

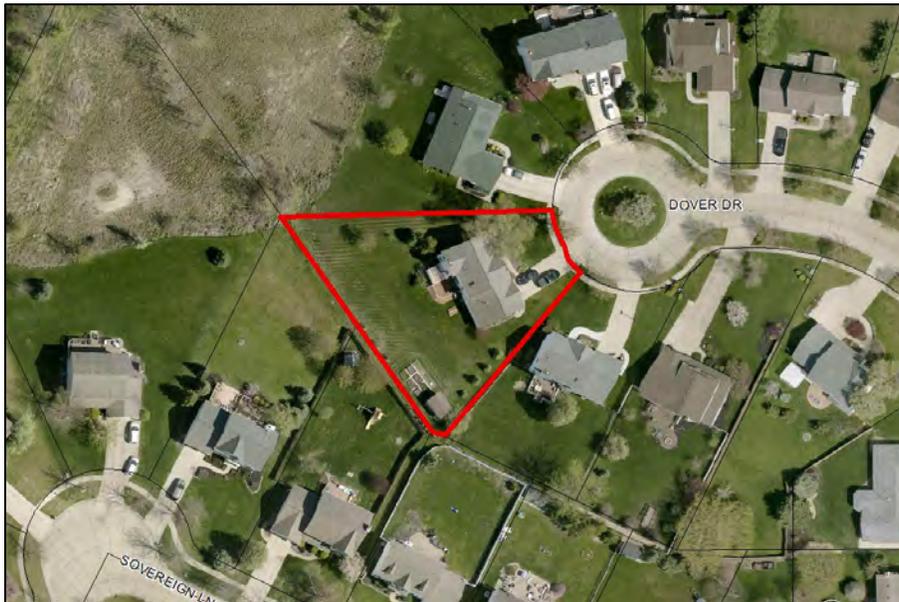


**Z24-11**  
**Dover Drive Front Porch**

Property Owner: Gary and Wendy Calhoun  
Applicant: Brett Ruiz  
Location: 1053 Dover Drive  
Zoning: R-1 (Low Density Residential)  
Request: Area Variance to Section 1121.05 to allow a covered porch in the front yard setback

**LOCATION AND SURROUNDING USES**

The subject site is 0.43 acres located on the southwest side of the Dover Drive cul-de-sac. Adjacent properties are zoned R-1 and contain single-family residences.



**BACKGROUND & PROPOSED APPLICATION**

The applicant is proposing to construct a 238 sq. ft. (7 ft. x 35 ft. 8 in.) covered porch on the front of the home. The porch does not incorporate walls and will have a metal roof.

**FRONT SETBACK (SECTION 1121.05)**

Section 1121.05 requires that principal structures in the R-1 zoning district must have a 40 ft. front setback. The proposed deck is setback 37 ft. 8 in. from the Dover Drive right-of-way, which is within the 40 ft. front setback by 2 ft. 4 in.

Section 1113.05(k)(3) allows uncovered decks and porches to project up to 10 ft. in the front setback. However, as the proposed porch is covered, this section does not apply.

**STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))**

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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**

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

- The porch will improve the neighborhood.
- The variance is not substantial as it is a minimal intrusion into the front yard setback.

**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;

*IMPROVES NEIGHBORHOOD*

B. Whether the variance is substantial;

*NO - MINIMAL INTERUSION TO THE STREET SETBACK IN FRONT*

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*

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

*NO*

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

*NO*

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

*NO*

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

*NO - NOT SURE WHAT IS MEANT BY THIS*







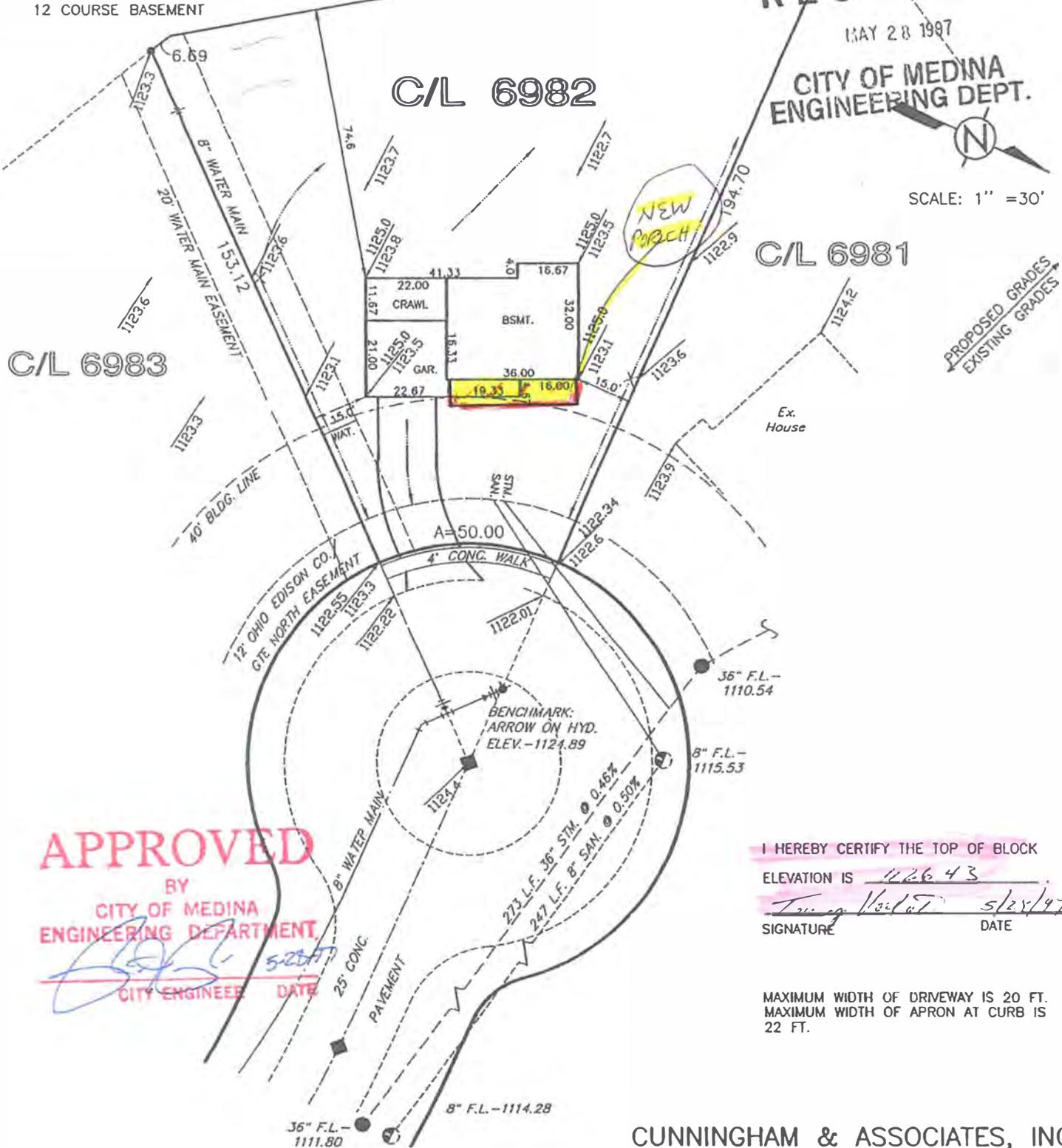


FINISHED FLR. - 1127.20  
 TOP OF BLK. - 1126.20  
 GARAGE FLR. - 1125.20  
 BASEMENT FLR. - 1118.53  
 BOTTOM FTR. - 1117.53  
 12 COURSE BASEMENT

RECEIVED  
 MAY 28 1997  
 CITY OF MEDINA  
 ENGINEERING DEPT.



SCALE: 1" = 30'



C/L 6983

C/L 6982

C/L 6981

PROPOSED GRADES  
 EXISTING GRADES

**APPROVED**  
 BY  
 CITY OF MEDINA  
 ENGINEERING DEPARTMENT  
 [Signature]  
 CITY ENGINEER DATE 5/28/97

I HEREBY CERTIFY THE TOP OF BLOCK  
 ELEVATION IS 1126.43  
 [Signature] 5/28/97  
 SIGNATURE DATE

MAXIMUM WIDTH OF DRIVEWAY IS 20 FT.  
 MAXIMUM WIDTH OF APRON AT CURB IS  
 22 FT.

1053 DOVER DRIVE 60'

CUNNINGHAM & ASSOCIATES, INC.  
 ENGINEERS SURVEYORS  
 MEDINA, OHIO 725-5980

PROJ. NO. E-3850	LOT-6982
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**MEDINA EXTERIORS  
& REMODELING**  
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MEDINA, OHIO 44256

**COVERED FRONT  
PORCH ADDITION**  
1053 DOVER DRIVE  
MEDINA, OHIO 44256

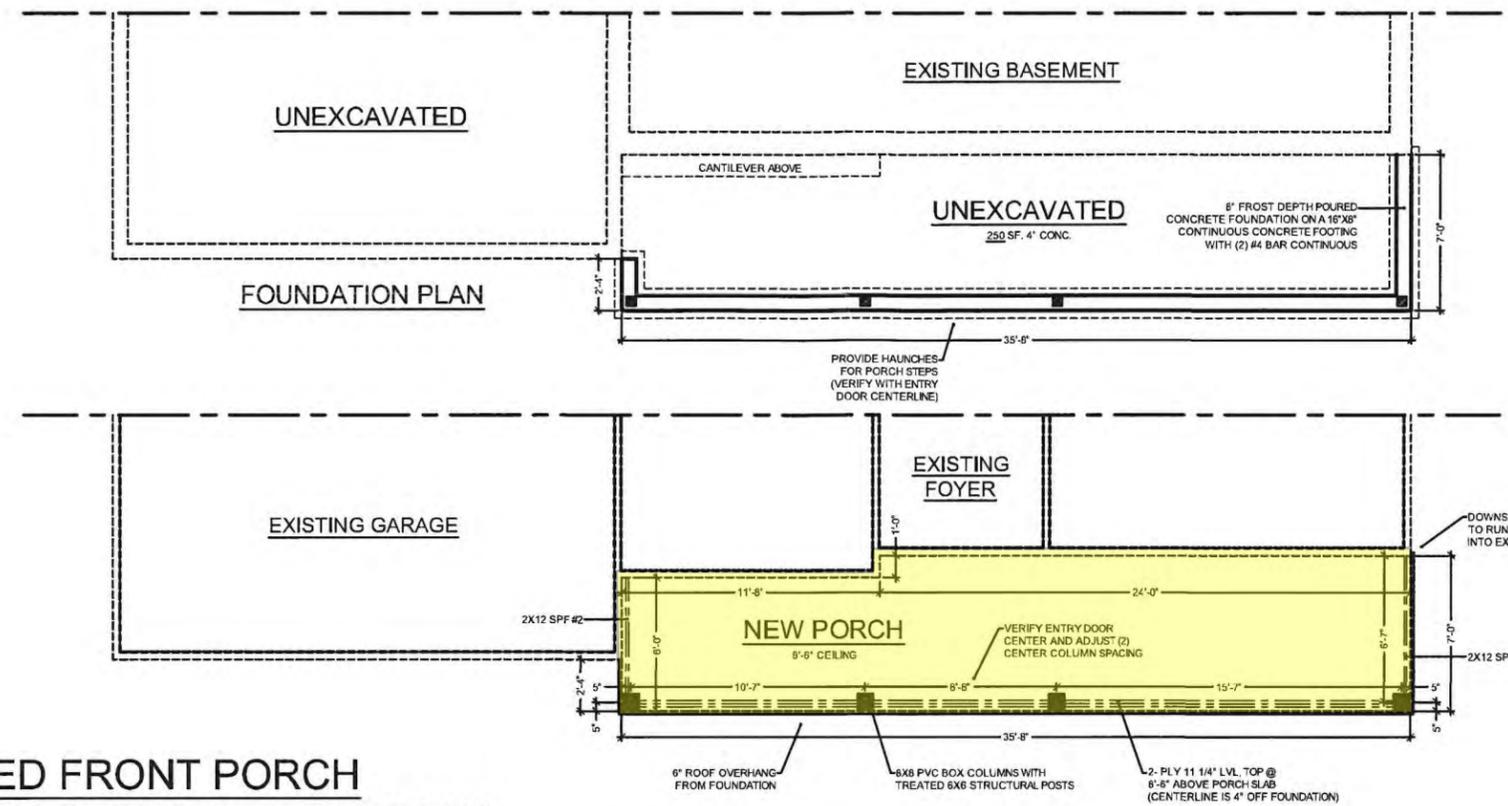
AREA CALCULATIONS

FRONT PORCH	250

REVISIONS

3.27.2024 MJT

SHEET  
**A-1**



**COVERED FRONT PORCH  
ADDITION PLANS & ELEVATIONS**

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

\* ANY ELEMENT OF CONSTRUCTION NOT SPECIFICALLY NOTED WITHIN THESE PLANS MUST COMPLY WITH THE 2019 RESIDENTIAL CODE OF OHIO UNLESS LOCAL BUILDING AND/OR ZONING DEPARTMENTS ADHERE TO A SPECIFIC EDITION \*



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