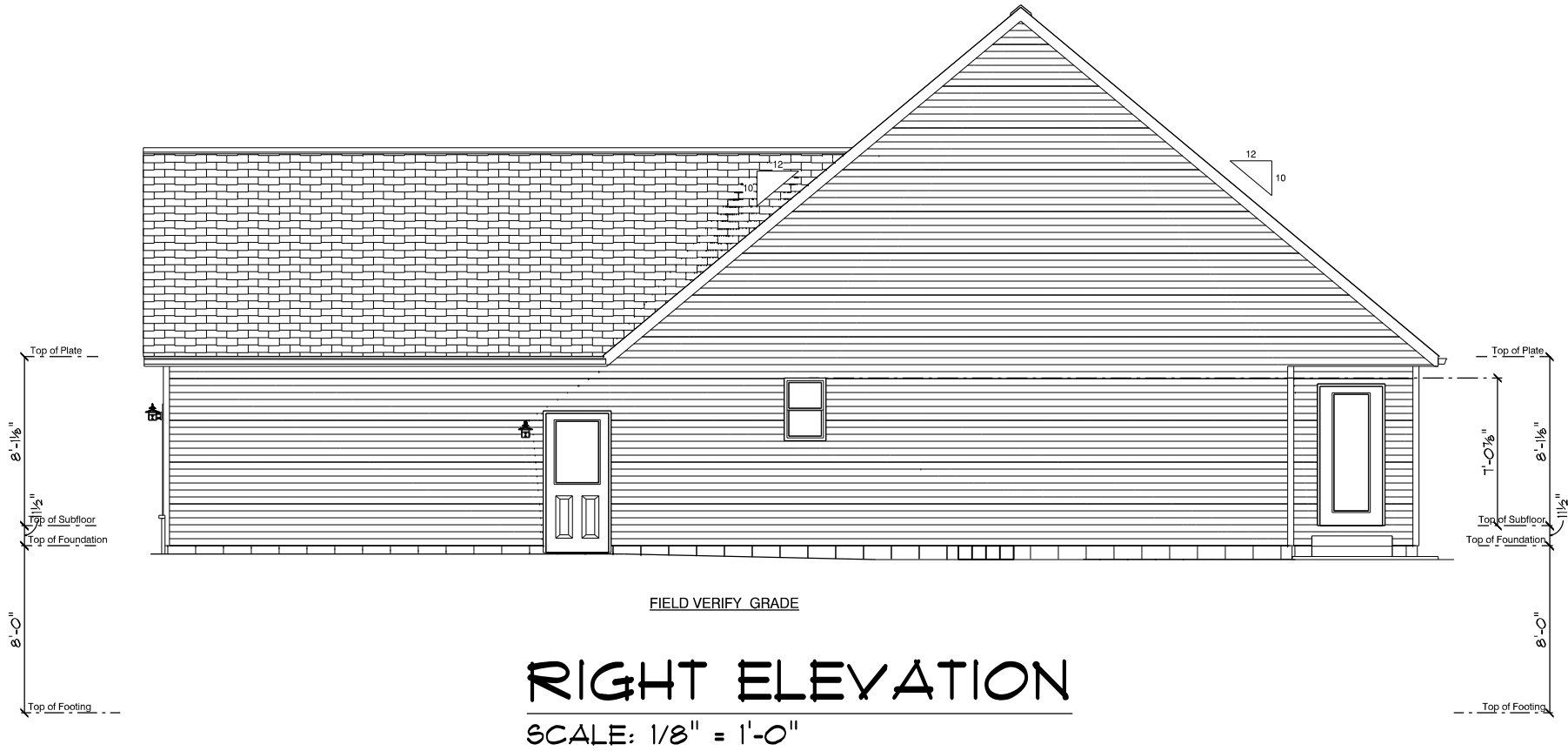
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REAR ELEVATION



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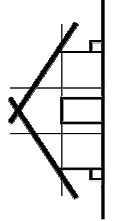
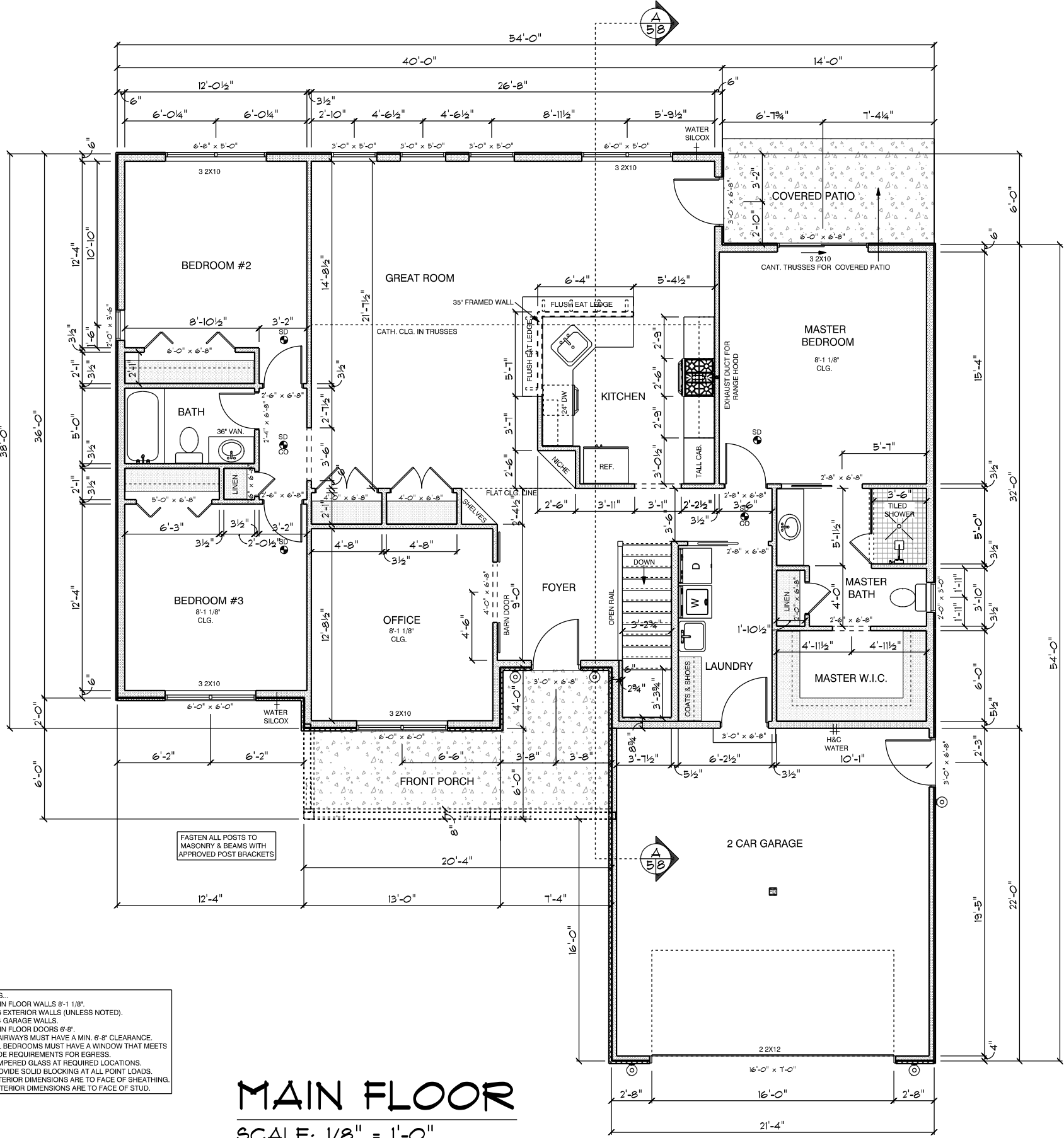
LEFT-RIGHT ELEVATIONS

NOTES...

1. MAIN FLOOR WALLS 8'-1 1/8".
2. 2X6 EXTERIOR WALLS (UNLESS NOTED).
3. 2X4 GARAGE WALLS.
4. MAIN FLOOR DOORS 6'-8".
5. STAIRWAYS MUST HAVE A MIN. 6'-8" CLEARANCE.
6. ALL BEDROOMS MUST HAVE A WINDOW THAT MEETS CODE REQUIREMENTS FOR EGRESS.
7. TEMPERED GLASS AT REQUIRED LOCATIONS.
8. PROVIDE SOLID BLOCKING AT ALL POINT LOADS.
9. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING.
10. INTERIOR DIMENSIONS ARE TO FACE OF STUD.

MAIN FLOOR

SCALE: 1/8" = 1'-0"



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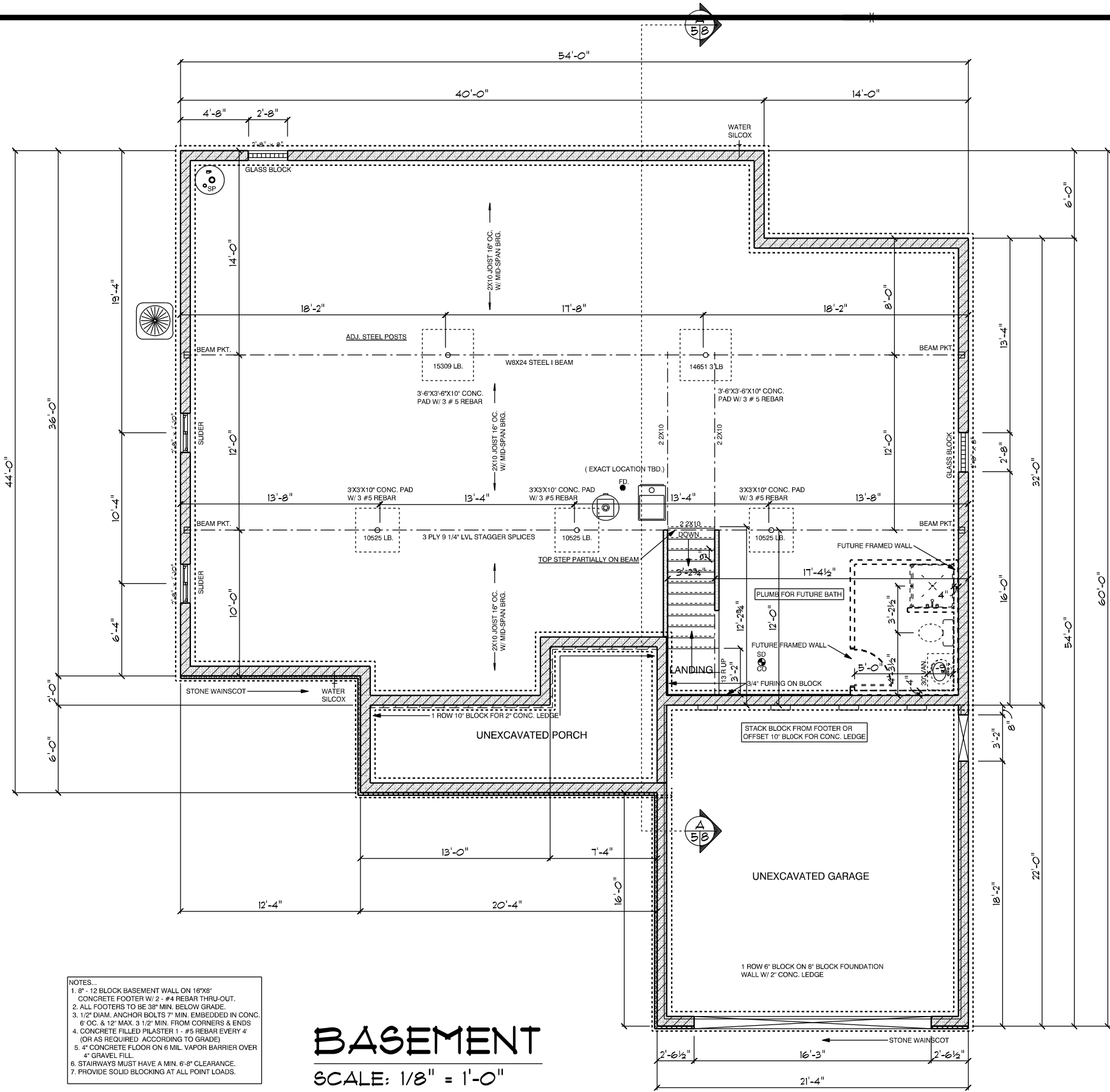
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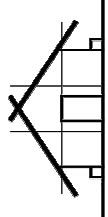
MAIN FLOOR



- NOTES...
1. 8" - 12 BLOCK BASEMENT WALL ON 16"x8" CONCRETE FOOTER W/ 2 - #4 REBAR THRU-OUT.
 2. ALL FOOTERS TO BE 38" MIN. BELOW GRADE.
 3. 1/2" DIAM. ANCHOR BOLTS 7" MIN. EMBEDDED IN CONC. 6" OC. & 12" MAX. 3 1/2" MIN. FROM CORNERS & ENDS
 4. CONCRETE FILLED PILASTER 1 - #5 REBAR EVERY 4" (OR AS REQUIRED ACCORDING TO GRADE)
 5. 4" CONCRETE FLOOR ON 6 MIL. VAPOR BARRIER OVER 4" GRAVEL FILL.
 6. STAIRWAYS MUST HAVE A MIN. 6'-8" CLEARANCE.
 7. PROVIDE SOLID BLOCKING AT ALL POINT LOADS.

BASEMENT

SCALE: 1/8" = 1'-0"



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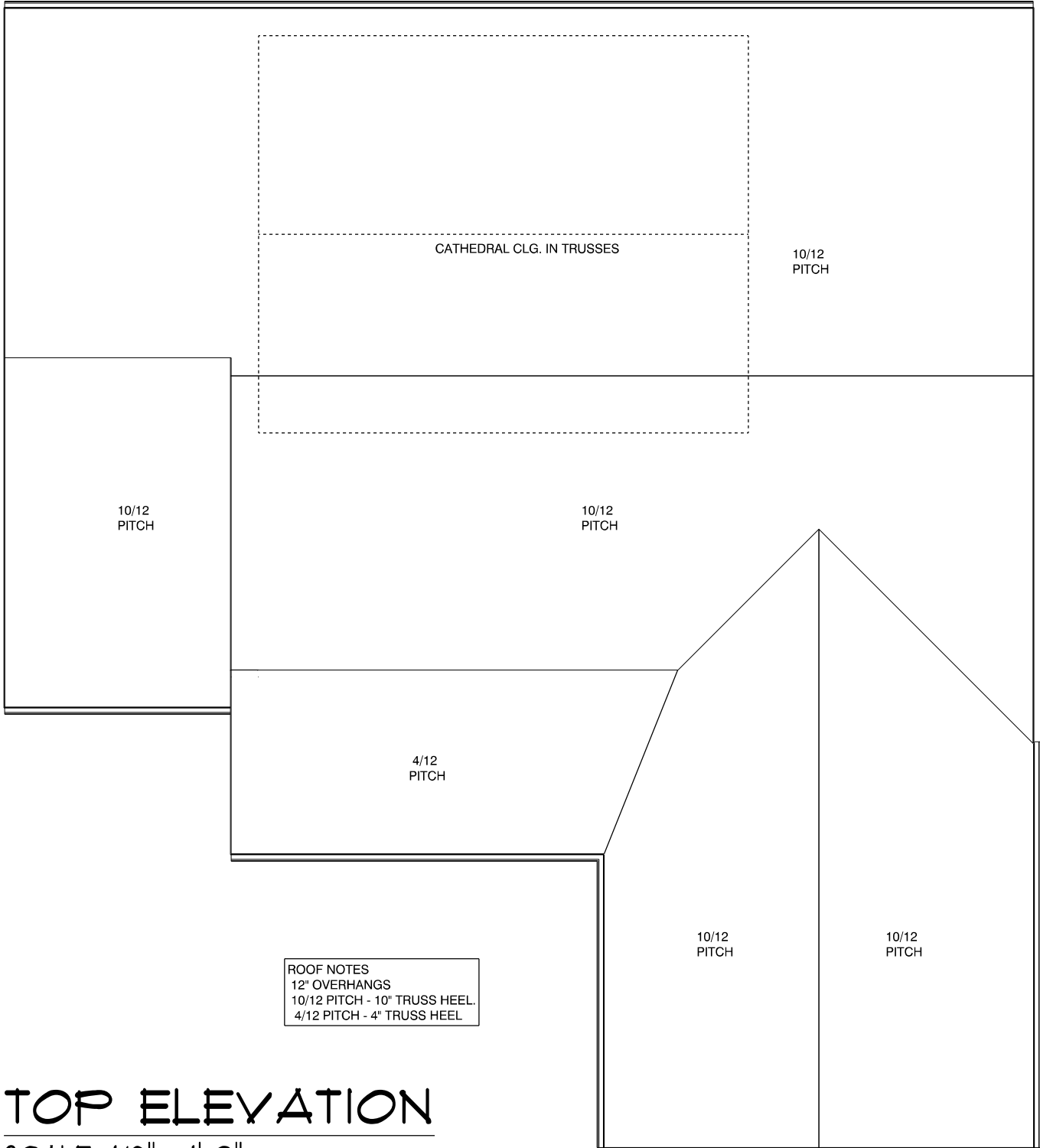
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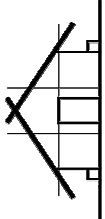
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BASEMENT



TOP ELEVATION

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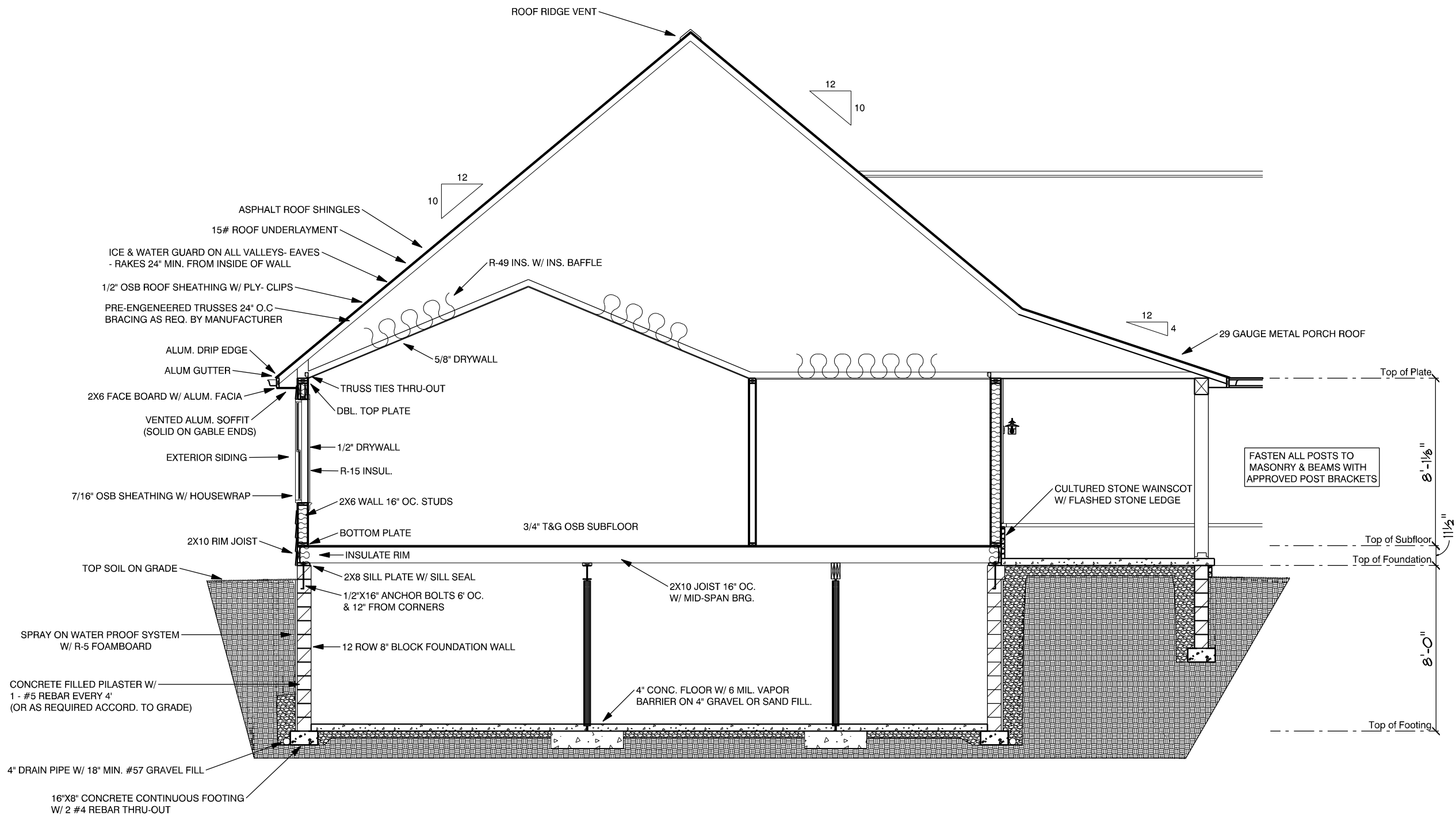
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CROSS SECTION A

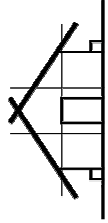
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WALL SECTION