



BOARDS & COMMISSIONS APPLICATION

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

Application Number 225-17

GENERAL	Date of Application <u>June 15th, 2025</u>
	Property Location <u>823 N. Broadway St. Medina</u>
	Description of Project <u>Removing old second story deck and Rebuilding 3 seasons room with attached deck in place of.</u>
CONTACT INFORMATION	Applicant
	Name <u>Ross R. Rome</u>
	Address <u>823 N. Broadway St.</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u>
	Phone _____ Email _____
	Property Owner
	Name <u>Ross R. Rome</u>
Address <u>823 N. Broadway St.</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u>	
Phone _____ Email _____	
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"/> TC-OV <input 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 checked="" 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>[Signature]</u> Date <u>6/15/25</u>
OFFICIAL USE	Zoning District <u>R-3</u>
	Meeting Date <u>7/10/25</u> & 9/11/25
	Fee (See Fee Sheet) \$ <u>200</u>
	Check Box when Fee Paid <input checked="" type="checkbox"/>

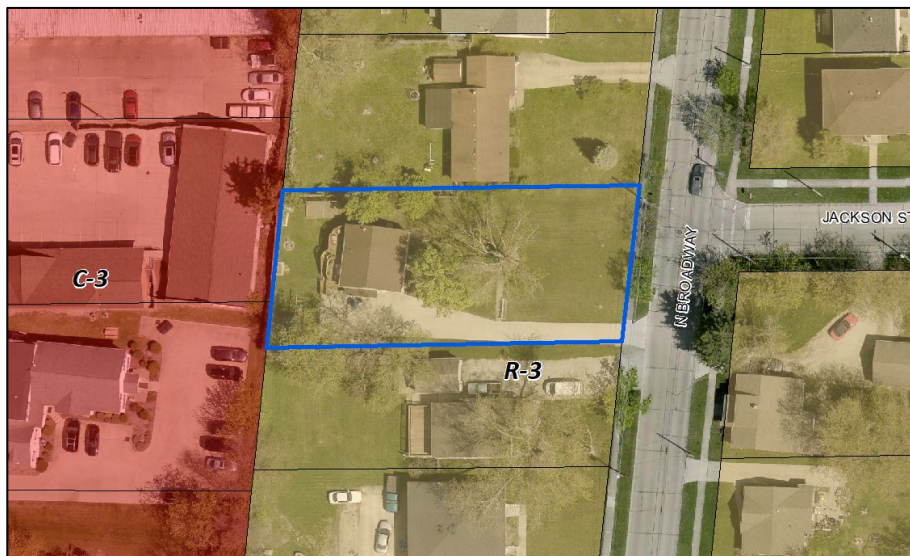
Z25-17
North Broadway Street Rear Addition - Revisions

Property Owner: Ross Romine
Applicant: Ross Romine
Location: 823 North Broadway Street
Zoning: R-3 (High Density Urban Residential)
Request: Area Variance to Section 1125.05 to allow an addition within the rear yard setback

LOCATION AND SURROUNDING USES

The subject site is composed of 0.3 acres on the west side of North Broadway Street. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-3)
- East – Single and Multi-Family Residential (R-3)
- South – Single-Family Residential (R-3)
- West – Retail and Office (C-3)



BACKGROUND & PROPOSED APPLICATION

The subject property contains a single-family home situated in the rear of the property with an elevated rear deck. In July of 2025, the applicant received approval to remove the existing elevated deck and construct a 280 sq. ft. (14 ft. x 20 ft.) three-season room and a 140 sq. ft. (14 ft. x 10 ft.) deck on the rear of the home.

The applicant has revised the application to include a 434 sq. ft. (14 ft. x 31 ft.) elevated rear addition, a ground-level garage underneath, and a driveway extension.

REAR YARD SETBACK (SECTION 1125.05)

Section 1121.05 includes a table of R-3 District lot development standards, which requires a minimum rear yard setback of 30 ft. for principal structures.

The proposed addition is located 25 ft. from the rear property line, 5 ft. within the required setback. The revision does not project further into the rear yard than the original approval.

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.

The applicant has indicated the following regarding the Standards for Variances and Appeals:

- There cannot be a beneficial use of the property without the variance as the subject regulation limits the ability to fully utilize the rear yard.
- The variance is not substantial and the adjacent building to the rear has no windows or doors facing the subject property.
- The essential character of the neighborhood would not be altered as the addition would match the home's aesthetics and neighboring properties would not be affected.

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;

while the property can still be used as a residence, the inability to add a 3-Seasons room significantly limits the ability to fully use the backyard space. Without the variance the use of our property is restricted.

B. Whether the variance is substantial;

The variance is modest. The overall change is not substantial in terms of land use or neighborhood impact, especially because the building behind our property has no windows or doors facing us.

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;

The essential character of the neighborhood would not be altered because it's behind our house with no windows and would match our house aesthetically. The neighboring properties would not be affected.

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

The variance would not affect any governmental services because utilities will remain fully accessible and the addition will not interfere with any existing infrastructure or service routes.

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

We were not fully aware of the specific 30-foot rear setback requirement at the time we bought the home, especially because the rear of the home borders a building that is within 5 feet of our property.

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

Due to the layout of our property and position of our home there is no feasible alternative location for the 3 seasons room that would avoid this setback issue. A variance is the only practical solution to allow for this home improvement.

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

In this case, the rear neighbor is a commercial building with no windows or doors facing our property so the addition would not encroach on any residential privacy or utility access. Granting this variance would still honor the intent of rule while allowing for reasonable improvement to our home without harming the community.

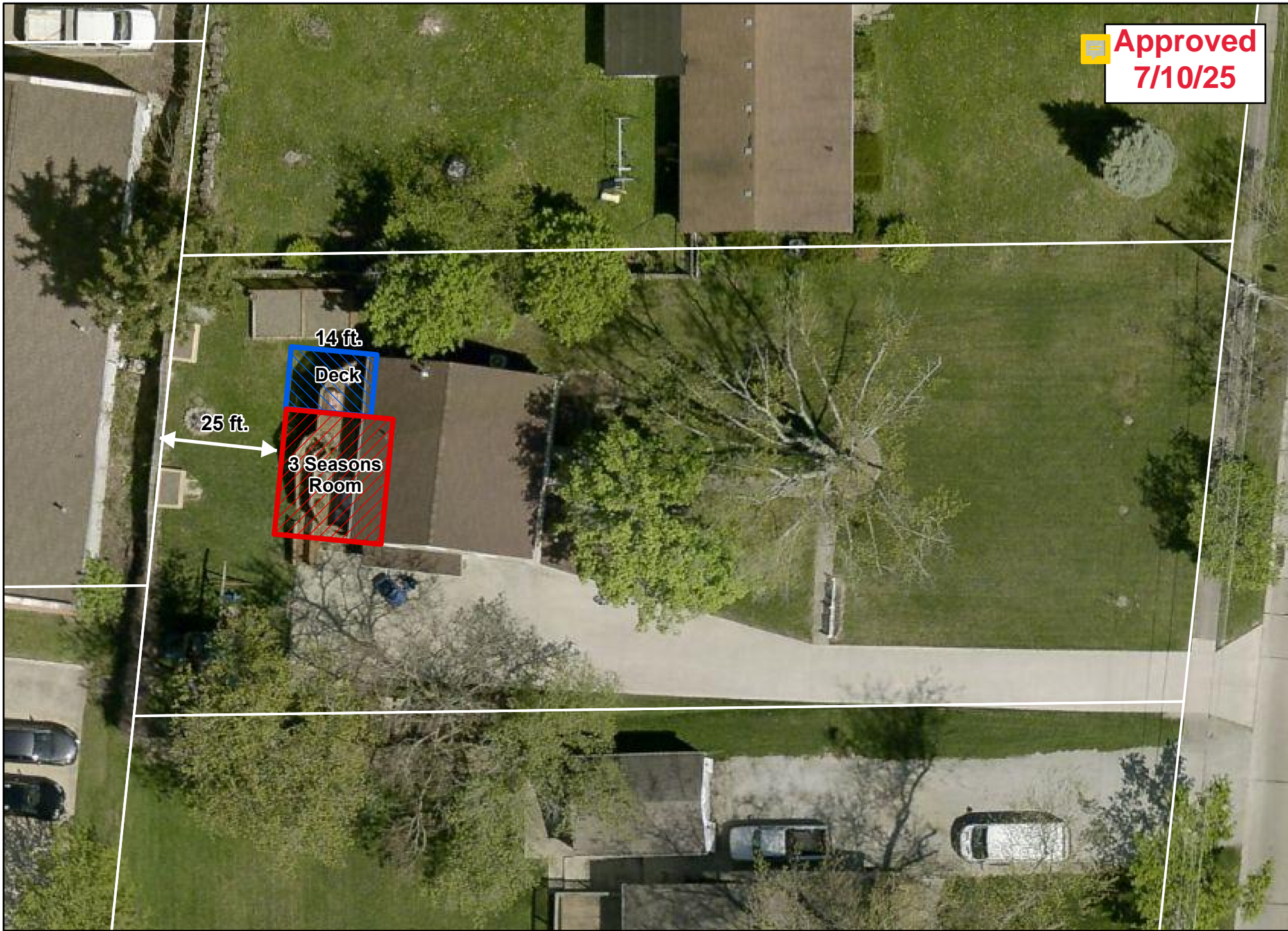
New 3 seasons Room with Open deck

- * 14 x 10 open deck built with composite decking and vinyl hand railing (white)
- * 14 x 20 3 season room 11 windows, 1 large patio door exiting onto open deck.
- * Gable roof finished with matching 3 dimensional Hickory Shingles. 4 skylights.
- * Matching vinyl siding to make it look seamless.

823 N. Broadway St Rear addition

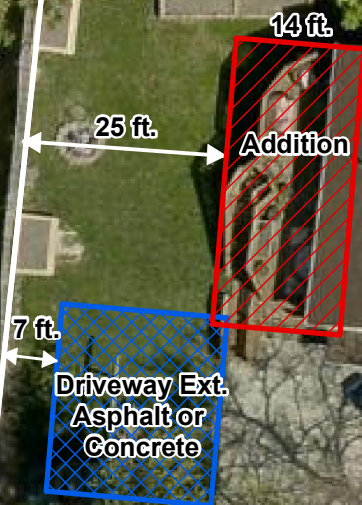
- * Rear addition to Existing home would add 16x14 foot dining room onto Kitchen and 15x14 foot Extension on Master bedroom.
- * Isolated garage with 10ft garage door would remain underneath 30ft x 14 ft. 7 courses of Block wall. with framed walls the rest of the way up. with fireproof / rated drywall. 4 windows. concrete floor 8ft. ceiling height
- * reverse gable roof off rear of existing roof tied together to cover whole addition.
- * addition to be finished of with vinyl siding Double hung windows, and matching 3 dimensional shingles.
- * footer drains / gutters will be tied together and make a permanent trap on private catch basin at rear of property / unless not granted permission. then sump pump will be installed to push water to N. Broadway.
- * Rear 21x18 drive way extension will be installed (ending 7 feet from property line)
- * Small water block trench will be installed at end of drive way with wash gravel. 1" higher than grade. (As discussed with cory)

 **Approved**
7/10/25



0 10 20 30 40 Feet

Revised



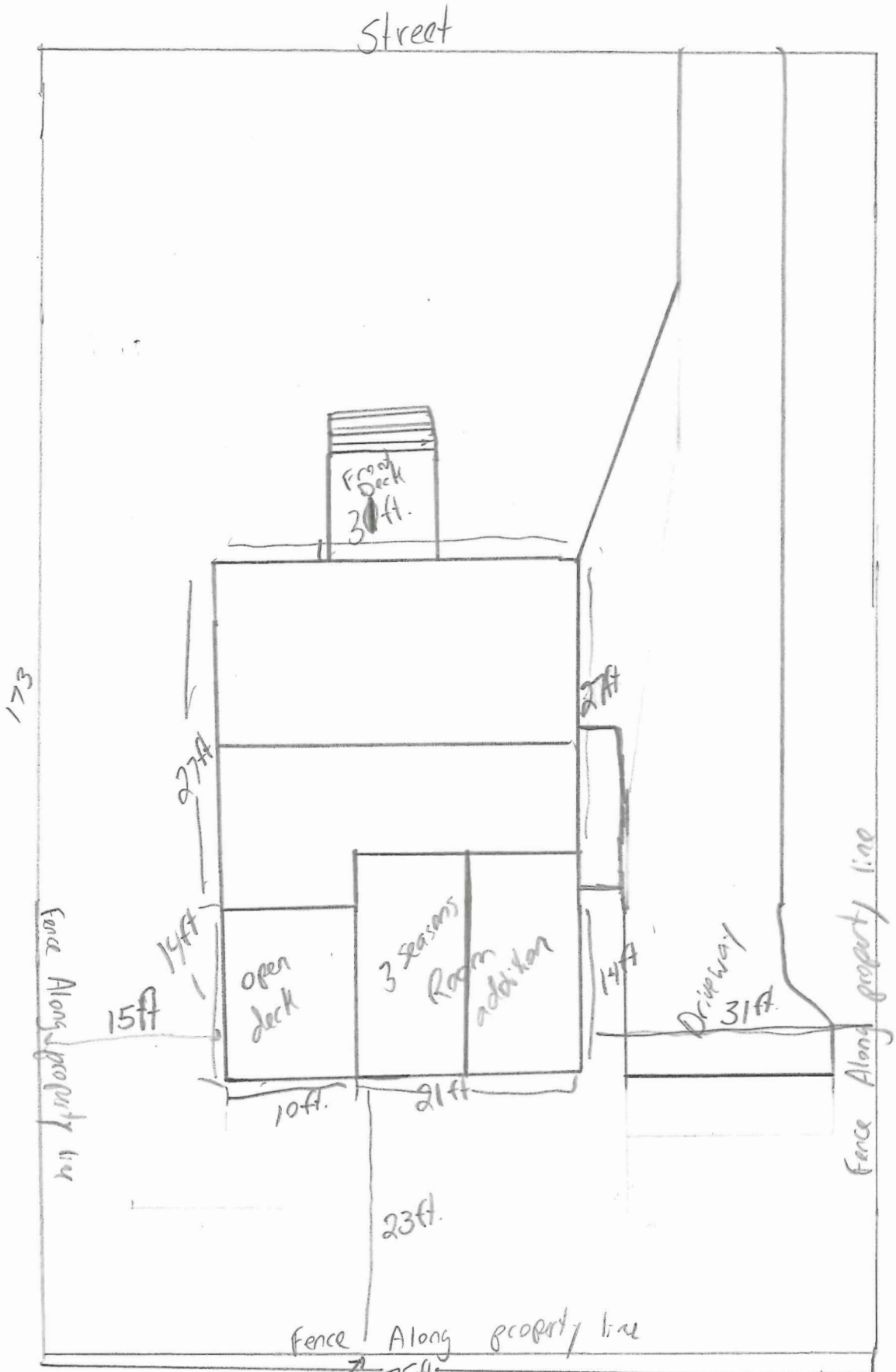
0 10 20 30 40 Feet

823 N. Broadway site plan

Approved
7-10-25

Northside
neighbor

Southside
Neighbor



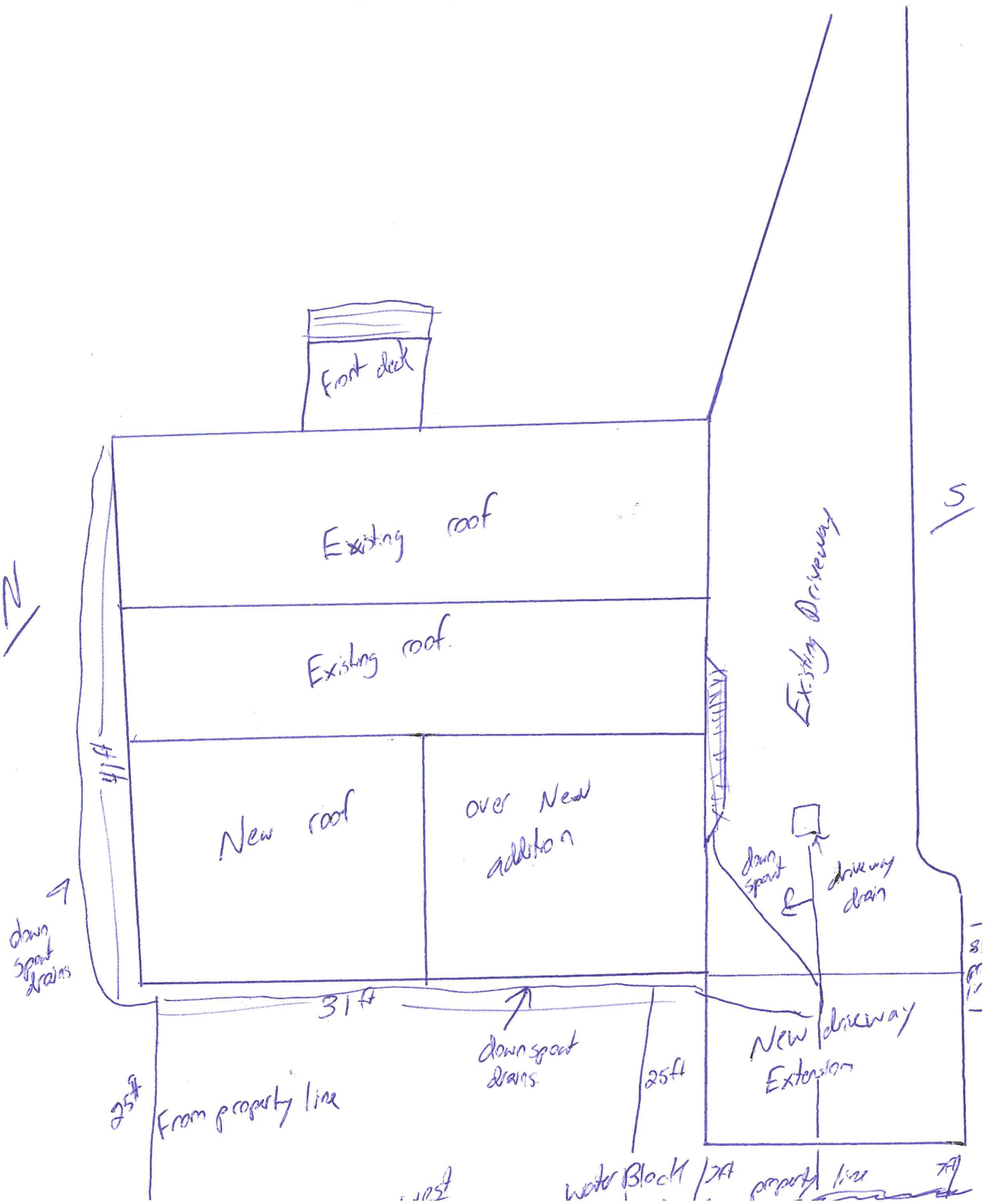
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Property line goes
West side solid wall concrete commercial Building

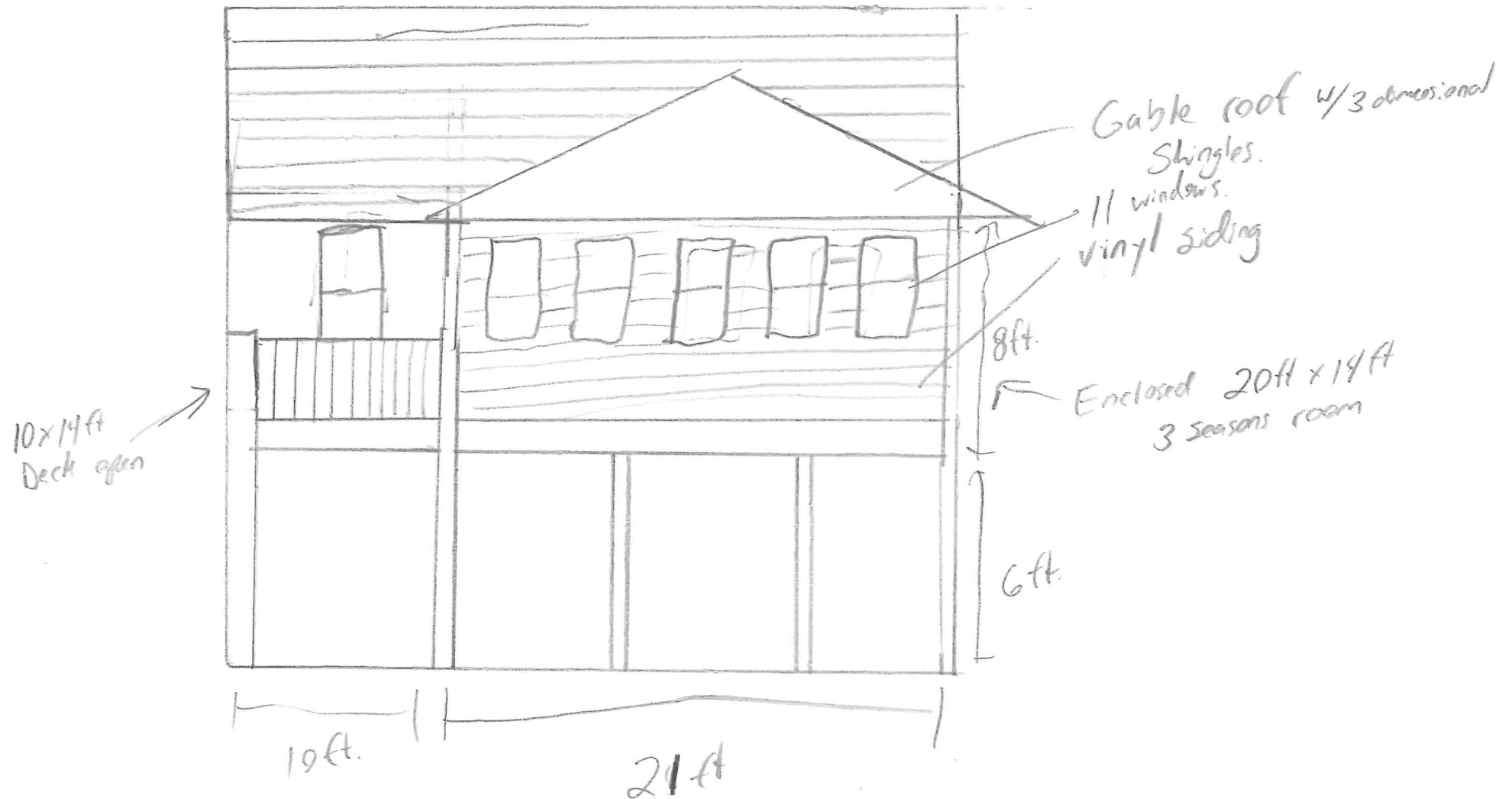
Rec. 9/2/25

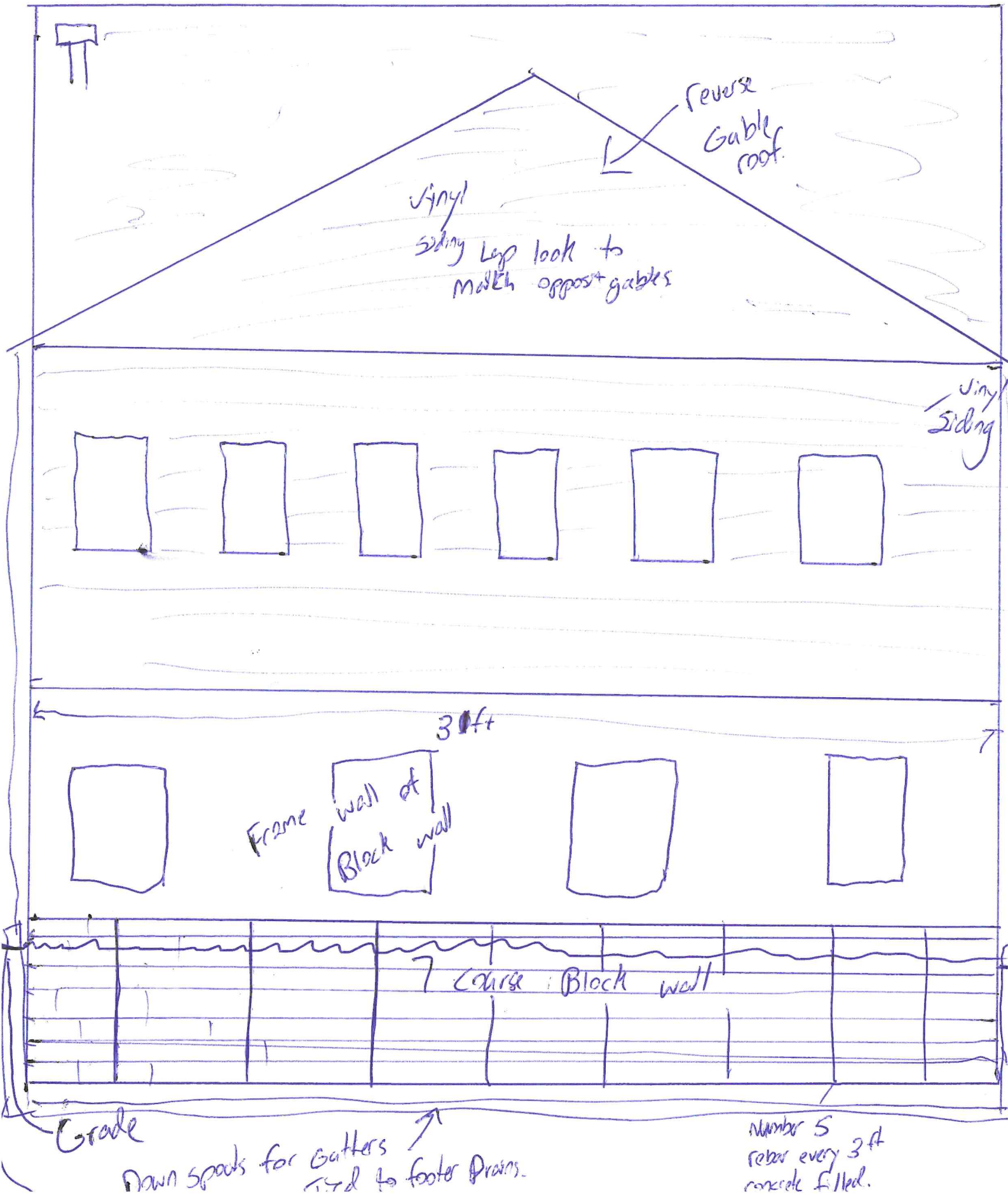
823 N. Broadway St. Site Map
Street East

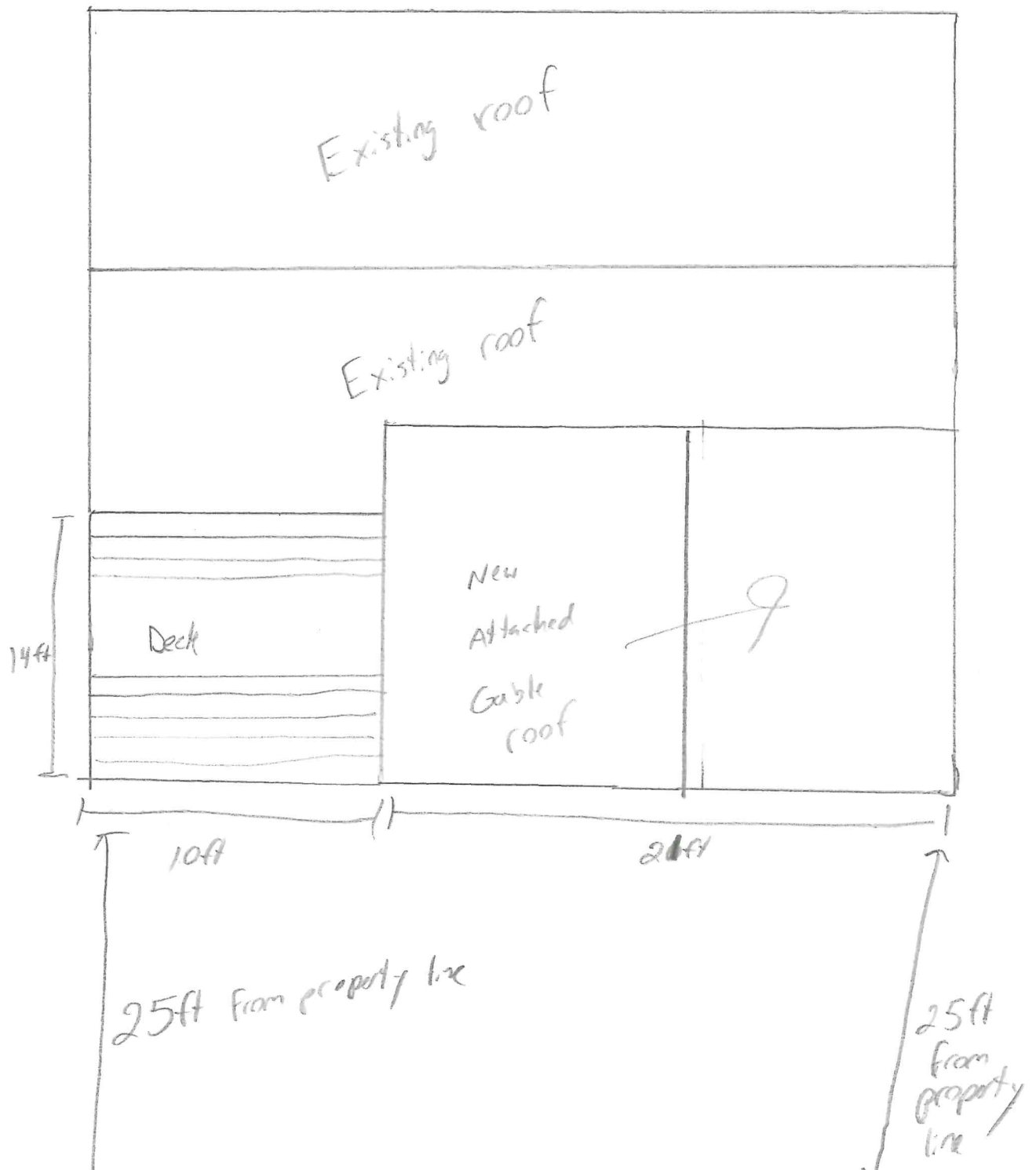
Ross Komre



Approved
7-10-25







Rec. 9/2/25

823 N. Broadway St. Melna

Rss Romina

