

Z24-04 North State Road Garage Expansion

Property Owner: Forest City Capital Group LLC
Applicant: Stefan Mendrea
Location: 135 North State Road
Zoning: I-1 (Industrial)
Request: Use Variance to Section 1151.02(a)(1) to allow the expansion of a nonconforming use and an area variance to Section 1151.02(b)(2)(A.) to allow the expansion of a nonconforming building into a setback and Section 1145.06(c) to allow the expansion of a nonconforming gravel driveway

LOCATION AND SURROUNDING USES

The subject site is 0.51 acres located on the west side of North State Road. Adjacent properties are zoned I-1 and contain the following uses:

- North – Multi-Family Residential
- East – Industrial and the Common Ground
- South – Electric Utility
- West – Multi-Family Residential



BACKGROUND & PROPOSED APPLICATION

The subject site is occupied by a structure with the following permitted nonconforming conditions:

- Use of the structure as a single-family home
- Reduced setback of the structure from the York Road right-of-way
- A gravel driveway

The applicant has received approval to renovate the interior of the home and construct a second story dormer addition. The applicant is also proposing to construct a 431 sq. ft. (20 ft. 6 in. x 22 ft. 2.27 in.) attached two car garage with attic storage space on the north side of the existing home. The garage will require an approximately 300 sq. ft. gravel driveway expansion to connect with the existing gravel driveway.

NONCONFORMING USE EXPANSION (SECTION 1151.02(a)(1))

A single-family residence is not a permitted use in the I-1 zoning district and the existing residence is thus a permitted nonconforming use. Section 1151.02(a)(1) states that a nonconforming use is permitted to be expanded by up to 25%.

The existing 714 sq. ft. nonconforming residence is permitted to be expanded by up to 179 sq. ft. (25%). The proposed 431 sq. ft. garage is a 60% increase of the home, which exceeds the permitted expansion size.

NONCONFORMING FRONT SETBACK EXPANSION (SECTION 1151.02(b)(2)(A.))

The existing structure is setback 17.5 ft. from the York Road right-of-way, which is within the required 25 ft. setback in the I-1 zoning district. Section 1151.02(b)(2)(A.) states that a nonconforming structure is permitted to be expanded by 50% of the building's footprint if the expansion does not increase the degree of nonconformity.

The existing 714 sq. ft. nonconforming structure may be expanded by up to 357 sq. ft. (50%). The proposed 431 sq. ft. garage is a 60% increase of the home which exceeds the permitted expansion, however, it does not increase the degree of nonconformity as it maintains the existing setback of 17.5 ft.

GRAVEL DRIVEWAY EXPANSION (SECTION 1145.06(c))

Section 1145.06(c) states that single-family residences must have driveways of concrete, brick, or asphalt.

An approximate 300 sq. ft. gravel driveway expansion is proposed to connect the proposed garage addition with the existing gravel driveway.

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.

APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS

The applicant's responses to the Standards for Variances and Appeals include, but are not limited to, the following:

- The proposal will allow a beneficial use of the property by providing the existing home with valuable garage space.
- The variance is not substantial as the proposed garage is only 431 sq. ft. in area.
- The granting of the variance will not affect the rights of adjacent property owners or the public health.

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.

**USE FOR THE EXTENSION OF A
NONCONFORMING USE**

STANDARDS APPLICABLE TO USE VARIANCES ("UNNECESSARY HARDSHIPS")

The applicant shall demonstrate by clear and convincing evidence that all of the following standards have been met in order to find an unnecessary hardship exists so as to justify the granting of a use variance, as determined by the Board:

A. The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zone or district;

B. The hardship condition is not created by actions of the applicant;

C. The granting of the variance will not adversely affect the rights of adjacent owners;

D. The granting of the variance will not adversely affect the public health, safety or general welfare;

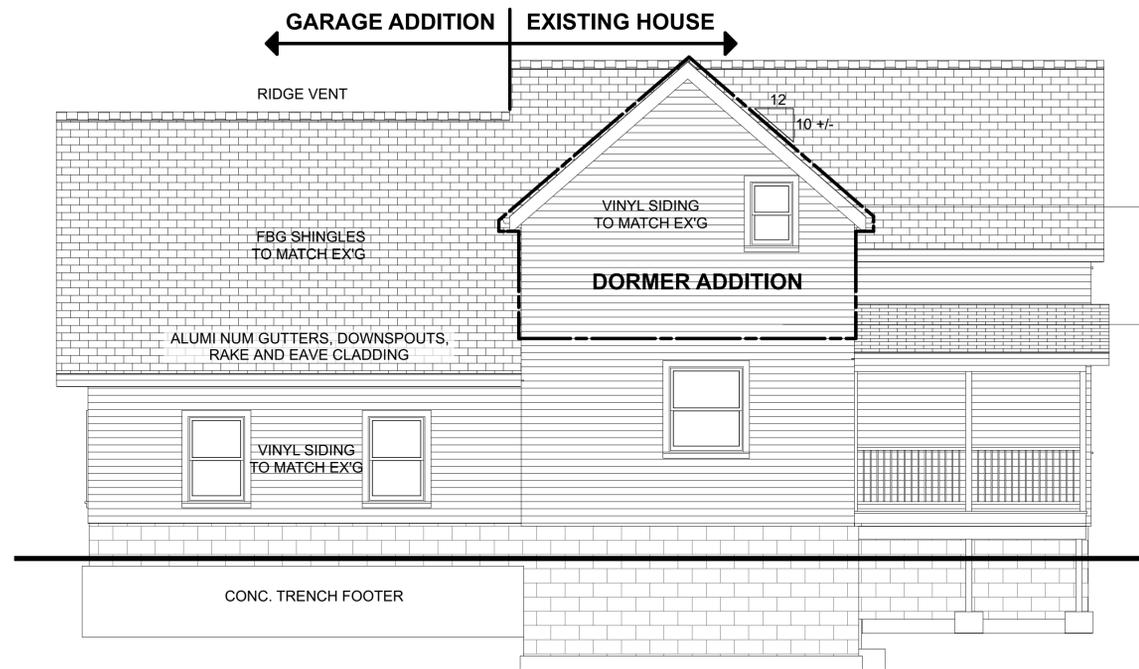
E. The variance will be consistent with the general spirit and intent of this Ordinance;

F. The variance sought is the minimum which will afford relief to the applicant; and

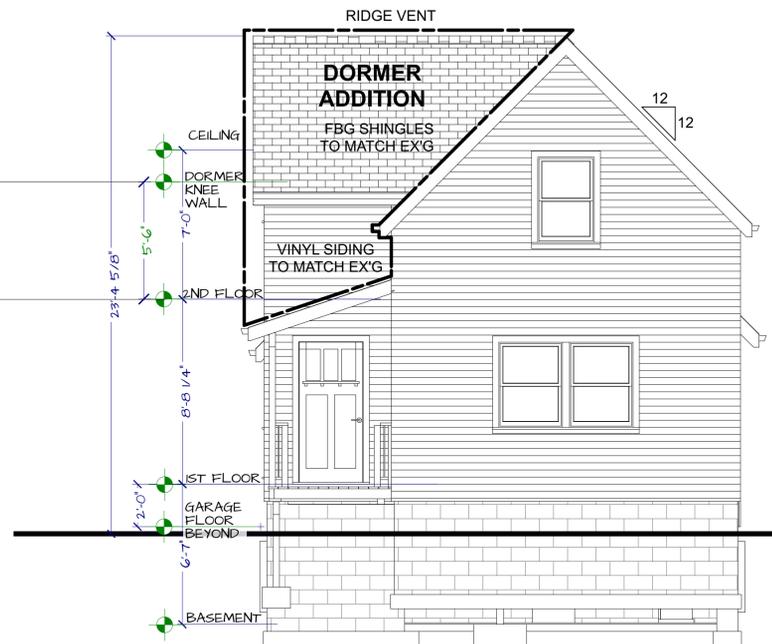
G. There is no other economically viable use which is permitted in the zoning district.

**USE FOR ADDITION WITHIN THE SETBACK
AND GRAVEL DRIVE EXTENSION**

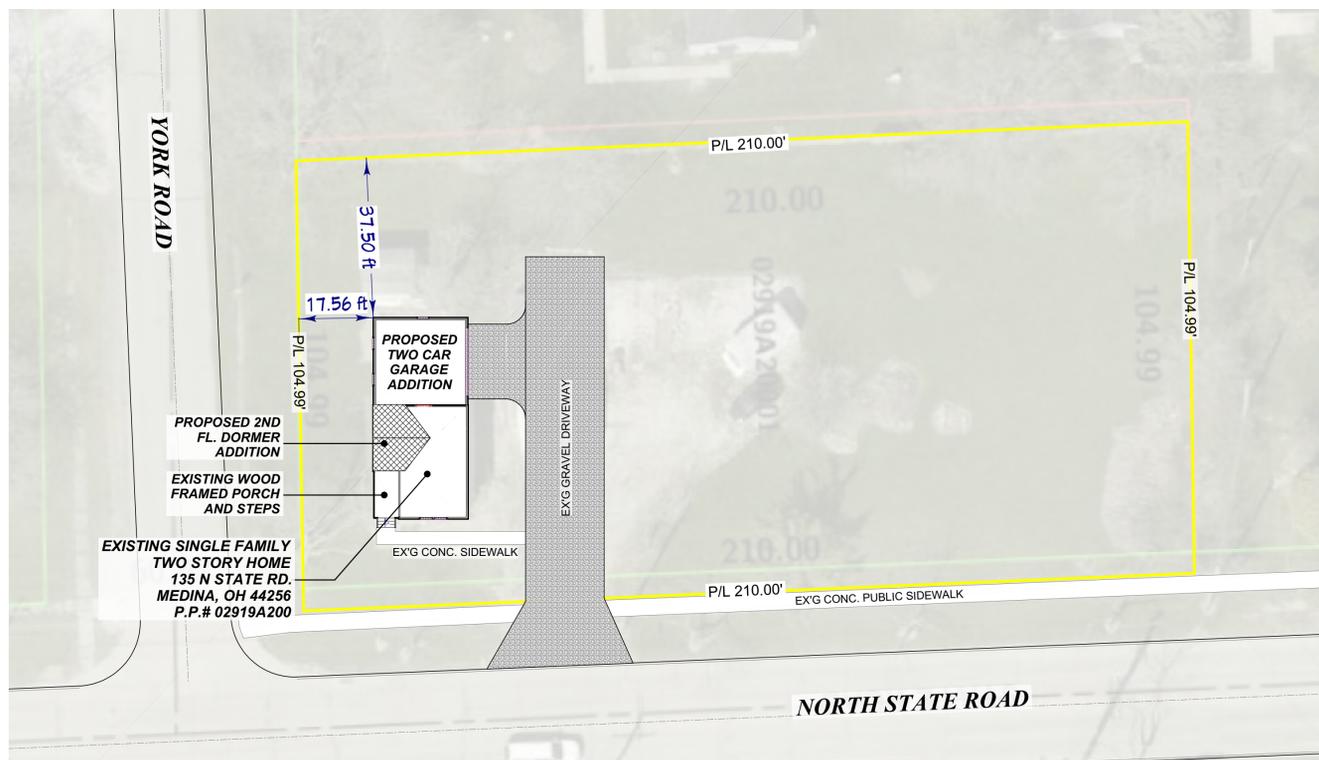
PROPOSED INTERIOR RENOVATIONS, 2ND FLOOR DORMER AND ATTACHED GARAGE ADDITIONS AT 135 N STATE RD. MEDINA, OHIO 44256



LEFT SIDE ELEVATION 1/4 in = 1 ft



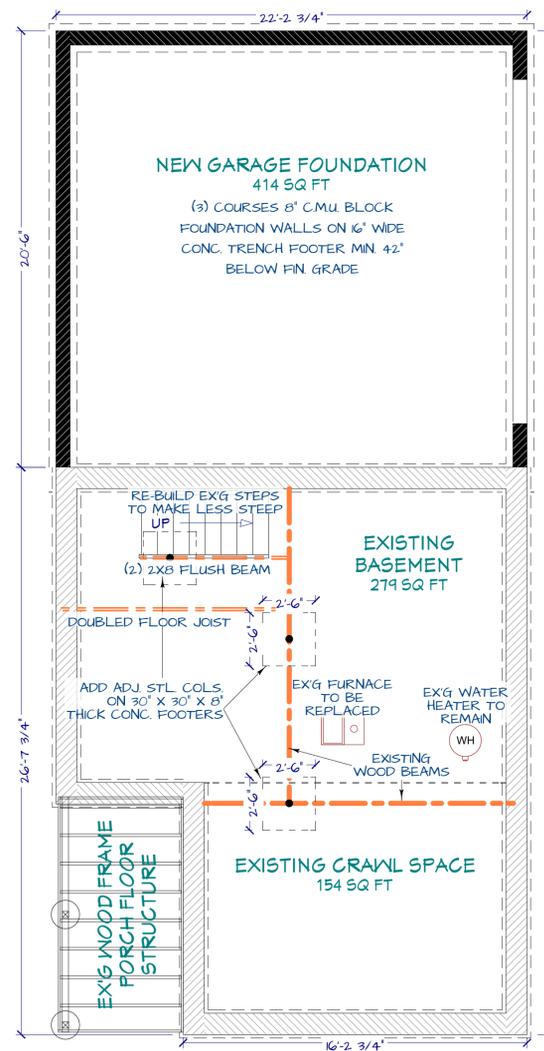
FRONT ELEVATION 1/4 in = 1 ft



SITE PLAN 1 in = 20 ft



(FOR REFERENCE ONLY, NOT ENGINEERED OR CERTIFIED)



FOUNDATION PLAN 1/4 in = 1 ft

GENERAL NOTES

GENERAL NOTES ARE INTENDED TO AUGMENT THE CONSTRUCTION DOCUMENTS. SHOULD CONFLICTS EXIST BETWEEN THE GENERAL NOTES AND THE CONSTRUCTION DOCUMENTS, THE STRICTEST PROVISION SHALL GOVERN.

GOVERNING CODE:

- Codified Ordinances of the City of Medina, Medina County and the State of Ohio
- 2019 RESIDENTIAL CODE OF OHIO
- 2020 NFPA 70, National Electric Code w/ Ohio amendments
- 2017 OHIO PLUMBING CODE with 2017 and 2018 amendments
- 2017 Ohio Mechanical Code with 2018 amendments
- 2009 IECC (ENERGY CODE)

GENERAL STRUCTURAL NOTES

STRUCTURAL MEMBERS ARE CALCULATED ON THE FOLLOWING DESIGN CRITERIA

WIND SPEED DESIGN LOADS BASED ON 90 MPH (3 SECOND GUST)
EXPOSURE CATEGORY B.

GROUND SNOW LOAD 20 P5F.

FLOOR LOADS

- 40 P.S.F. LIVE LOAD, 10 P.S.F. IN ALL LIVING AREAS OTHER THAN SLEEPING ROOMS
- 30 P.S.F. LIVE LOAD, 10 P.S.F. DEAD LOAD IN ALL SLEEPING AREAS

ROOF LOADS

20 P.S.F. LIVE LOAD, 10 P.S.F. DEAD LOAD

SOIL BEARING CAPACITY

1500 P.S.F. (PRESUMED)

FRAMING / STRUCTURAL LUMBER

ALL FRAMING LUMBER TO BE SPF CONSTRUCTION GRADE "#2 OR BETTER" UNLESS NOTED OTHERWISE
FRAMING LUMBER FOR EXTERIOR DECKS, STAIRS AND RAMPS TO BE PRESSURE TREATED "#2 OR BETTER"

402.2.1 Materials for concrete. Materials for concrete shall comply with the requirements of Section 608.5.1.

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f' _c)		
	Nonload	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500*
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500*
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000*	3,000*
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000**	3,500**

For 5/8" nominal aggregate, inch = 6.895 kPa.
* Strength at 28 days.
b. See Table 301.2(1) for weathering potential.
c. Concrete in these locations that is subject to freezing and thawing during construction shall be air-entrained concrete, in accordance with Footnote d.
d. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.
e. See Section 602.4 for maximum cementitious materials content.
f. For garage floors with a steel-troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

(EXCERPT FROM 2019 R.C.O.)

NOTE:

- OWNER OR OWNERS CONTRACTORS ARE SOLELY RESPONSIBLE FOR:
1. ESTABLISHING BUILDING ELEVATIONS, SETBACKS AND SURFACE DRAINAGE.
 2. ENSURING THAT ALL APPLICABLE CODES AND ORDINANCES ARE COMPLIED WITH IN DEVELOPMENT AND CONSTRUCTION ON THIS PROPERTY INCLUDING ENERGY CODES.
 3. VERIFYING ALL DESIGN CRITERIA, VERIFYING ALL DIMENSIONS AND ROUGH OPENINGS, VERIFYING SIZE AND LOCATION OF ALL COMPONENTS INCLUDING, BUT NOT LIMITED TO WINDOWS, DOORS, AFFLIANES, CABINETS, COUNTERTOPS, FIXTURES, MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND DEVICES.
 4. ENGINEERED WOOD PRODUCTS SUCH AS ROOF AND FLOOR TRUSSES, LVLs, I-JOISTS ETC. SHALL BE SIZED AND DESIGNED BY THE FABRICATOR AND / OR MANUFACTURER.



SUBMITTAL PLAN 2024.01.05

DRAWING SHEET INDEX		
LABEL	DESCRIPTION	COMMENTS
A-1	GENERAL NOTES, SITE LAYOUT, ELEVATIONS, FOUNDATION	
A-2	FLOOR PLANS, ELEVATIONS, DETAILS	
A-3	ELECTRICAL FLOOR PLANS	

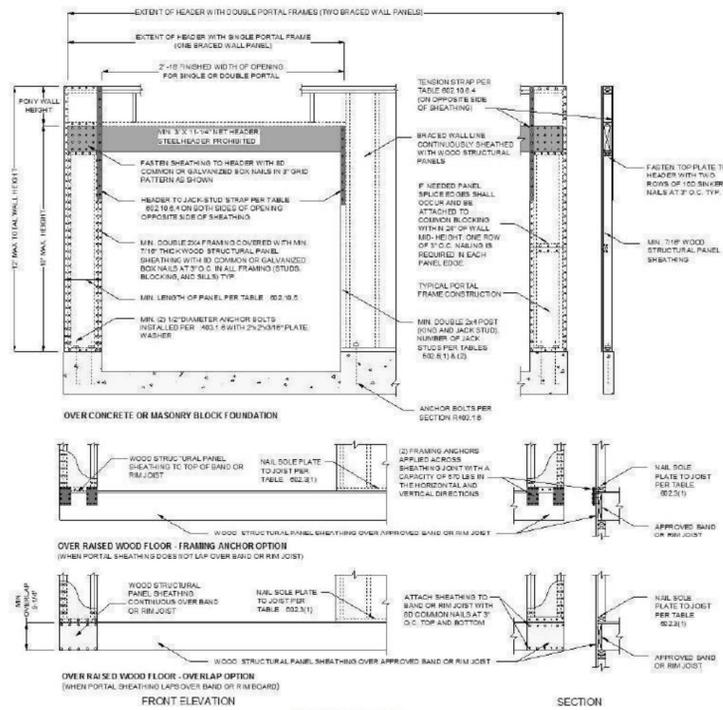
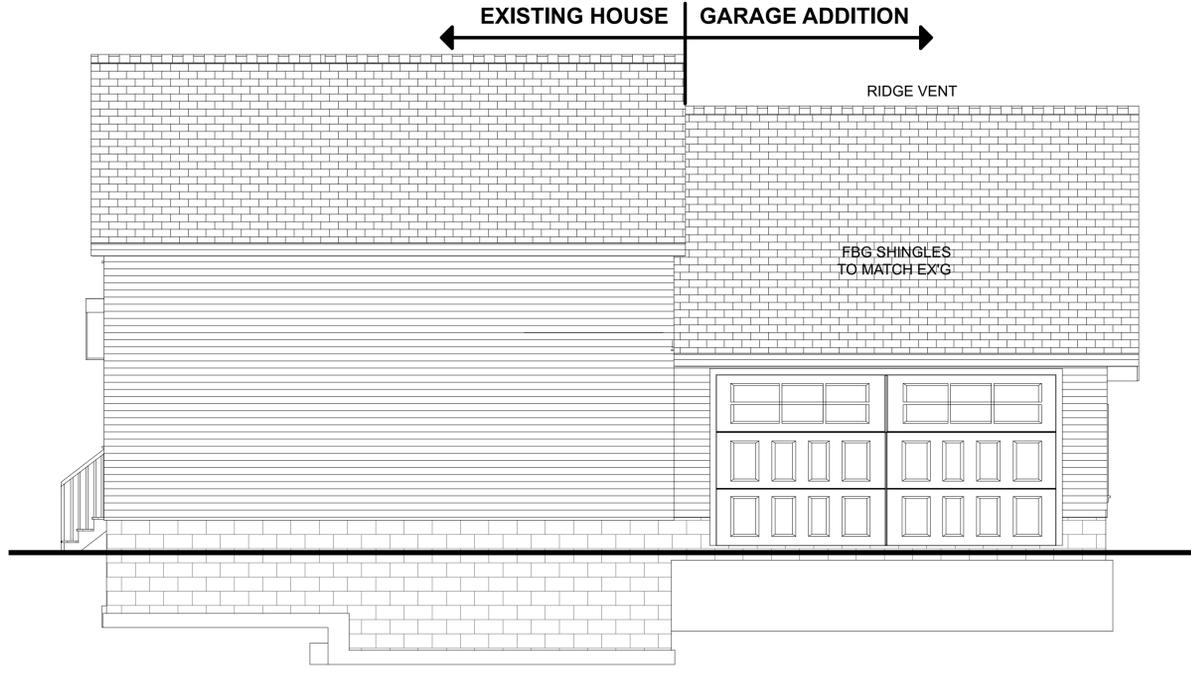
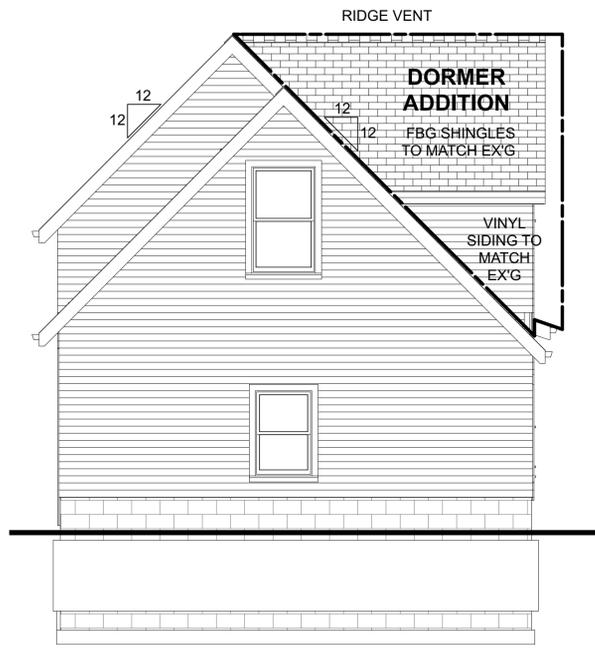


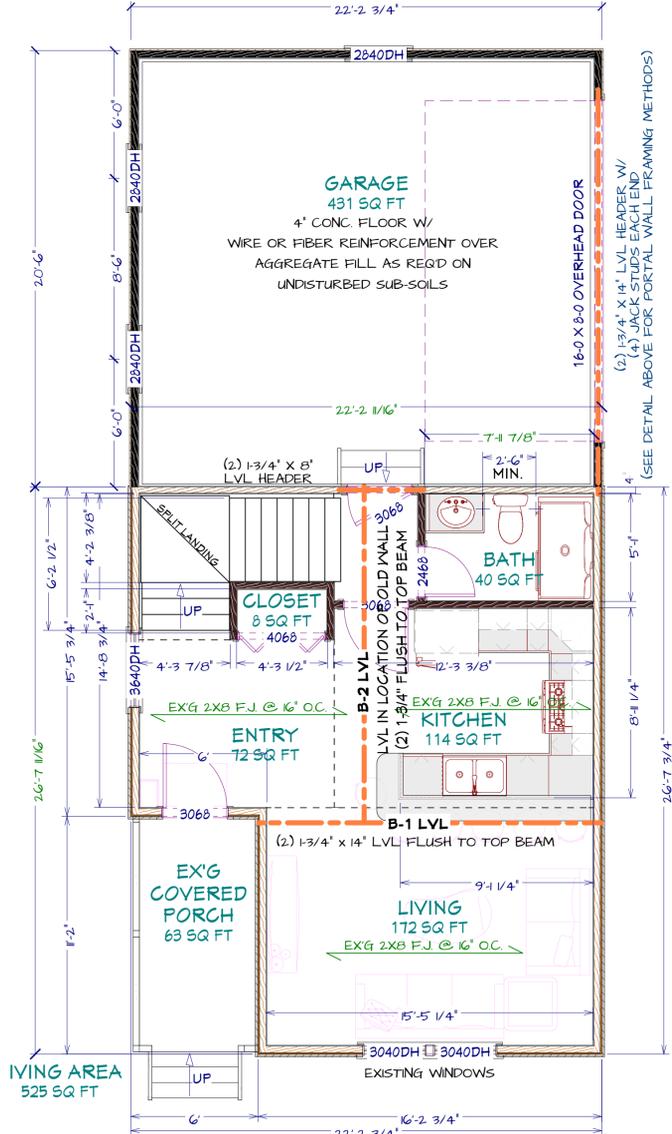
FIGURE 602.10.6.4
METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



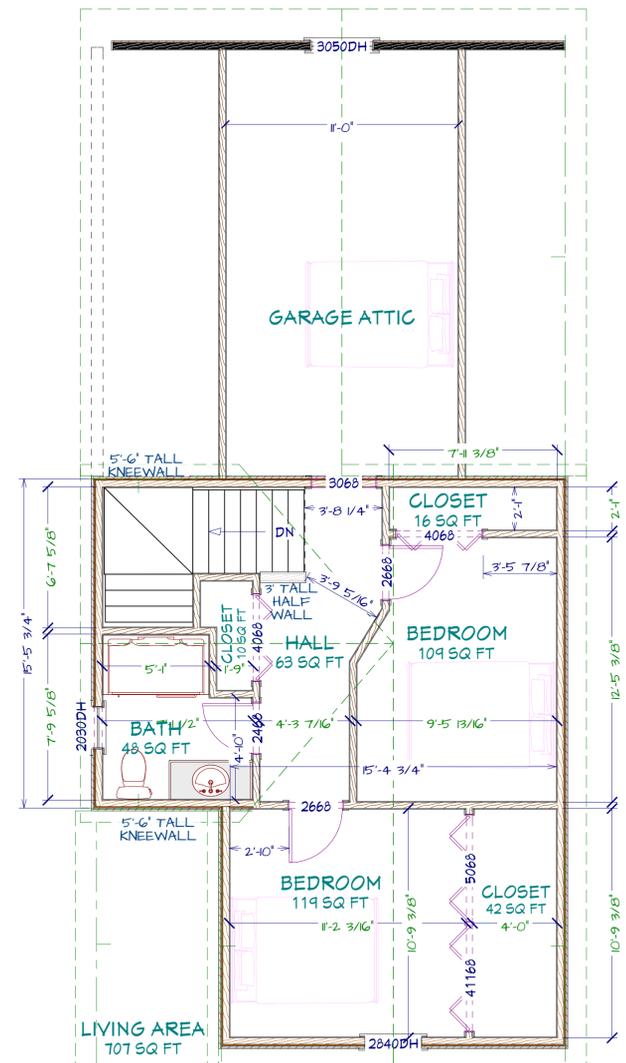
RIGHT SIDE ELEVATION 1/4 in = 1 ft



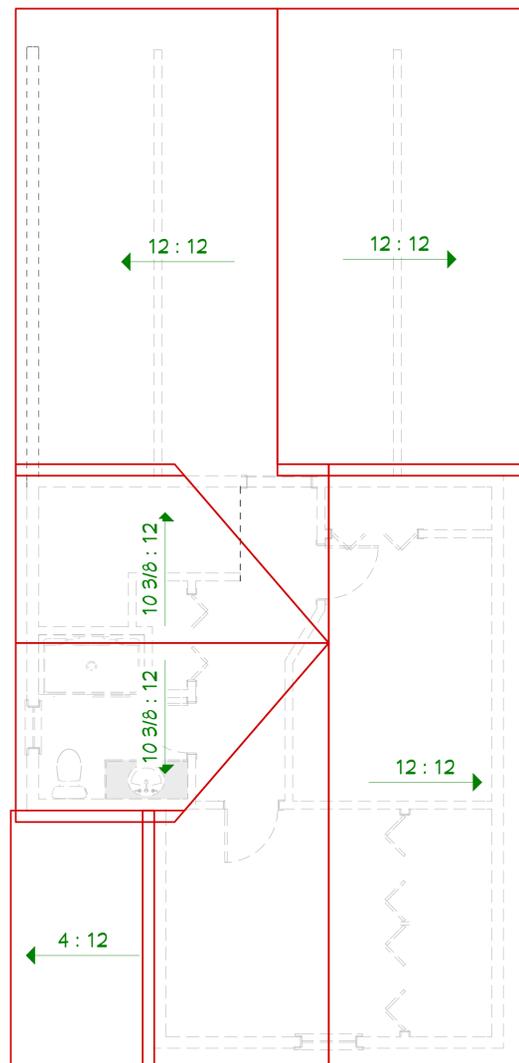
REAR ELEVATION 1/4 in = 1 ft



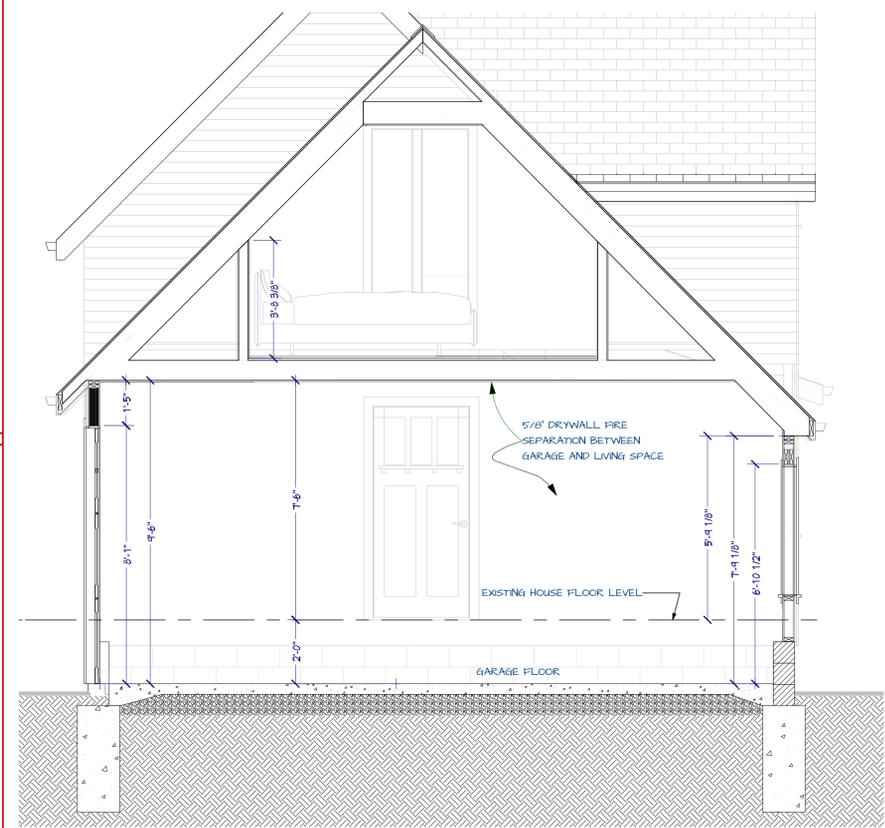
FIRST FLOOR PLAN 1/4 in = 1 ft



SECOND FLOOR PLAN 1/4 in = 1 ft

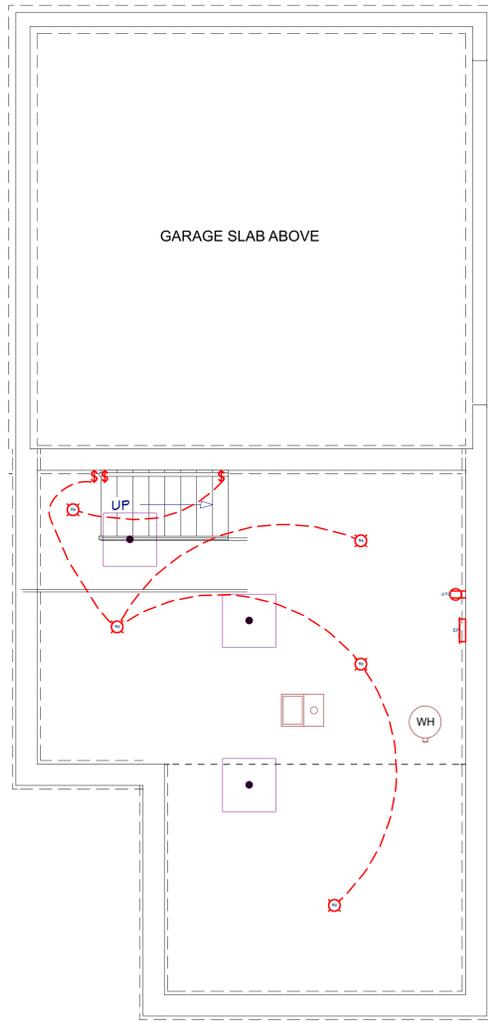


ROOF PLAN 1/4 in = 1 ft

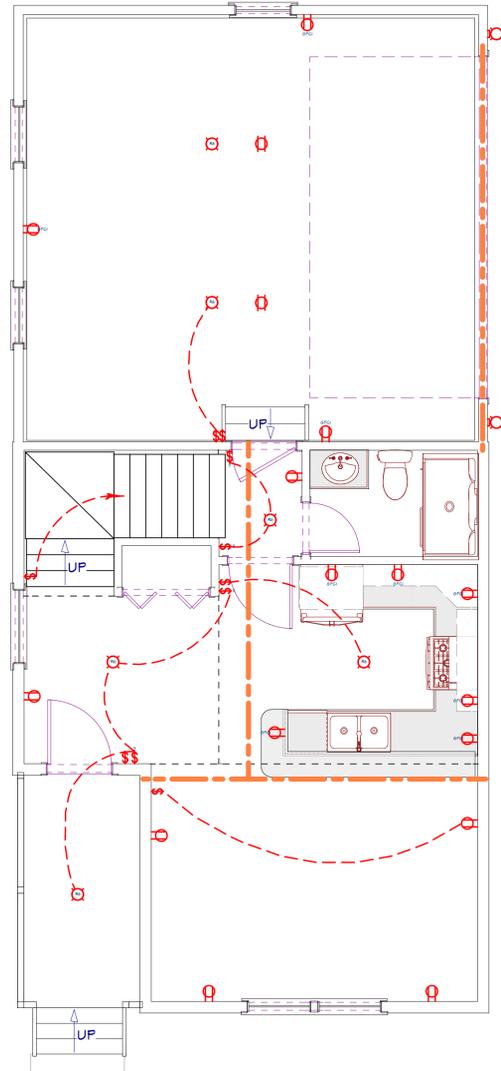


GARAGE SECTION 3/8 in = 1 ft

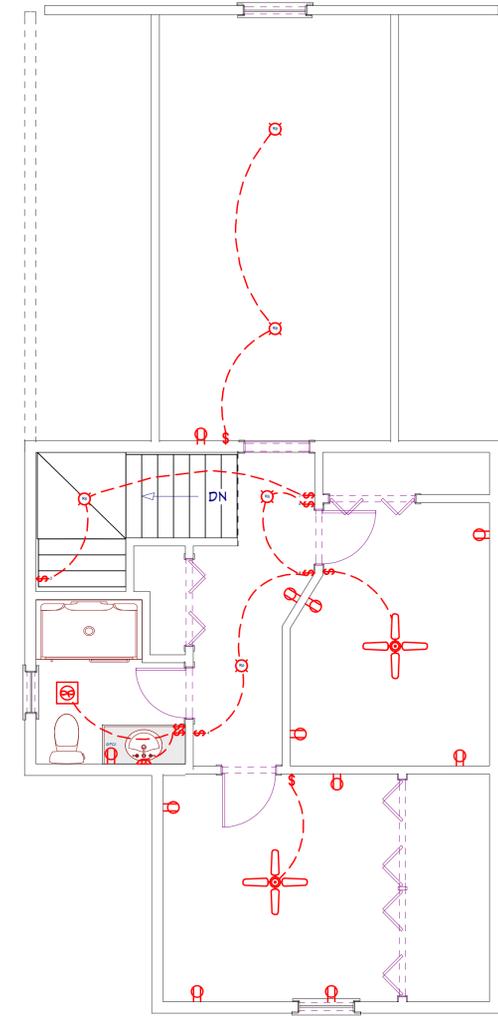
NOTE:
CONTRACTOR(S) AND TRUSS MFR. TO FIELD
VERIFY ALL DIMENSIONS AND FRAMING
METHODS PRIOR TO FRAMING AND TRUSS
FABRICATION



FOUNDATION PLAN 1/4 in = 1 ft



FIRST FLOOR PLAN 1/4 in = 1 ft



SECOND FLOOR PLAN 1/4 in = 1 ft