



BOARDS & COMMISSIONS APPLICATION

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

Application Number 225-15

GENERAL	<p>Date of Application <u>6/1/2025</u></p> <p>Property Location <u>653 Tremain PI Medina</u></p> <p>Description of Project <u>Owner intends to build a 12'x23' one-car garage addition to his two-car garage. Wood frame construction over concrete block and footing foundation. Top of roof at 18' with vinyl siding to match existing. Not heated. Building proposed to be 3'-6" from property line in side yard, requiring variance.</u></p>
CONTACT INFORMATION	<p>Applicant</p> <p>Name <u>Anthony Mangione, RA</u></p> <p>Address <u>963 E. Meadowlawn Blvd.</u> City <u>Seven Hills</u> State <u>OH</u> Zip <u>44131</u></p> <p>Phone _____ Email _____</p> <p>Property Owner</p> <p>Name <u>Daniel Yacovella</u></p> <p>Address <u>653 Tremain PI</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u></p> <p>Phone _____ Email _____</p>
APPLICATION TYPE	<p> 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"/> </p>
APPLICANT SIGNATURE	<p><i>By signing this application, I hereby certify that:</i></p> <ol style="list-style-type: none"> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>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;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> <p>Signature <u>Anthony Mangione</u> <small>Digitally signed by Anthony Mangione DN: c=US, E=anthony.mangione@gmail.com, CN=Anthony Mangione Date: 2025.06.11 00:03:42-0400</small> Date <u>6/1/2025</u></p>
OFFICIAL USE	<p>Zoning District <u>R-2</u> Fee (See Fee Sheet) \$ <u>200</u></p> <p>Meeting Date <u>7/10/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/></p>

Z25-18
Tremain Place Garage Addition

Property Owner: Daniel Yacovella
Applicant: Anthony Mangione
Location: 653 Tremain Place
Zoning: R-2 (Medium Density Urban Residential)
Request: Area Variance to Section 1123.05 to allow a garage addition within the side yard setback

LOCATION AND SURROUNDING USES

The subject site is composed of 0.29 acres on the west side of Tremain Place. Adjacent properties are zoned R-1 and contain single-family residences.



BACKGROUND & PROPOSED APPLICATION

The subject property currently contains a single-family home with an attached two car garage. The applicant is proposing to add a 276 sq. ft. (12 ft. x 23 ft.) third car garage on the south side of the home.

SIDE YARD SETBACK (SECTION 1123.05)

Section 1123.05 includes a table of R-2 District lot development standards which requires that principal structures must have a 10 ft. side yard setback. The proposed third car garage is located 9 ft. 1 in. from the side property line, 11 in. into the side yard setback.

A 10 ft. public water line easement is located along the south property line. The City of Medina Engineering Department has indicated that the proposed garage may extend up to 2 ft. into the easement.

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:

- The variance is not substantial as the garage is only 11 in. within the side setback and the water line easement.
- The essential character of the neighborhood will not be altered as the garage will match the existing home's siding and garage door.
- The spirit and intent of the zoning requirement would be observed as only a few square feet of the building will be within the required 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;

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;

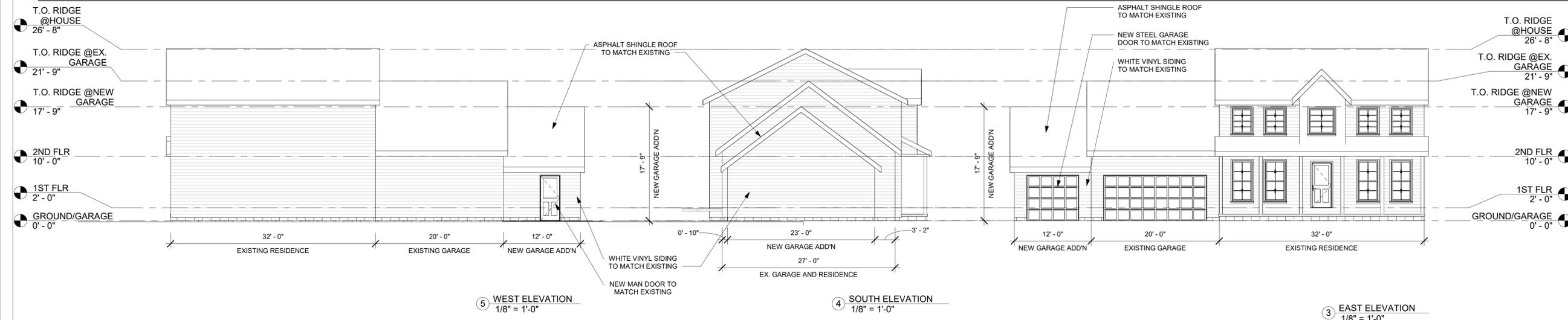
D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

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

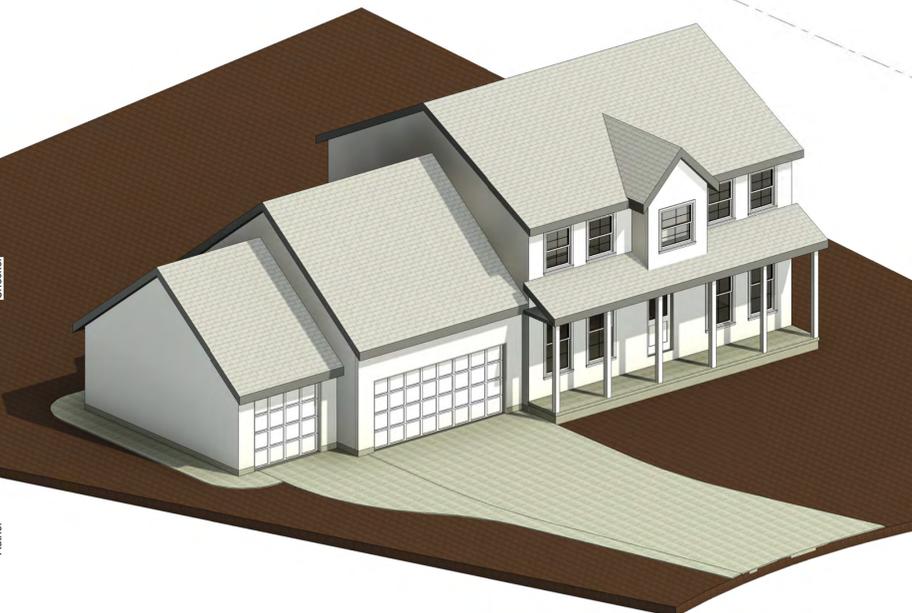
F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

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

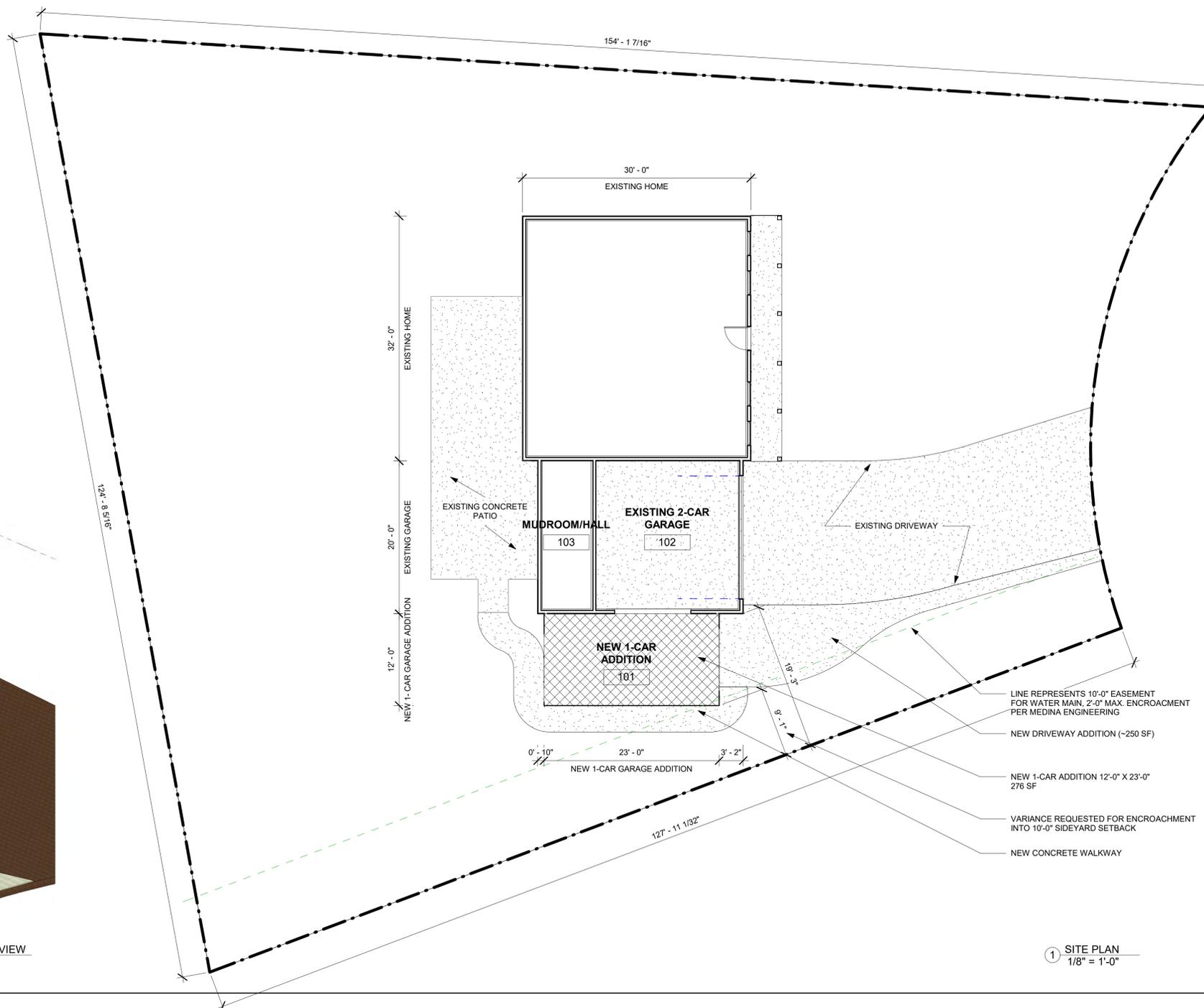
Issued/Revised		
No.	Date	Description
1	06/18/25	ISSUE FOR ZONING REVIEW



EXISTING PHOTO



2 AXON VIEW



1 SITE PLAN
1/8" = 1'-0"

afm
DESIGN BUILD

NOT FOR
CONSTRUCTION

Prepared For: DAN YACOVELLA

GARAGE ADDITION

653 TREMAIN PL
MEDINA, OH 44256

Project No: 022025

Documentation Prepared By:
ANTHONY MANGIONE, RA

440-241-8444

SITE PLAN + ELEVATIONS
VARIANCE APPLICATION

A-001

Checked By: [Signature]
Author

