

MEETING DATE: 10-10-19

PLANNING COMMISSION

**Case No. P19-20
119 Lafayette Rd.**



CITY of MEDINA
Planning Commission
October 10, 2019 Meeting

Case No: P19-20
Address: 119 Lafayette Rd.
Applicant: Coleen Morlock
Subject: TCOV Certificate of Appropriateness – accessory building demolition
Zoning: C-2, Central Business
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The property is located on the north side of the 100 block of Lafayette Rd. between S. Court St. and S. Broadway St.

Project Introduction:

The applicant proposes demolishing the existing accessory building (carriage house) as it is in poor condition and not economically feasible to rehabilitate. Once the building is removed, the applicant intends to improve the rear of the subject property with a new parking area.

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

Please find attached to this report:

1. Project descriptions and site photos received September 25, 2019 & October 1, 2019
2. Aerial photo

1116.07(a) TRANSITION CORRIDOR OVERLAY DISTRICT (TC-OV) - PURPOSE.

(a) Findings and Purposes. A transition corridor is identified as one of the corridors listed in the City's Comprehensive Plan, or a similar area, that is experiencing an increased demand for commercial uses in areas that previously were residential. It is important that the visual appearance and composition of these areas be maintained in order to put forth a positive image of Medina at these important "Gateways" into the City. It is in the interest of the City to protect and enhance the built features of such transition corridors by:

- (1) Preventing the deterioration of property and the extension of blighting conditions.
- (2) Revitalizing and protecting private investment which improves and stimulates the economic vitality and social character of the area.
- (3) Encouraging development that creates compatible relationships with the residential character that has been established.
- (4) Enhancing the aesthetic and architectural compatibility within neighborhoods and commercial areas.

Staff Comments:

In reviewing the above purpose statements for the TCOV, the proposed demolition of the accessory building (carriage house) at the subject property meets the intent and purpose of the TCOV. Generally, the purpose and intent of the TCOV, in regards to demolitions, is to prevent the degradation of a well composed, unified and publicly visible streetscape along a public right-of-way.

The subject accessory building is located at the rear of the subject property about 100 feet north of the Lafayette Rd. public right-of-way. The demolition of the accessory building (carriage house) will not change the publicly visible streetscape that currently exists.

Lastly, the current structural condition of the accessory building is poor and potentially dangerous. Removal of the accessory building is a rational decision in this case in order to better allocate funds to the rehabilitation and repair of the principal building (house) that is an integral part of the Lafayette Rd. streetscape.

Recommendation:

Staff recommends the Planning Commission grant a Certificate of Appropriateness for demolition of the accessory building (carriage house) at 119 Lafayette Rd. with the following condition:

1. Subject to application and approval of a demolition permit through the City of Medina Building Department.

Coleen Morlock
410 S. Court st
Medina, ohio
September 24, 2019

We are writing city of Medina for approval on demolition of barn on 119 Lafayette.

We have recently purchased this property in south town and renovating the house. The barn structure in the back lot is not in stable condition and we are asking permission to take down. By demoing the barn we will gain much needed parking for our business and future business. In addition, the cost of renovation would be extensive and not feasible. We are focusing on investing in the home that is on property.

We see better use of land without barn structure. We are hoping to utilize area for parking in the growing south town district.

Estimated rehab for barn- \$150,000.00 +

Estimate demo - \$5,000.00

Sincerely,

Coleen Morlock
Mary Kay Hallas
Owners C & M South Town Properties
VCS Salon and spa





Ms. Coleen Morlock
410 South Court Street
Medina, Ohio 44256

Dear Coleen,

This letter is in reference to the property located at 119 Lafayette Road, Medina, Ohio 44256. Upon examining the existing barn structure on that property, it is determined that this structure is unsafe at this time. It is my recommendation that this structure be demolished. It would be cost prohibitive to stabilize or rehab.

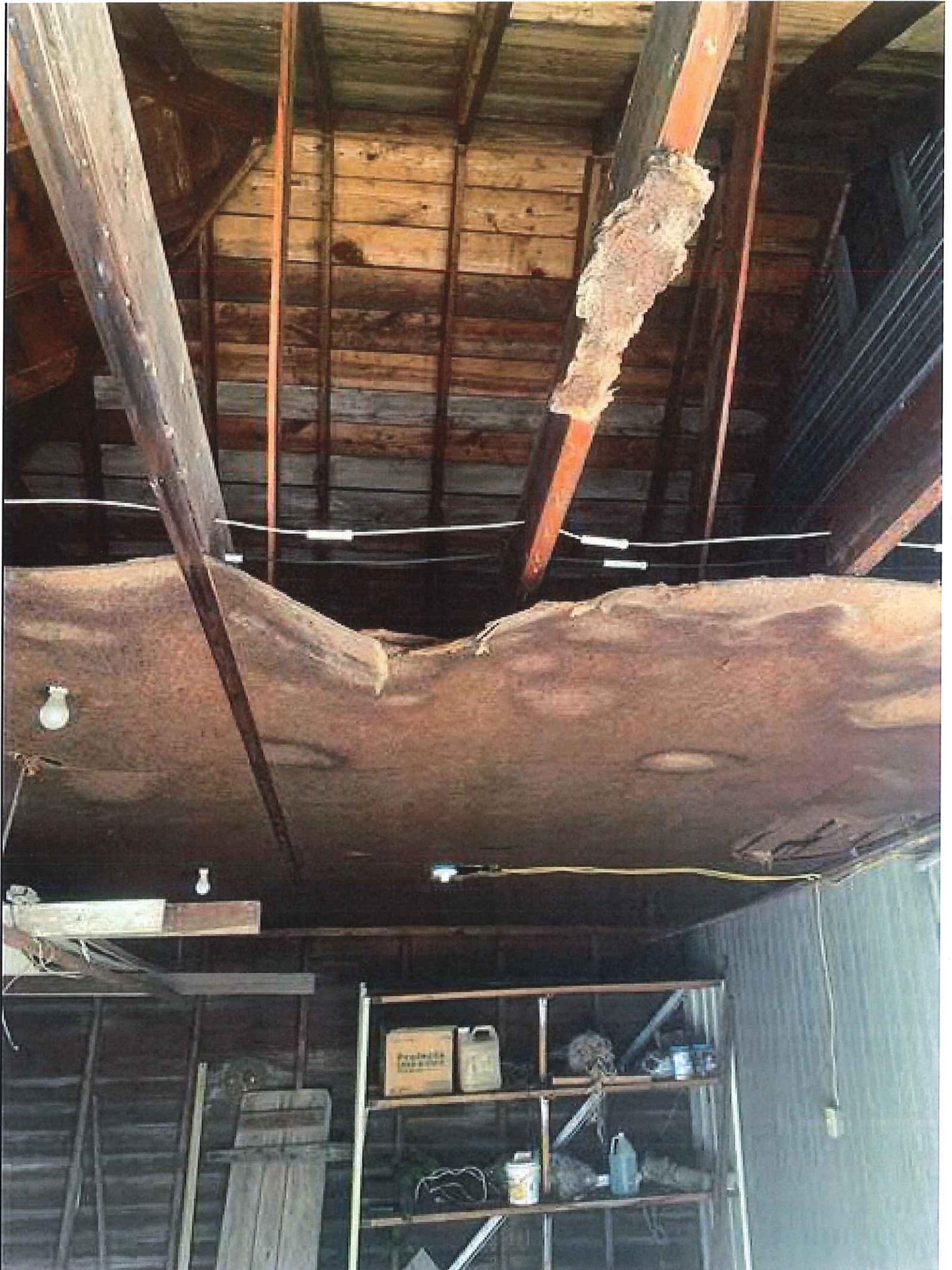
Please let me know if you have any questions.

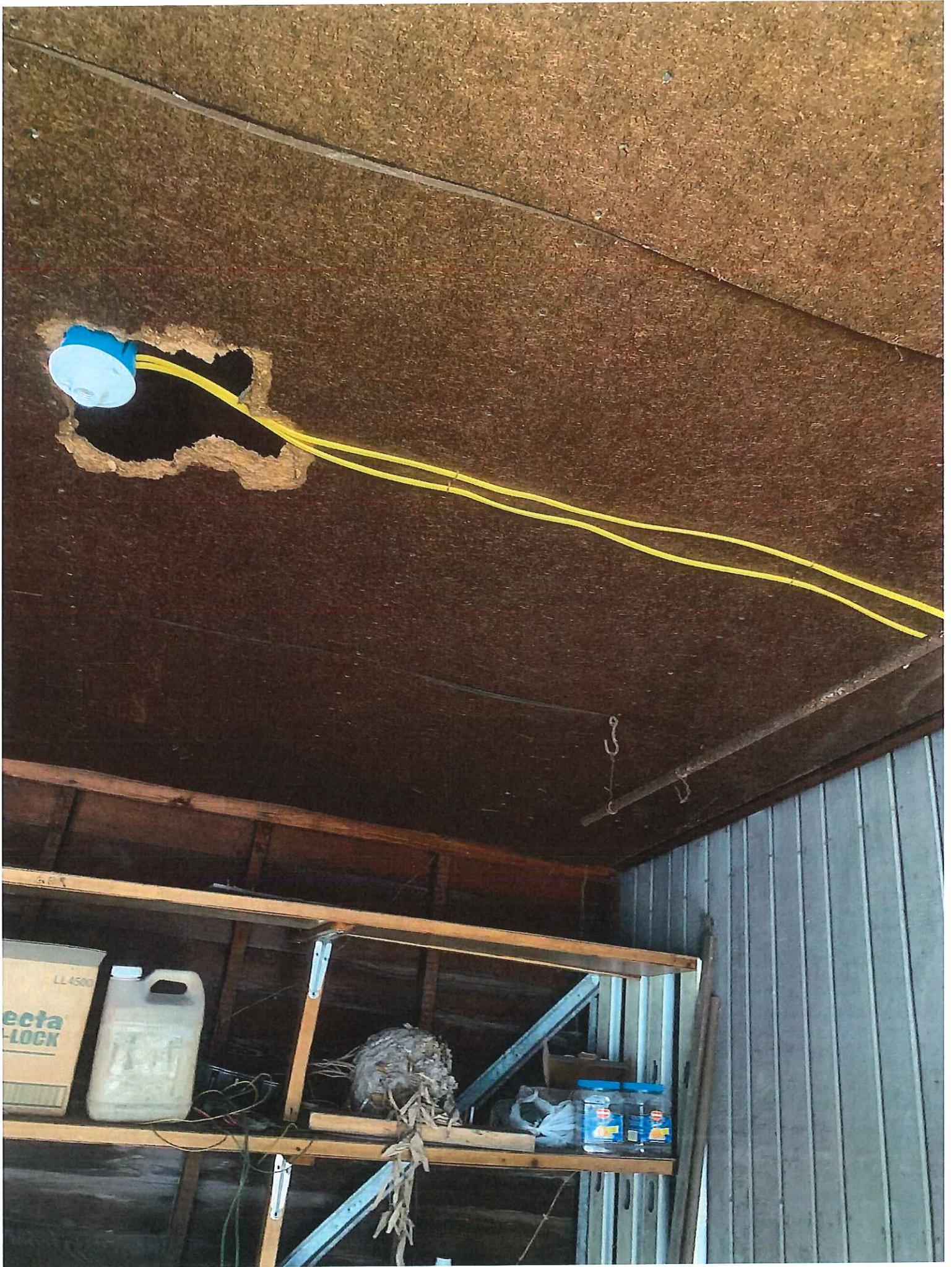
Regards,

A handwritten signature in cursive script, appearing to read 'Michael A. Hudak'.

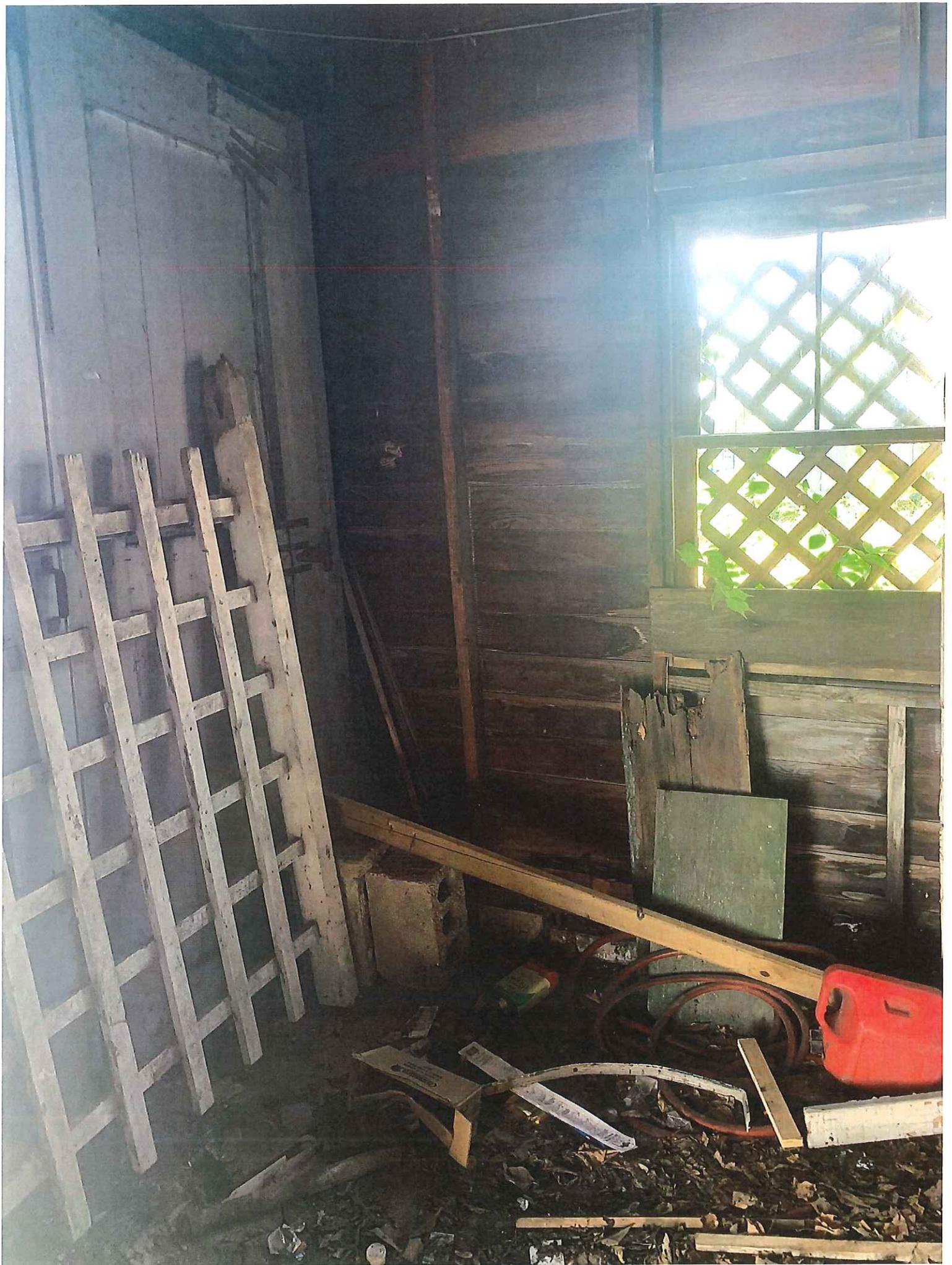
Michael A Hudak
Managing Member
Artisan Building & Design

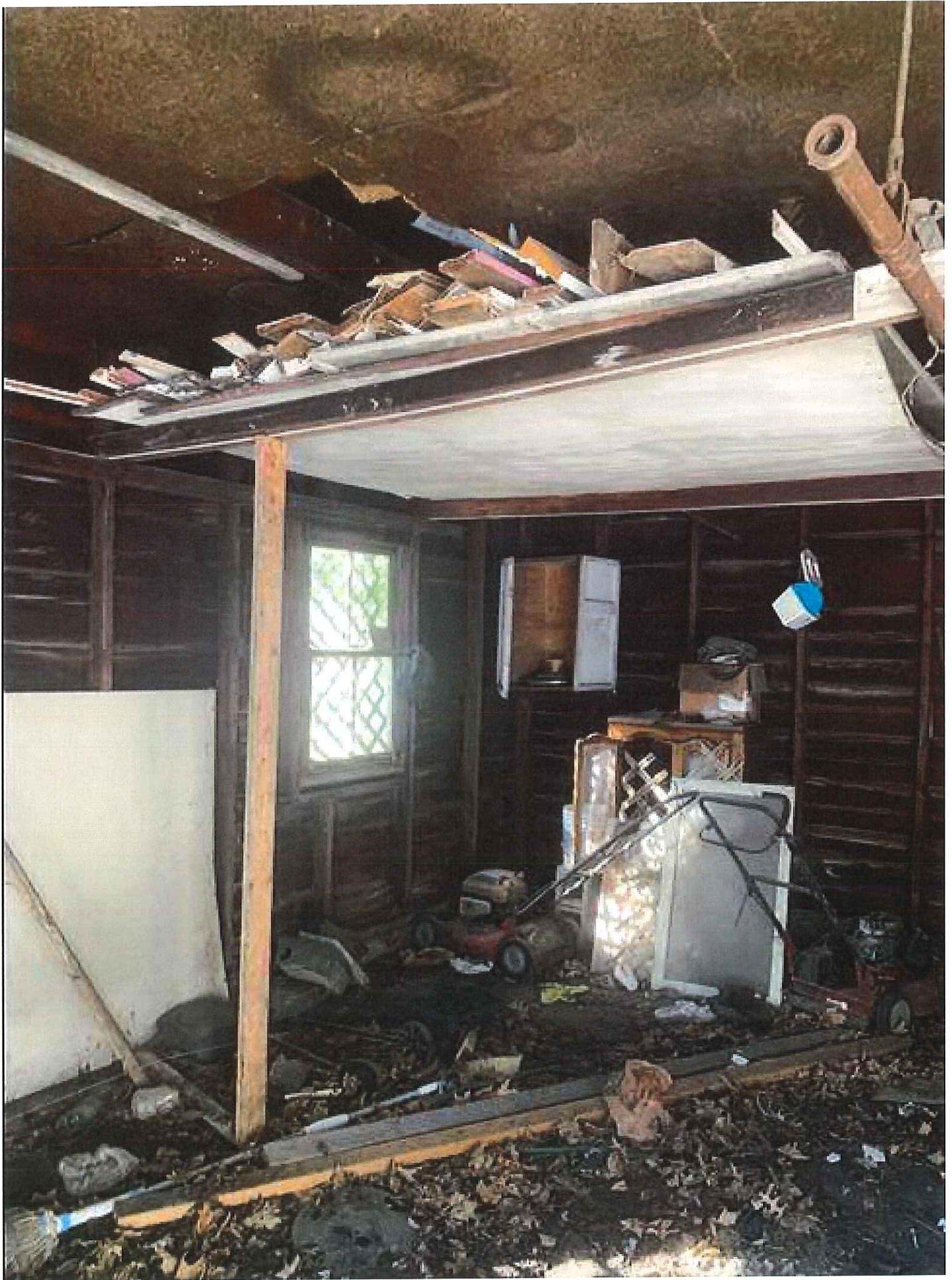


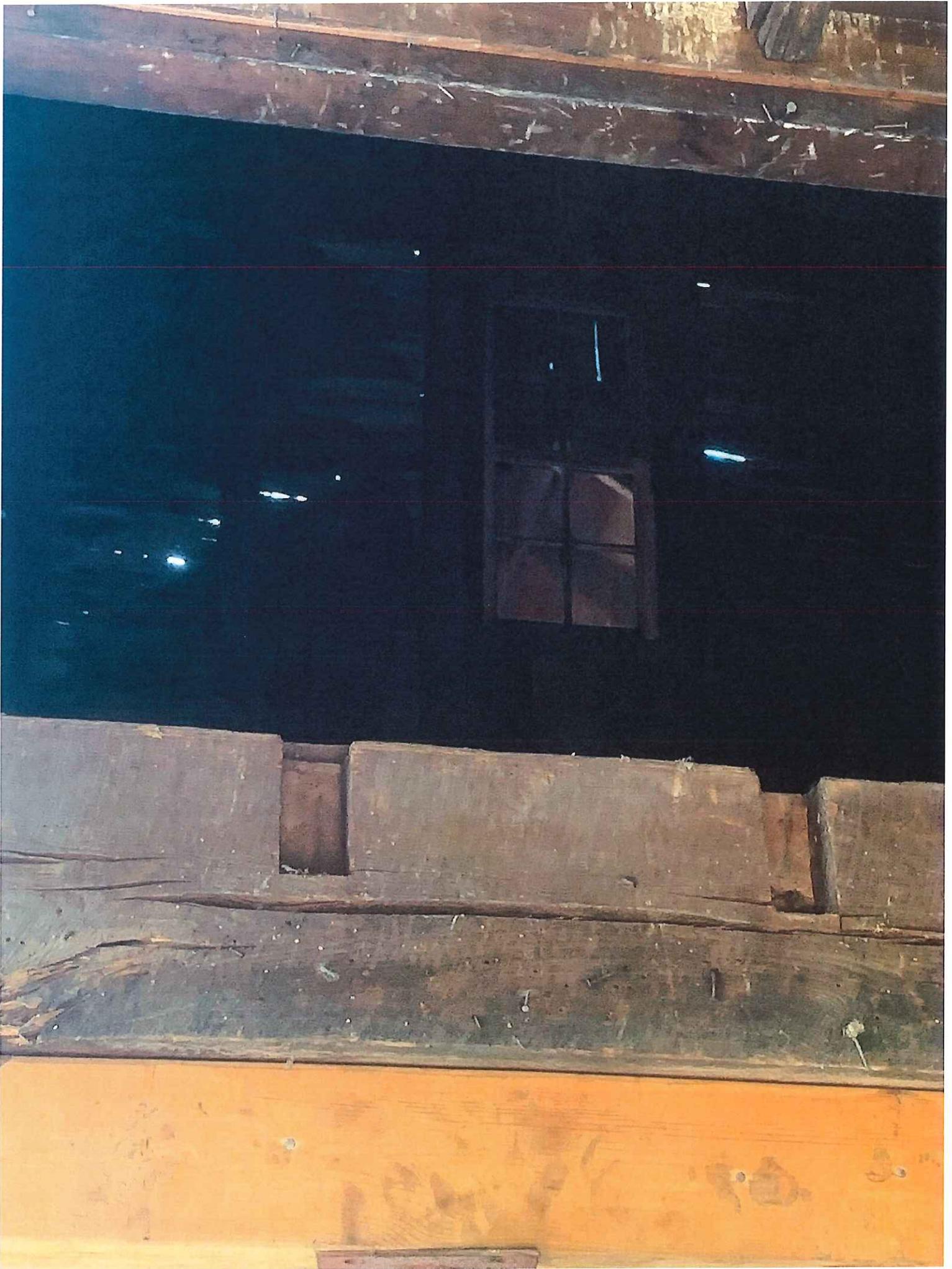


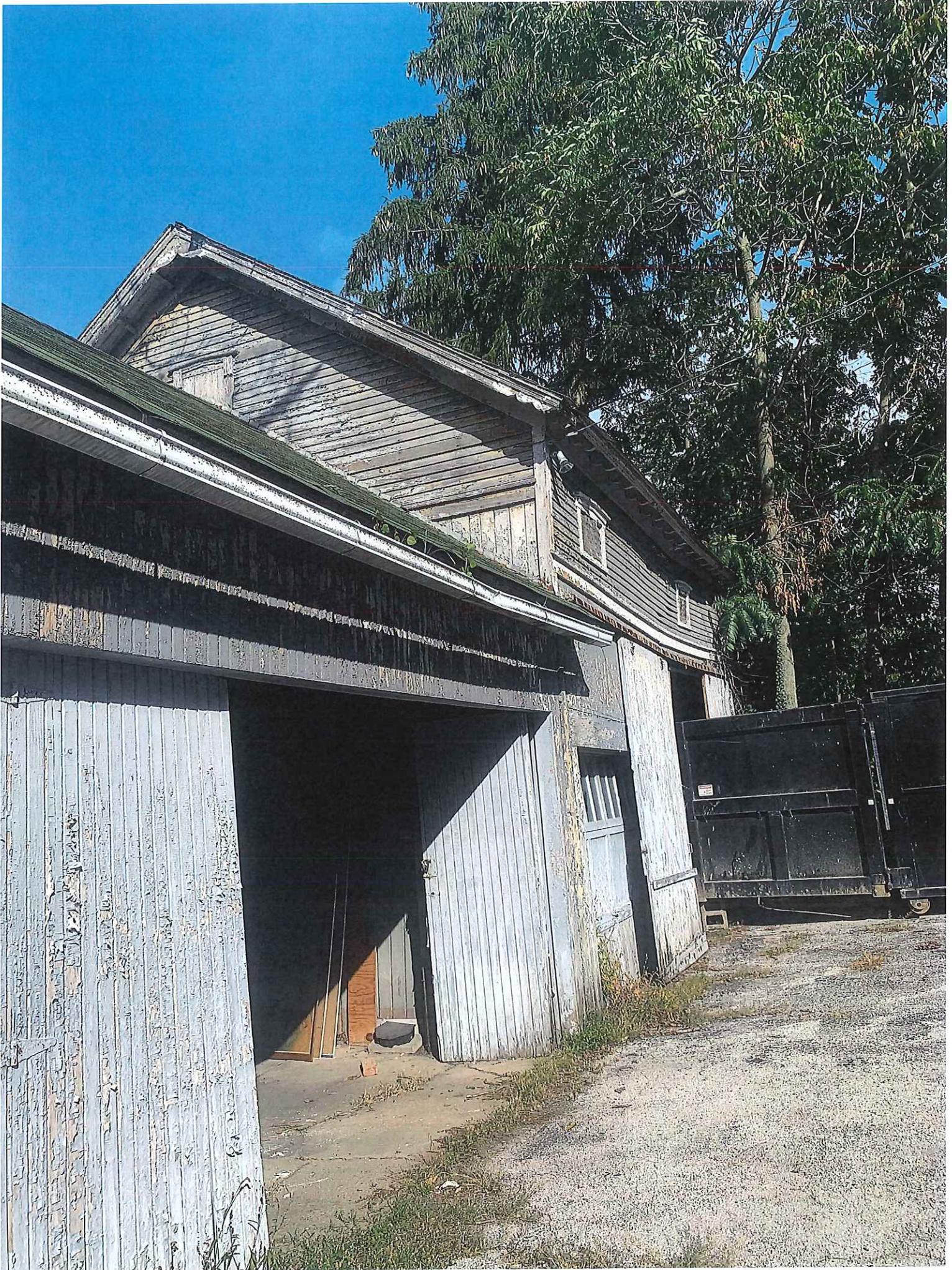














(no subject)

1 message

coleen morlock <vcssalons@gmail.com>
To: coleen morlock <vcssalons@gmail.com>

24 September 2019 at 14:14



RECEIVED
SEP 25 2019



Coleen Morlock

BY:

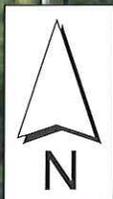


S BROADWAY

Subject Site

LAFAYETTE RD

P19-20
119 E. Lafayette Rd.
TCOV COA to
demolish accessory bldg
October 10, 2019



1 inch = 50 feet