

MEETING DATE: 10-13-16

PLANNING COMMISSION

Case No. P16-28

504 W. Liberty St.



CITY of MEDINA
Planning Commission
October 13, 2016 Meeting

Case No: P16-28
Address: 504 W. Liberty Street
Applicant: Delane Richardson – Spitzer House Bed & Breakfast
Subject: Site Plan & TCOV Certificate of Appropriateness – Building Alterations
Zoning: M-U, Multi-Use District - TCOV
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The property is located on the southwest corner of W. Liberty St and Prospect St. It is zoned M-U and currently used as a bed and breakfast. It is surrounded by M-U, R-4 and R-3 zoning and a mix of commercial, single-family and multi-family residential uses.

Project Introduction:

The applicant is the owner operator of the bed and breakfast and wishes to modify a small portion of the existing attached garage located on the west side of the existing Victorian house. The proposal replaces the existing overhead garage doors on the north façade of the garage with new fixed walls that simulate coach house doors. In addition, the applicant proposes adding five transom windows in the west façade of the garage.

Please find attached to this report:

1. Proposed building alterations and existing condition photographs
2. Aerial photograph of the subject parcel.

Considerations:

Transitional Corridor Overlay District (Section 1116)

Section 1116.10(c)(2) 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:

7. *Exterior renovation or alteration of existing structures:*
- a. *The distinguishing original qualities of a building or structure should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
 - b. *Architectural elements should be sensitively designed to reflect detailing associated with the particular style of the building.*
 - c. *The design elements of a building addition shall match the design elements of the principal structure, in particular, building materials and color, roof lines and shape, and window proportions and alignment.*

Additionally, the following Site Plan design guidelines (Section 1109.04(c)) are applicable:

- (3) *Architectural details and ornamentation shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, and harmonious with other architectural details and ornamentation on adjacent structures.*
- (7) *Materials shall be appropriate for the structure and the use therein. Materials shall be weather-resistant. The materials shall be compatible with and not in stark contrast to the materials used on adjacent structures.*

Staff Comments:

The proposed alterations to the attached garage are consistent with the style and history of the existing Victorian house and complies with the above TCOV and Site Plan design guidelines. The project will also enhance the property overall and not affect the surrounding properties.

Recommendation:

Staff recommends the Planning Commission approve the Site Plan review and TCOV Certificate of Appropriateness for 504 W. Liberty St., subject to the following condition:

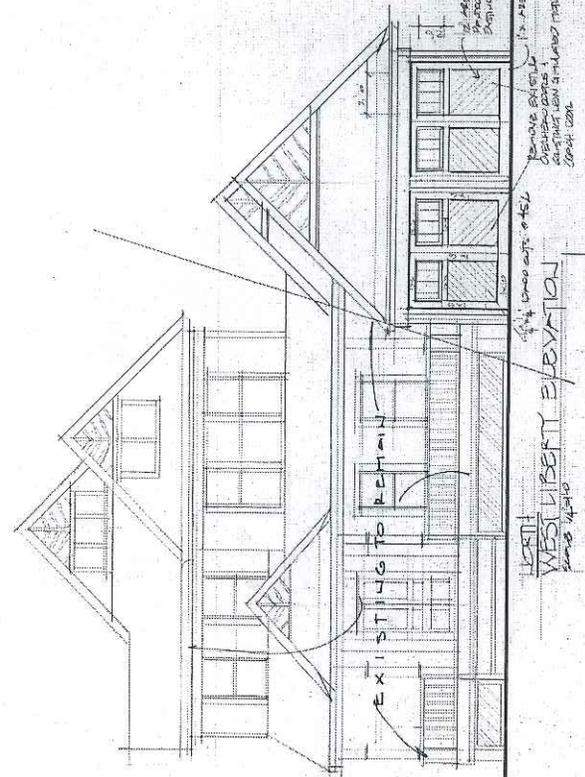
1. Subject to review and approval of building permits from the City of Medina Building Department.

EXISTING CONDITIONS

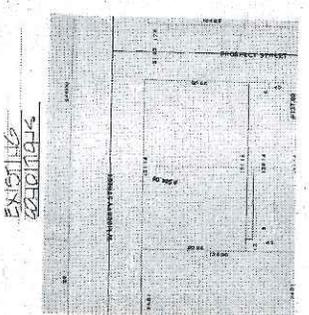




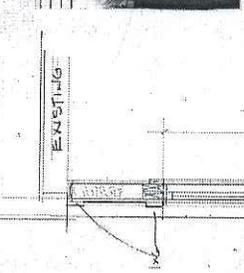
Project Name: 484 7th Street
 484 7th Street, Medina, OH
 Project No: 20120000000000000000
 Project Date: 08/14/2012
 Project Location: 484 7th Street, Medina, OH
 Project Description: Window Insulation
 Drawing Title: Window Insulation
 Drawing No: 12-00000000000000000000
 Drawing Date: 08/14/2012
 Drawing Scale: 1/8" = 1'-0"



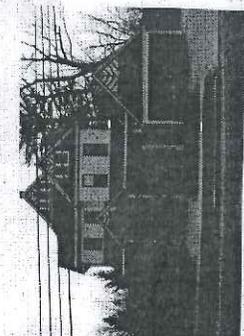
WEST LIBERTY ELEVATION
Scale: 1/8" = 1'-0"



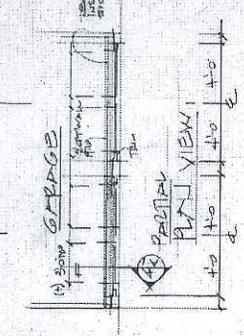
EXISTING WEST ELEVATION
Scale: 1/8" = 1'-0"



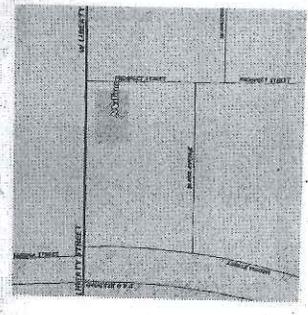
SECTION
Scale: 3/4" = 1'-0"



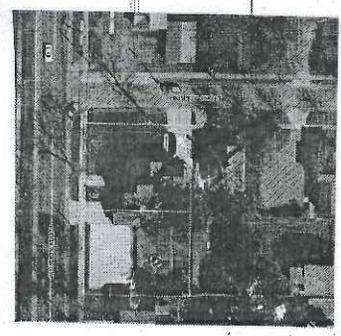
EXISTING WEST LIBERTY ELEVATION



EXISTING PLAN VIEW
Scale: 1/8" = 1'-0"



LOCATION PLAN



EXISTING WEST ELEVATION

EXISTING PLAN VIEW



W LIBERTY ST

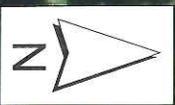
Location of alteration



Subject Site

PROSPECT ST

P16-28
Spitzer House
Building Alteration
Site Plan & TCOV COA
October 13, 2016



1 inch = 50 feet