

MEETING DATE: 7-14-16

PLANNING COMMISSION

Case No. P16-16

821 E. Washington



CITY of MEDINA

Planning Commission

July 14, 2016 Meeting

Case No: P16-16

Address: 821 E. Washington Street

Applicant: Lorraine Mion

Subject: Certificate of Appropriateness for a New House in the TCOV

Zoning: R-1 Low Density Urban Residential

Submitted by: Justin Benko – Associate Planner *JB*

Site Location:

The property is located on the north side of E. Washington Street east of Spring Grove Street and west of Guilford Blvd.

Project Introduction:

The applicant purchased 825 E. Washington Street on February 29, 2016 and the sale included the vacant lot to the west. The applicant proposes the construction of a new 2,961 sq. ft, 4 bedroom, 3 bathroom ranch style house on the vacant 1.09 acre lot. The house will feature vinyl siding with a covered front porch, an attached 2 car garage, a full walkout basement and a high pitched roof to allow for a great room with a cathedral ceiling. As this site is located within the Transitional Corridor Overlay District, design review and approval is required by the Planning Commission.

Please find attached to this report:

1. Building Plans
2. Site Plan
3. Aerial photograph
4. Photographs of neighboring properties

Transitional Corridor Overlay District (Section 1116)

Section 1116.10(c) Review and action by the Planning commission states:

- (1) The criteria contained in the Overlay District Development Guidelines shall be used by the Planning Commission to guide their decision...*
- (2) The Planning Commission shall determine whether the proposed change will be appropriate to the preservation of the environmental, architectural or historic character of the Overlay District pursuant to the criteria included in the Overlay District Development Guidelines. In determining the appropriateness of the change, the Planning Commission may solicit input from the Historic Preservation Board in areas with buildings of historical and/or architectural significance.*

Excerpts of TCOV Design Guidelines provide the following:

TCOV.6 Location, Orientation, Size and Shape of Buildings.

- (a) Preserve the linear continuity of buildings by placing primary building facades parallel to the street.*
- (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.*
- (d) All buildings shall provide a pedestrian entrance oriented to the street.*

Staff Comments:

The proposed house will be compatible with the neighborhood and consistent with the character of the surroundings. The front of the house does exceed the 50 feet in horizontal length guideline; however, the garage and the covered front porch should break up the visual mass of the structure. The colors, materials and detailing are consistent with the intent of the TCOV. Furthermore, the proposed house adheres to all applicable setback requirements. Overall, the house as proposed will be a nice addition to this residential section of the TCOV.

1113.07 INFILL DEVELOPMENT 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.

(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.

A. **Compatibility** – There is a conforming blend of house types and styles on this section of E. Washington Street. The house to the east (owned by the applicant) is a 1940's masonry bungalow and the house to the west is a split level style home constructed in 1962. The houses directly across the street are ranch and colonial style homes. Although the applicant's proposed house will be among one of the larger homes on this section of E. Washington, the house will look in character due to the large lot size and because the a majority of the massing of the house projects towards the rear of the property.

Recommendation:

Staff recommends that the Planning Commission grant a Certificate of Appropriateness for the above application as submitted

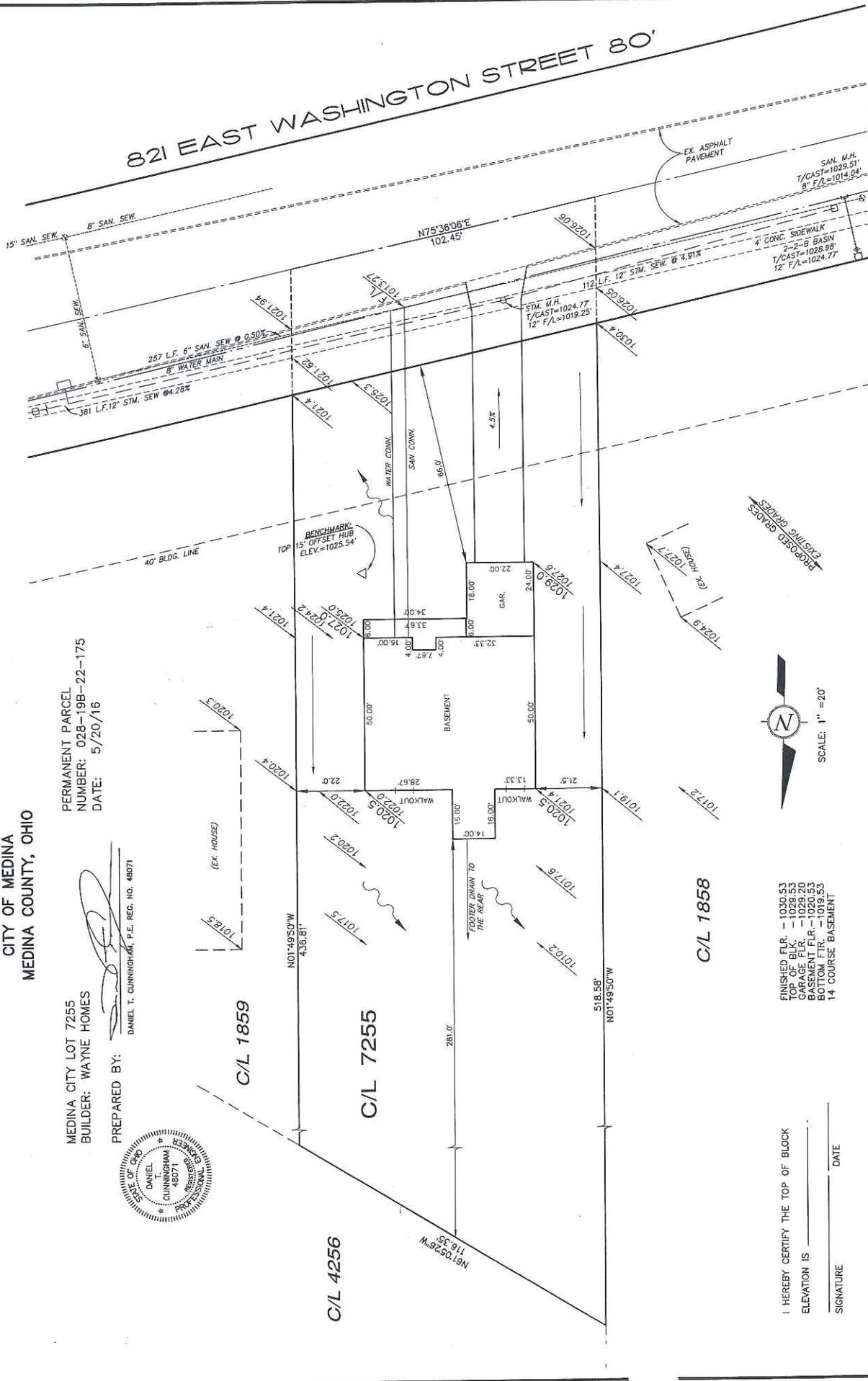
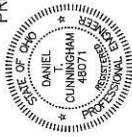
TOPOGRAPHIC SURVEY & LOT IMPROVEMENT PLAN

CITY OF MEDINA
MEDINA COUNTY, OHIO

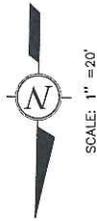
MEDINA CITY LOT 7255
BUILDER: WAYNE HOMES

PERMANENT PARCEL
NUMBER: 028-19B-22-175
DATE: 5/20/16

PREPARED BY:
DANIEL T. CUNNINGHAM, P.E. REG. NO. 48071



PROPOSED GRADES
(EX. HOUSE)
1027.7



FINISHED FLR. - 1030.53
TOP OF BLK. - 1029.53
GARAGE FLR. - 1029.20
BASEMENT FLR. - 1020.53
BOTTOM FIN. - 1019.53
14 COURSE BASEMENT

I HEREBY CERTIFY THE TOP OF BLOCK
ELEVATION IS _____
SIGNATURE _____ DATE _____

CUNNINGHAM & ASSOCIATES, INC.
ENGINEERS SURVEYORS
MEDINA, OHIO (330) 725-5980

821 EAST WASHINGTON STREET 80'
S.R. 18 S.H. 95

PROJ. NO. 16-119 C/L 7255

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BY: _____

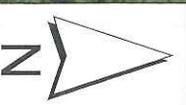
P16-16
821 E. Washington
Proposed House
TCOV COA
July 14, 2016

Subject Site

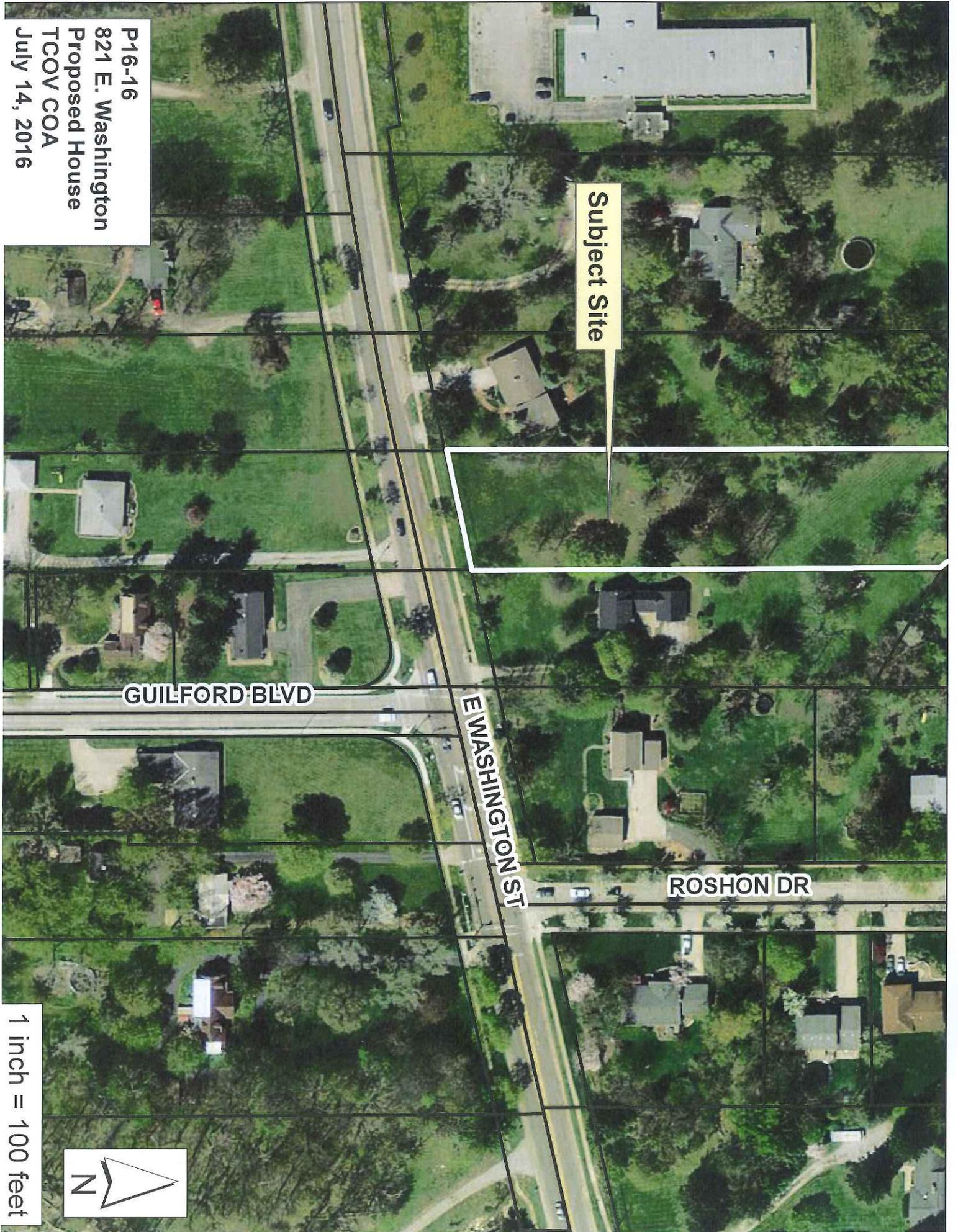
GUILFORD BLVD

E WASHINGTON ST

ROSHON DR



1 inch = 100 feet



House directly west of lot.



House directly east of lot. (Also home & lot we own; address 825 E. Washington).



REC'D
JUN 22 2016

BY:.....



View of lot from
825 E. Washington house looking west.

📅 JUN 22 2016

BY:



House across the street from lot.

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House directly east of 825 E. Washington St.



This is the model we selected. Added a porch from side of house to garage.



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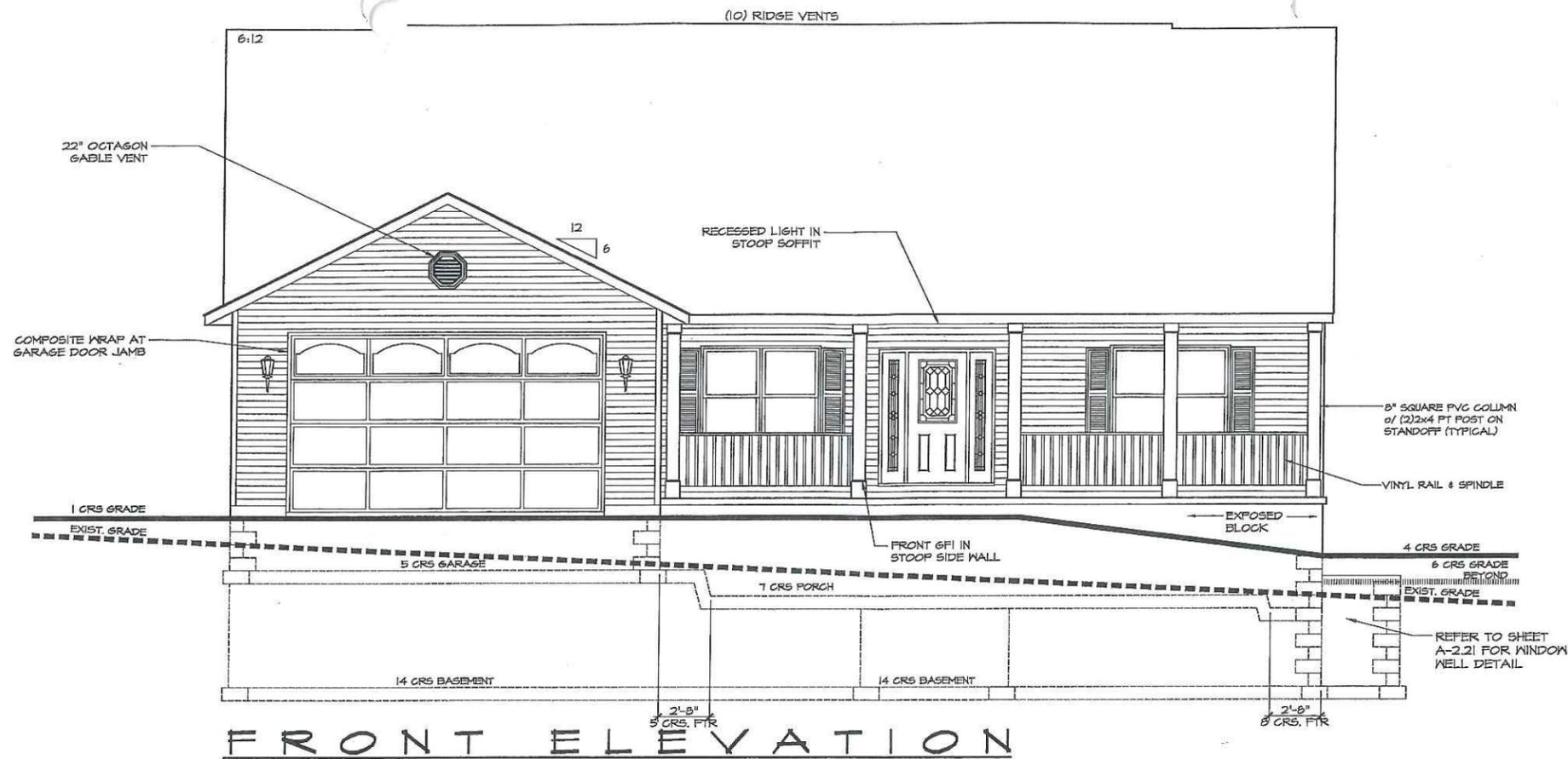
BY:

Materials for house. Light gray vinyl siding, midnight blue shutters, black shingles with blue specks. White posts for front porch.



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BY:



FRONT ELEVATION

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



REAR ELEVATION

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

Wayne Homes
Est. 1973

Westport

LORRAINE MION
825 E. WASHINGTON ST.
MEDINA, OH 44256
ASH #3812
CITY OF MEDINA

FRONT & REAR ELEVATIONS

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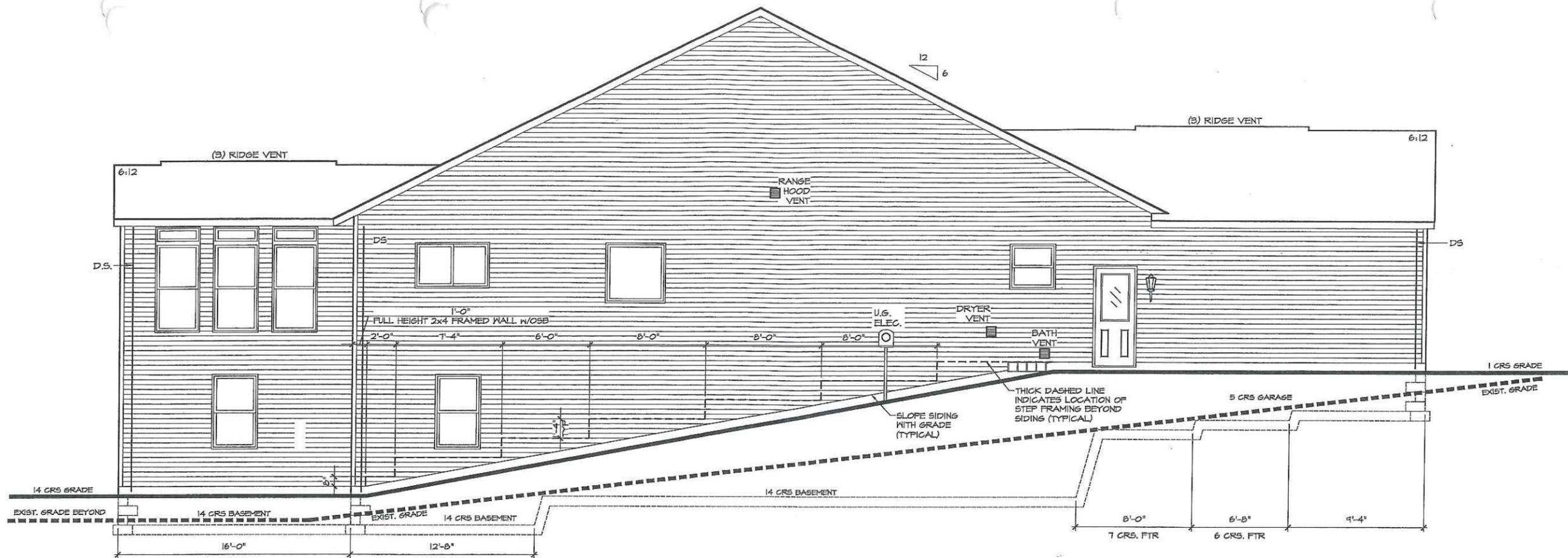
name	date
prelim: DRD	04/04/16
perm: DRD	04/26/16
final:	
est:	
revisions:	
date:	drawn by:



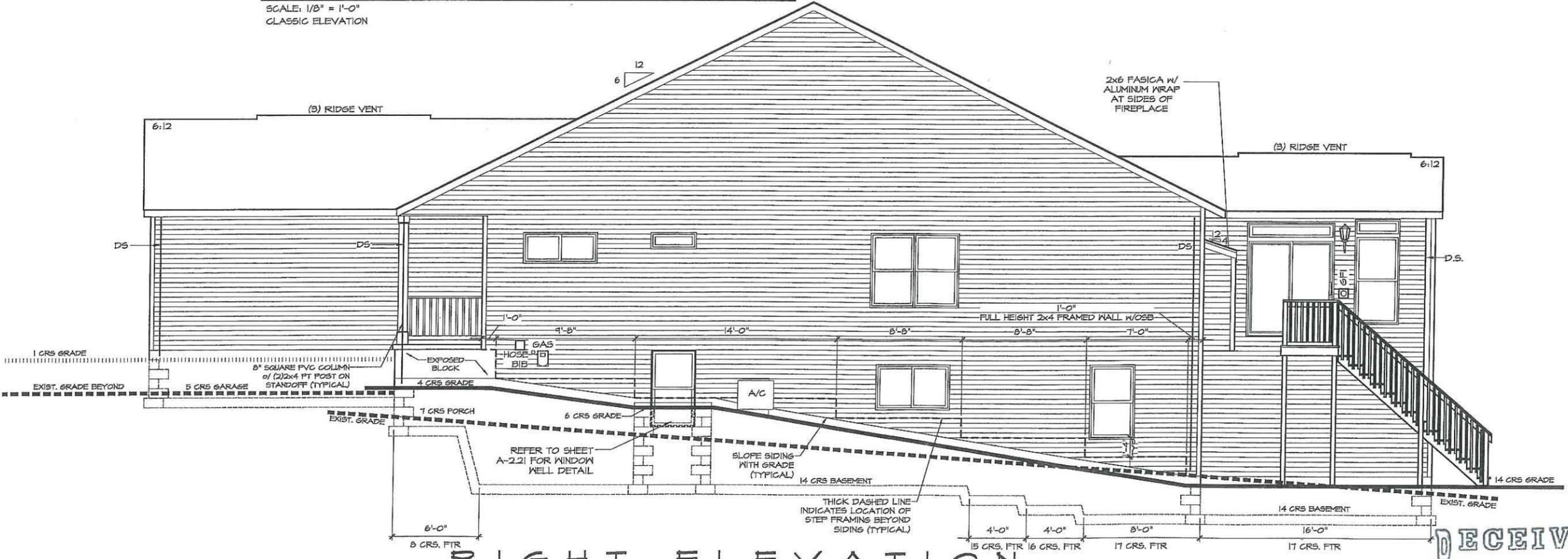
sheet: **A7.10**

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LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 CLASSIC ELEVATION



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"
 CLASSIC ELEVATION

RIGHT & LEFT ELEVATIONS
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name	date
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revisions:	
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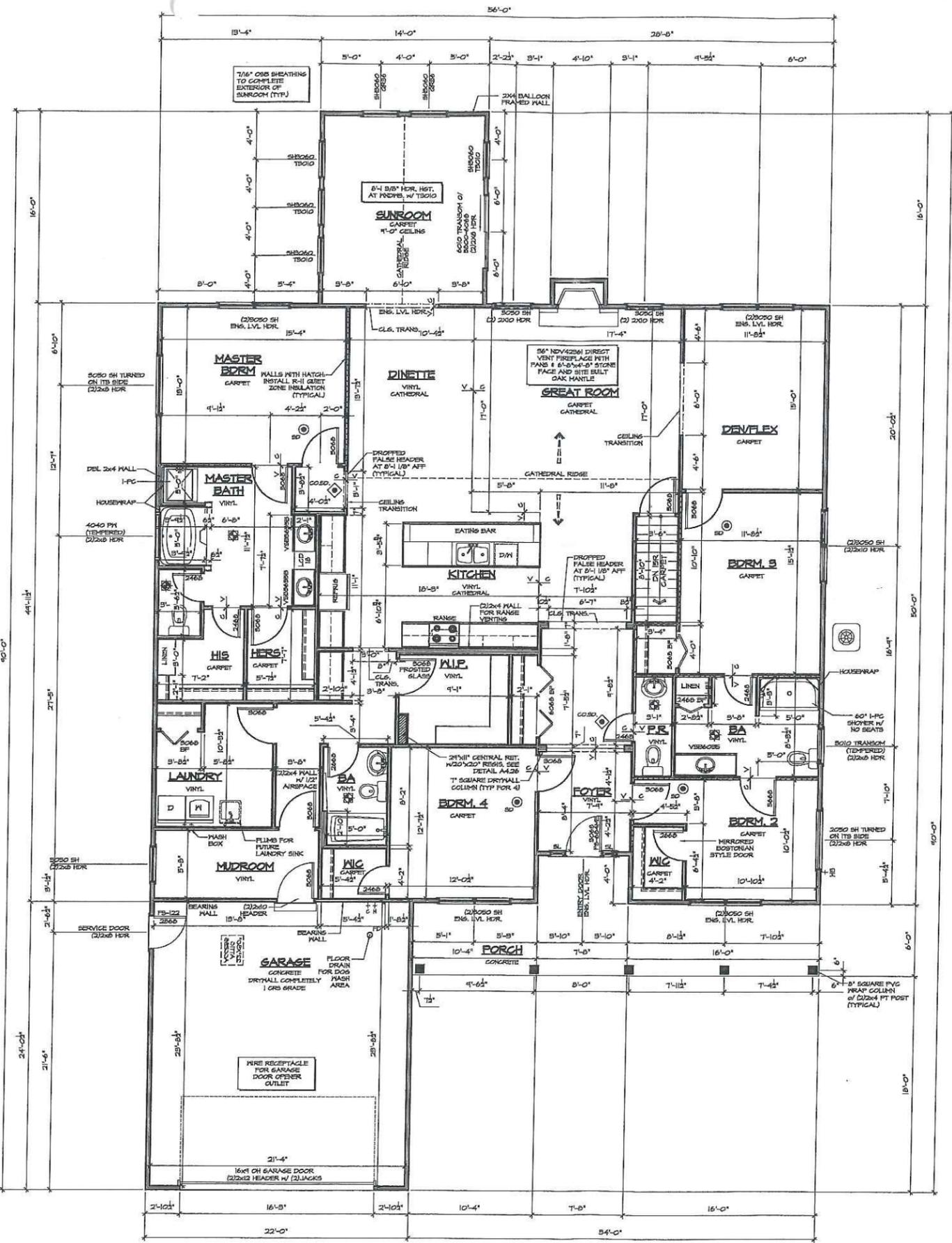
sheet: **A7.11**

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prelim: DRD	04/04/16
perm: DRD	04/26/16
final:	
est:	
revisions:	
date:	drawn by:

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BY:



- CONSTRUCTION NOTES:**
- GENERAL CONSTRUCTION:**
1. THESE PLANS WILL COMPLY WITH 2014 NEC.
 2. 1"-0" CEILINGS UNLESS NOTED OTHERWISE.
 3. LIFETIME SHINGLES WITH SHINGLE OVER RIDGE VENT.
 4. INTERIOR DOOR STYLE TO BE PROVINCIAL.
 5. MAXWELL MX 21-418 ERGO HEIGHT ELONGATED WATER CLOSETS IN HALF BATH, JACK AND JILL AND MASTER BATH.
 6. DUMPSTER REQUIRED.
 7. HAND RAIL REQUIRED AT GARAGE STAIRS.
 8. 5" DRIPLES ON ALL GAS APPLIANCES.
 9. VENTED STANDPIPE.
 10. ACCESS HOLES TO ALL PLUMBING.
 11. LOCKING CAP REQUIRED ON OUTDOOR UNITS.
 12. ATTENTION DRYWALL INSTALLER! SEE SHEET A4.50 FOR INTERIOR BRACED WALL PANELS. NOTE THAT SOME/ALL PANELS REQUIRE 4" O.C. FASTENING PATTERN.
- MASONRY/CONCRETE:**
1. 14 COURSE BASEMENT w/ 12" BLOCK. FOUNDED CORES ARE MADE OF (2) 14 BARS @ 3'-4" O.C.
 2. DOUBLE FORM FOOTERS REQUIRED.
 3. FILTER MEMBRANE OVER DRAIN TILE.
 4. SOLID TOP REQUIRED WHERE FOUNDATION BLOCK TRANSITIONS FROM A LARGE SIZE TO A SMALLER SIZE.
 5. 4 COURSE FROST FOOTER REQUIREMENT IS ENFORCED.
- FRAMING:**
1. ICE AND WATER SHIELD TO BE INSTALLED AT ALL EAVES.
 2. OSB SHEATHING ON ENTIRE HOUSE. SEE SHEET A4.50 FOR WALL BRACE LAYOUT.
 3. 1/2"x1/2" LAG BOLTS FROM POSTS TO BEAM - 4 PER POST.
 4. DOUBLE 1x4 TRUSS TIES.
 5. USE TRUSS HANGERS INSTEAD OF JOIST HANGERS.
 6. 2x6 LANDING REQUIRED ON ALL EXTERIOR DOORWAYS WHERE FINISHED GRADE IS GREATER THAN 2 RISERS.
 7. EXTERIOR WALLS BEHIND TUBS AND SHOWERS MUST BE INSULATED AND COVERED WITH HOUSEWRAP.
 8. ICE GUARD TO MEET 24" INSIDE OF LIVING SPACE. INSTALL (2) ROFS AT EAVES.

FLOOR PLAN
SCALE: 3/32" = 1'-0"
CLASSIC ELEVATION