

MEETING DATE: 9-12-19

PLANNING COMMISSION

**Case No. P19-17
514 E Washington**



CITY of MEDINA
Planning Commission
September 12, 2019 Meeting

Case No: P19-17
Address: 514 E. Washington Street
Applicant: Joshua & Tiffany Huffman
Subject: TCOV Certificate of Appropriateness – rear building addition
Zoning: R-2, Medium Density Urban Residential District
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The property is located on the south side of the 500 block of E. Washington Street.

Project Introduction:

The applicant proposes a one story, 370.6 sqft addition to the rear (south) of the existing house at the subject property. The addition will use exterior materials and detailing consistent with the existing early 20th century house.

The subject property is located within the Transitional Corridor Overlay District and the proposed rear addition requires review and approval of a Certificate of Appropriateness by the Planning Commission.

Please find attached to this report:

1. Project narrative, site and building elevation plans received August 23, 2019
2. Aerial photograph

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.

(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.

TCOV.7 Exterior Renovation or Alterations of Existing Structures.

(b) Architectural elements shall be sensitively designed to reflect detailing associated with the particular style of building.

TCOV.8 Building Materials and Appurtenances.

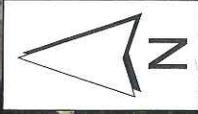
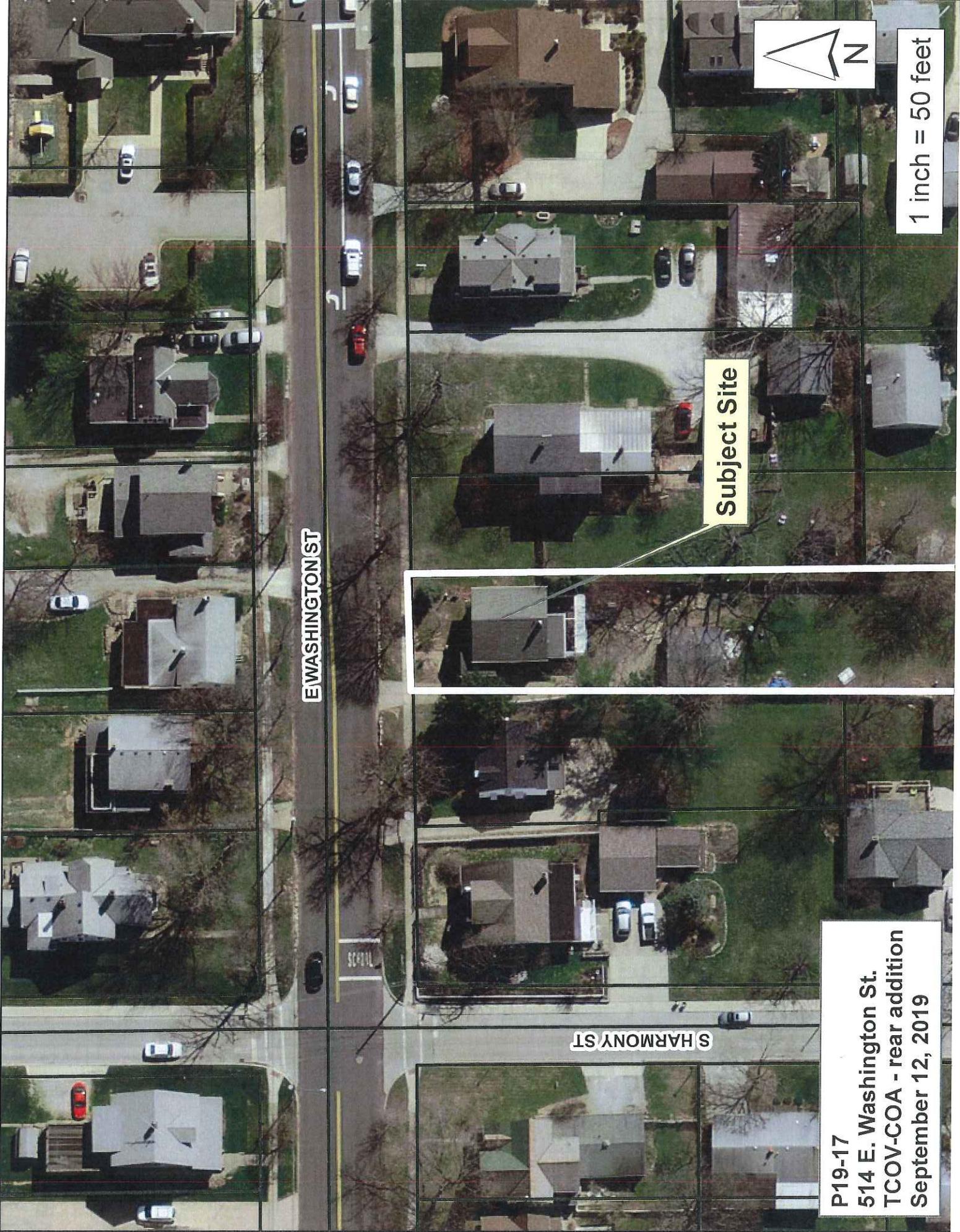
(a) The architectural character and exterior building materials of new and remodeled buildings should be harmonious with surrounding buildings in color and texture, proportion, scale, patterns and opening sizes and shapes.

Staff Comments:

The proposed project will be compatible with the existing house and consistent with the character of the surrounding neighborhood as desired by the TCOV guidelines cited above.

Recommendation:

Staff recommends the Planning Commission grant a Certificate of Appropriateness project as proposed.



1 inch = 50 feet

Subject Site

E WASHINGTON ST

S HARMONY ST

P19-17
514 E. Washington St.
TCOV-COA - rear addition
September 12, 2019

Certificate of Appropriateness

C. Additions to Existing Building

Location: 514 E. Washington St. Medina, Ohio 44256

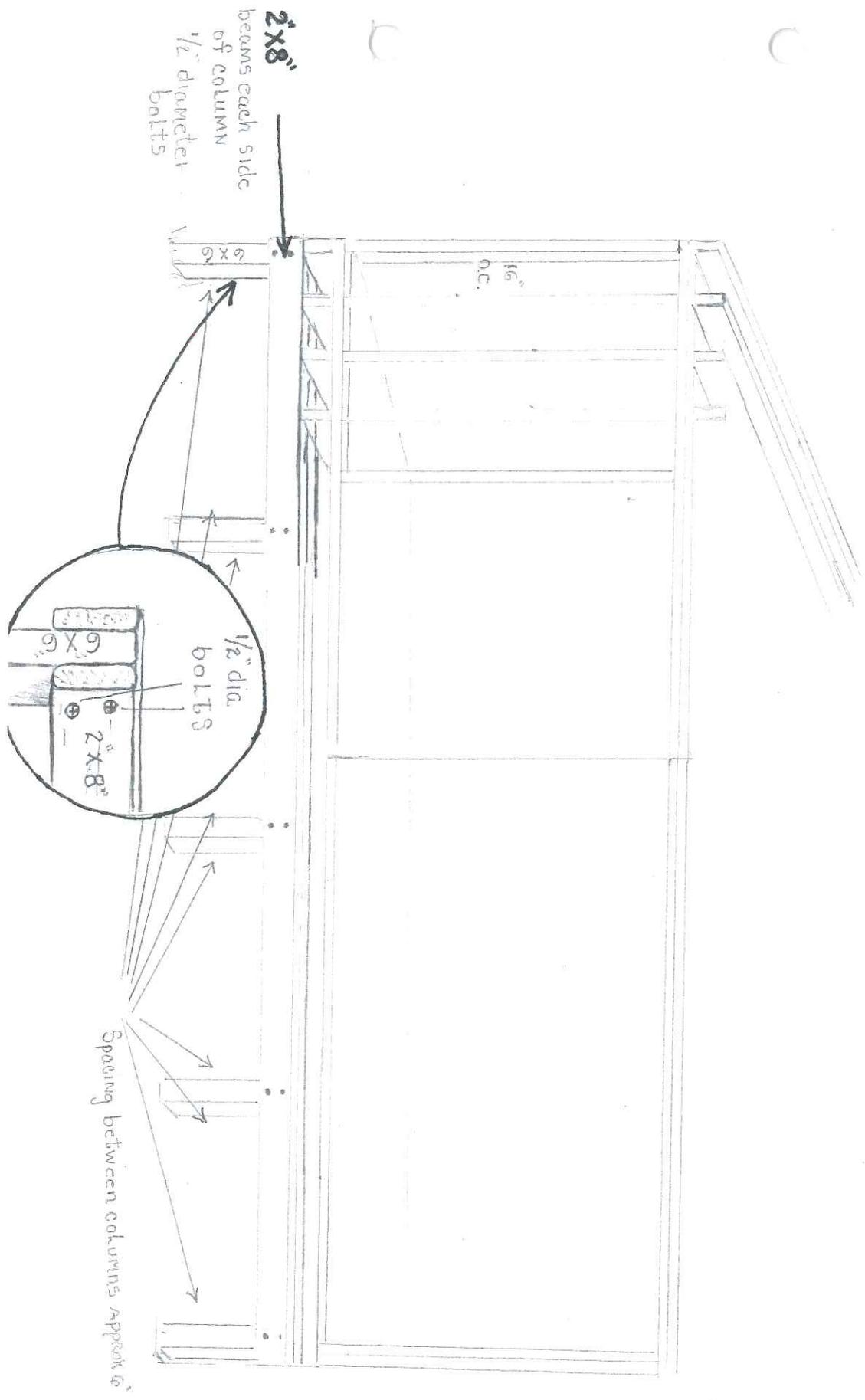
When my wife AND I Learned we were expecting Another child; with a due date in August of this year we had some decisions to make. We thought about finding a bigger house, or relocating, but we like our house, AND we like Medina, so that wasn't AN option. Then we thought About Adding a couple of bedrooms in the attic, but it turns out the attic floor joists are under sized AND CAN'T hold the weight of 2 additional rooms. Our final option was to do AWAY with the rear "L" shaped deck AND build the 2 bedrooms in its footprint. The existing deck is built ON COLUMNS (4"x6") AND carrier beams (sistered 2"x6"s) AND appears to be quite sturdy. We thought maybe we could frame off it. Unfortunately after meeting with the Medina Building Department we Learned they were not sufficient in strength either. The Building Department wants us to submit plans which will follow the "Residential Code of Ohio, Section 324" Post Frame Accessory Structures; AND that is what we intend to do with the foundation. The two (2) room addition will be vinyl sided, matching as near as possible the existing siding.

Thank you:

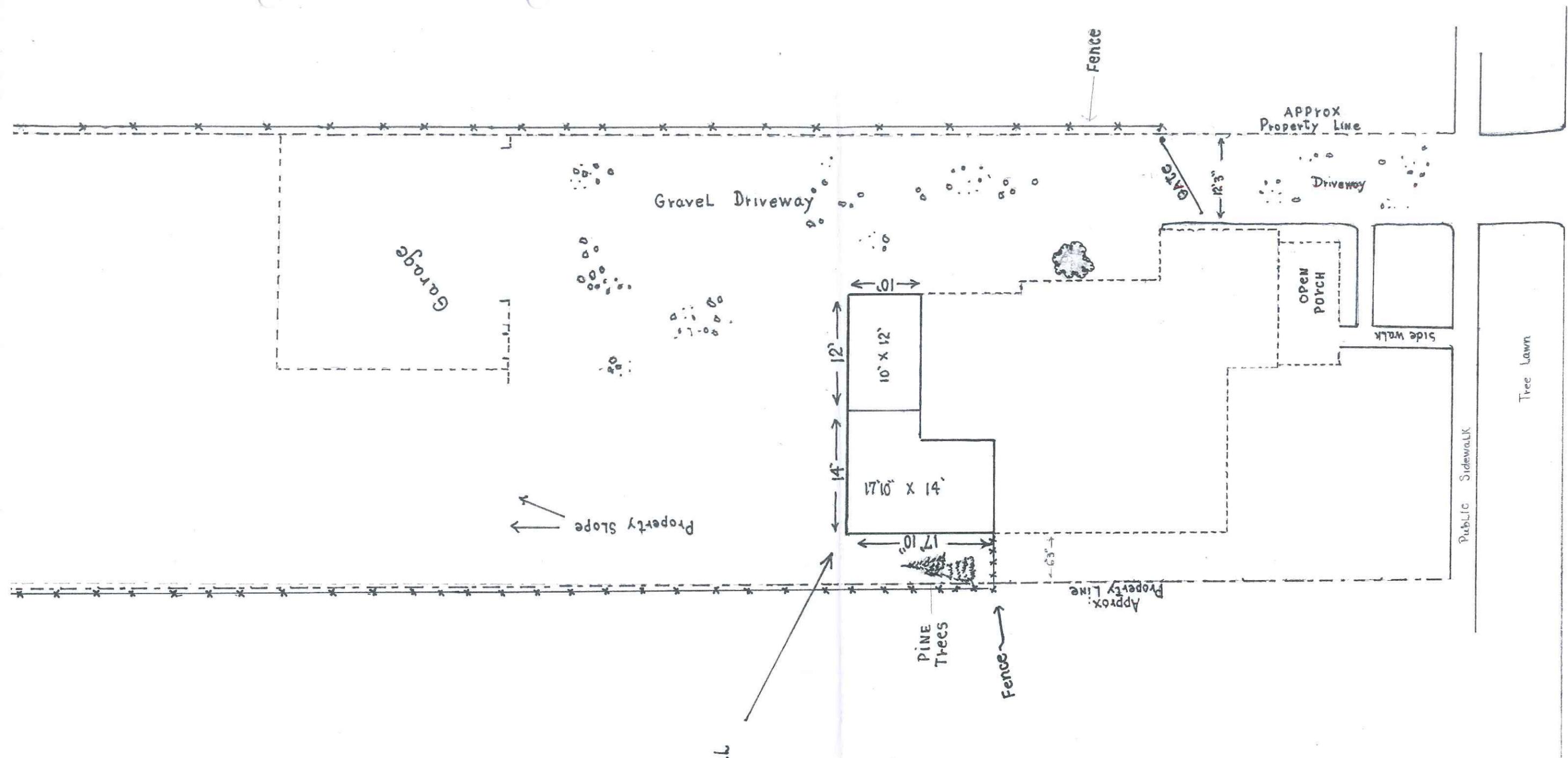


1 1/2 CM = 2"

515 E. Washington St. Medina, OH.



Scale 1 cm = 4'



Property Slope

Gravel Driveway

Garage

10' x 12'

17'10" x 14'

PINE Trees

APPROX Property Line

OPEN PORCH

Side Walk

Driveway

GATE

Fence

Approx: Property Line

Public Sidewalk

Tree Lawn

2 additional

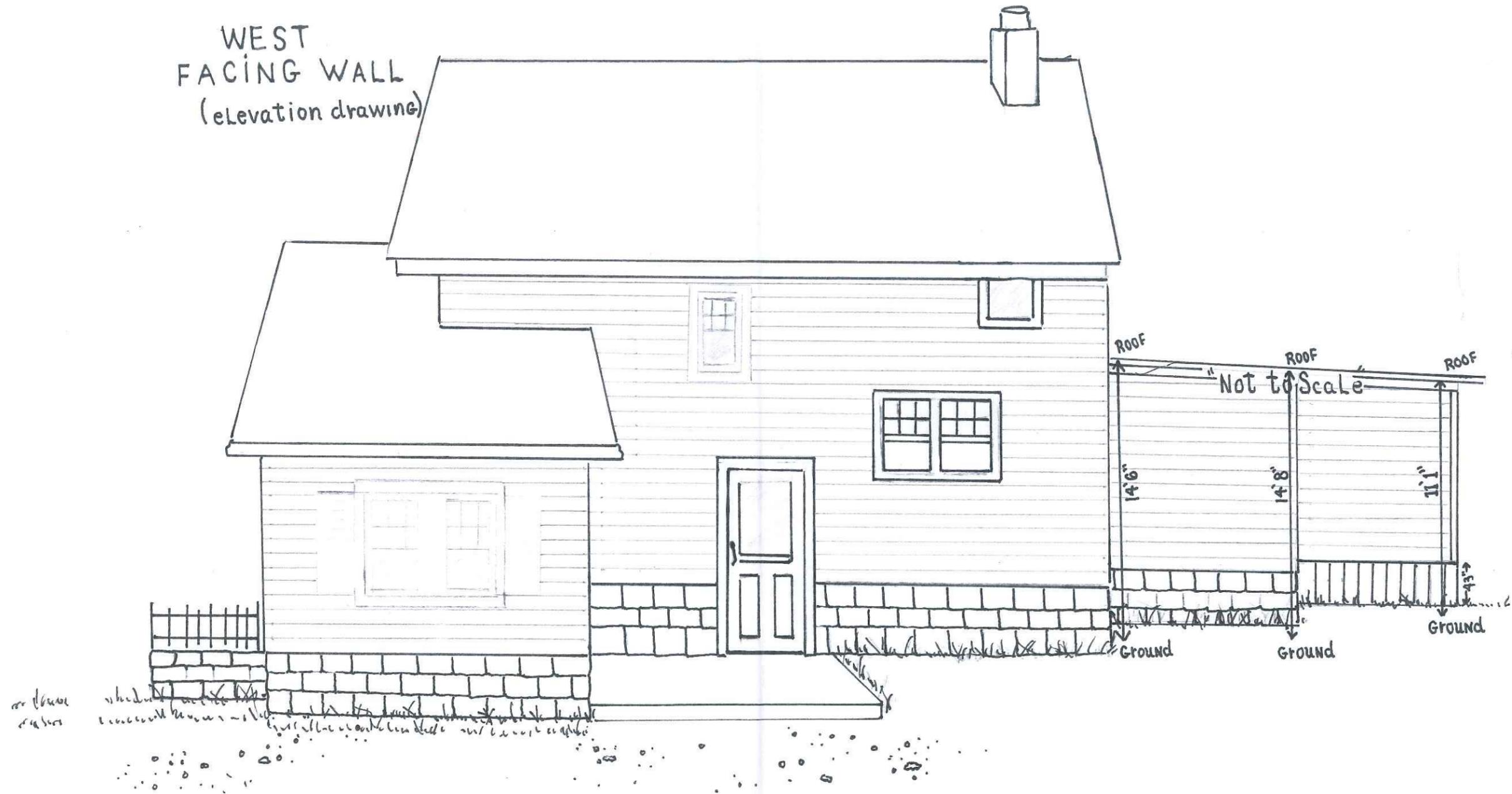
514 E. Washington St.

RECEIVED
 AUG 23 2019
 By *Jm*

515 E. Washington St.
Medina, OH.

WEST
FACING WALL
(elevation drawing)

NEW
Addition

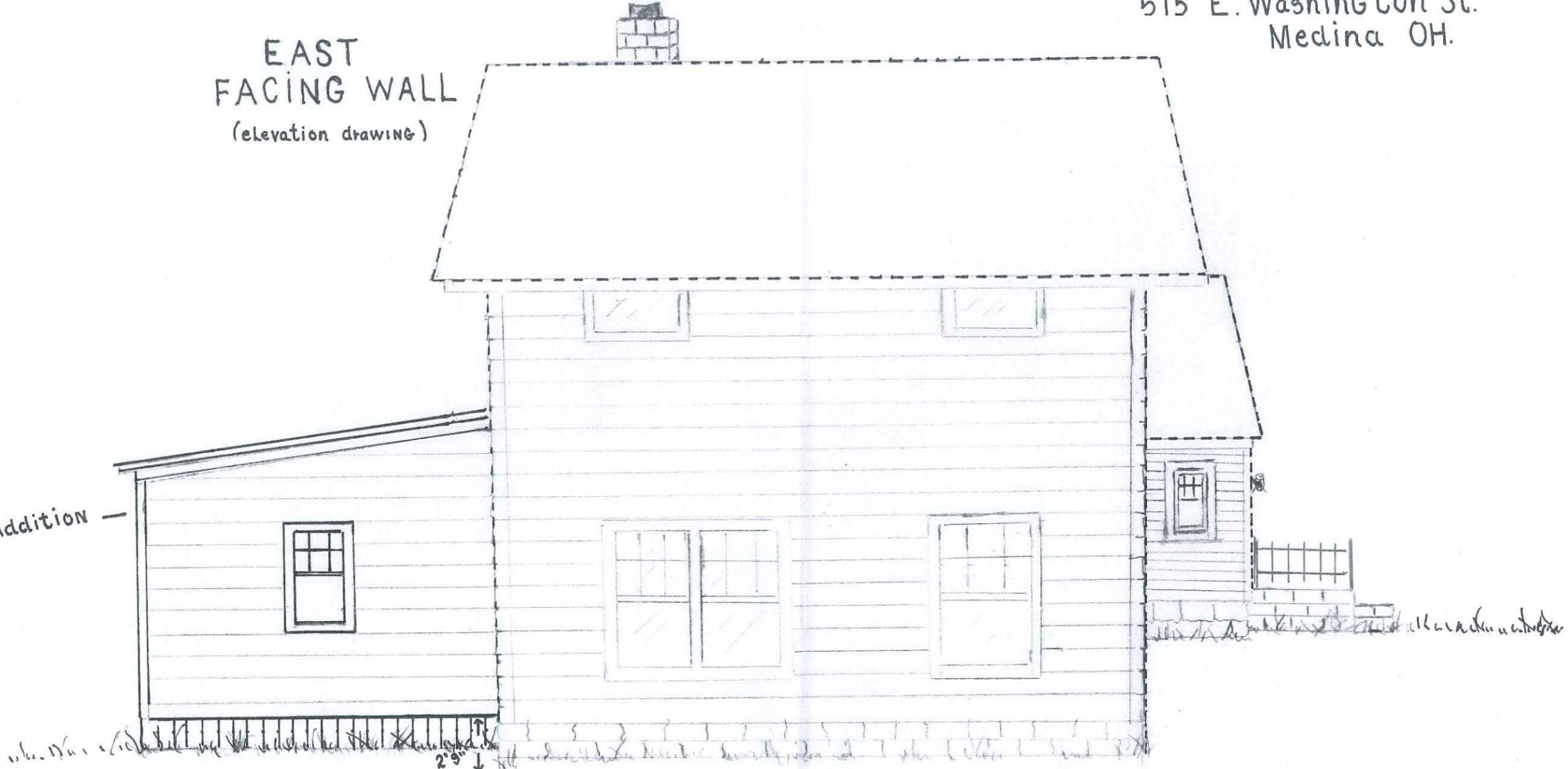


Not to Scale

515 E. Washington St.
Medina OH.

EAST
FACING WALL
(elevation drawing)

NEW Addition



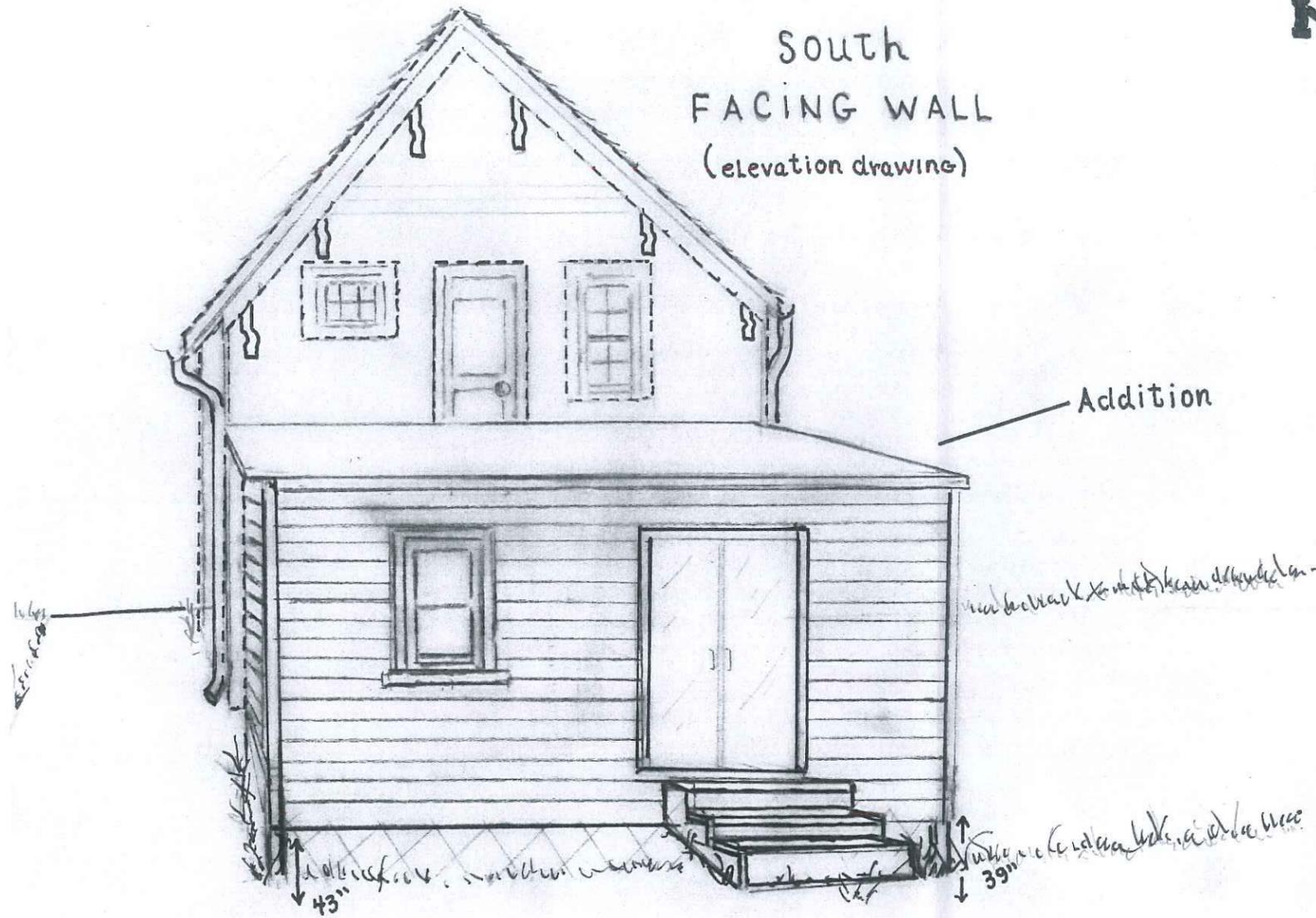
"NOT TO SCALE"

515 E. Washington St., Medina, OH. 44256



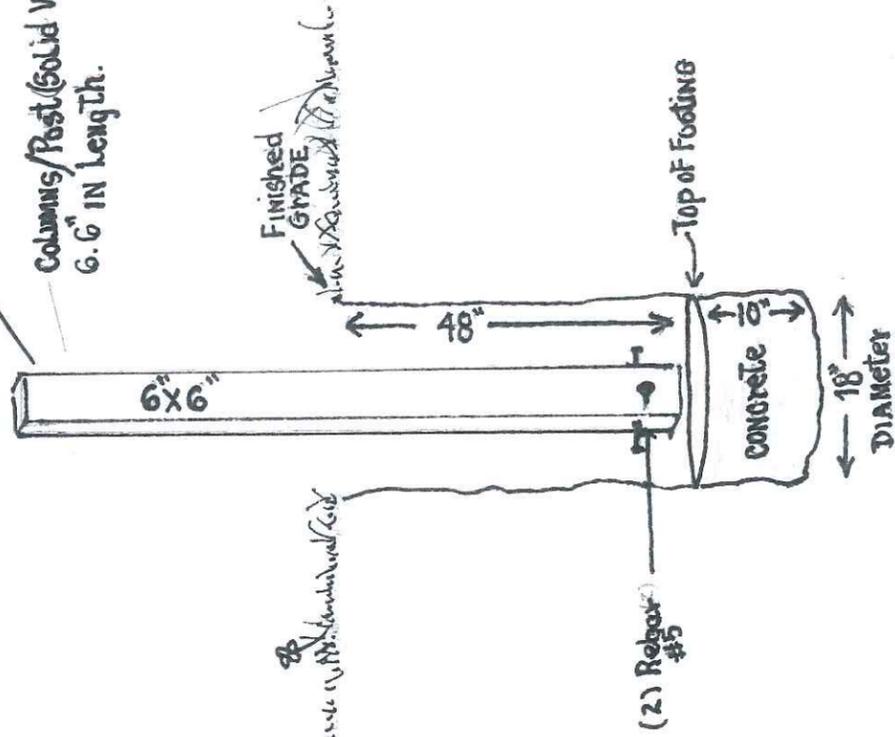
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SOUTH
FACING WALL
(elevation drawing)



2, 2"x8" by 10' carrier beams will be bolted to the post to support the 2"x8 joists.

Columns/Post (Solid Wood)
6.6" IN Length.



515 E. Washington St. Medina, OH.

- ⊖ - electrical outlets - 8
- \$ - wall switches - 2
- ⊙ - smoke detector - 2
- - ceiling light

