

MEETING DATE: 11-14-19

PLANNING COMMISSION

**Case No. P19-21
927 E Washington**



CITY of MEDINA
Planning Commission
November 14, 2019 Meeting

Case No: P19-21
Address: 927 E. Washington St.
Applicant: Emily Smucker represented by Jim Gowe
Subject: TCOV Certificate of Appropriateness – building demolition
Zoning: R-1, Low Density Urban Residential
Submitted by: Jonathan Mendel, Community Development Director

Site Location:

The property is located on the north side of the 900 block of E. Washington Street approximately 250 feet north of the public right-of-way.

Project Introduction:

The applicant proposes demolishing the existing property improvements (house and shed) in order to reduce liability due to the property's condition.

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 description and site photos received November 4, 2019
2. Aerial photograph

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 improvements (house and shed) at the subject property meet the intent and purpose of the TCOV. The subject property's house is located approximately 250 feet north of the public realm along E. Washington St. and not readily visible from E. Washington St.

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. Such streetscapes exist throughout much of the TCOV in other areas of the City of Medina closer to the Historic District, such as the 300 to 500 blocks of E & W. Liberty, E. Washington St and S. & N. Court St.

The north side of the 900 block of E. Washington, where the subject property is located, does not have a unified streetscape of buildings and the subject property's house is not part of the streetscape that does exist, since it is located 250 feet north of E. Washington St. The demolition of the house will not substantively change the publicly visible streetscape that currently exists on the north side of the 900 block of E. Washington St.

Recommendation:

Staff recommends the Planning Commission grant a Certificate of Appropriateness for the demolition of 927 E. Washington St. with the following condition:

1. Approval of a demolition permit with the City of Medina Building Department.



ANDREWS RD

OSHON DR

Subject Site

ALBER DR

E WASHINGTON ST

P19-21
927 E. Washington St.
TCOV COA to
demolish house
November 14, 2019



1 inch = 150 feet

EMILY D. SMUCKER

November 1, 2019

Dear Mr. Mendel,

I am writing you to formally request the demolition permit for the house and adjacent shed structure on my property at 927 East Washington St., Medina, OH 44256.

These structures have no historical significance for the community. The dwelling is vacant and no longer inhabitable. Insurance considers it an attractive nuisance, and I am concerned about what could happen there.

I am attempting to eliminate current and future problems by returning this property to an undeveloped parcel.

Thank you for your timely help in this matter.

Sincerely,
Emily D. Smucker

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Map

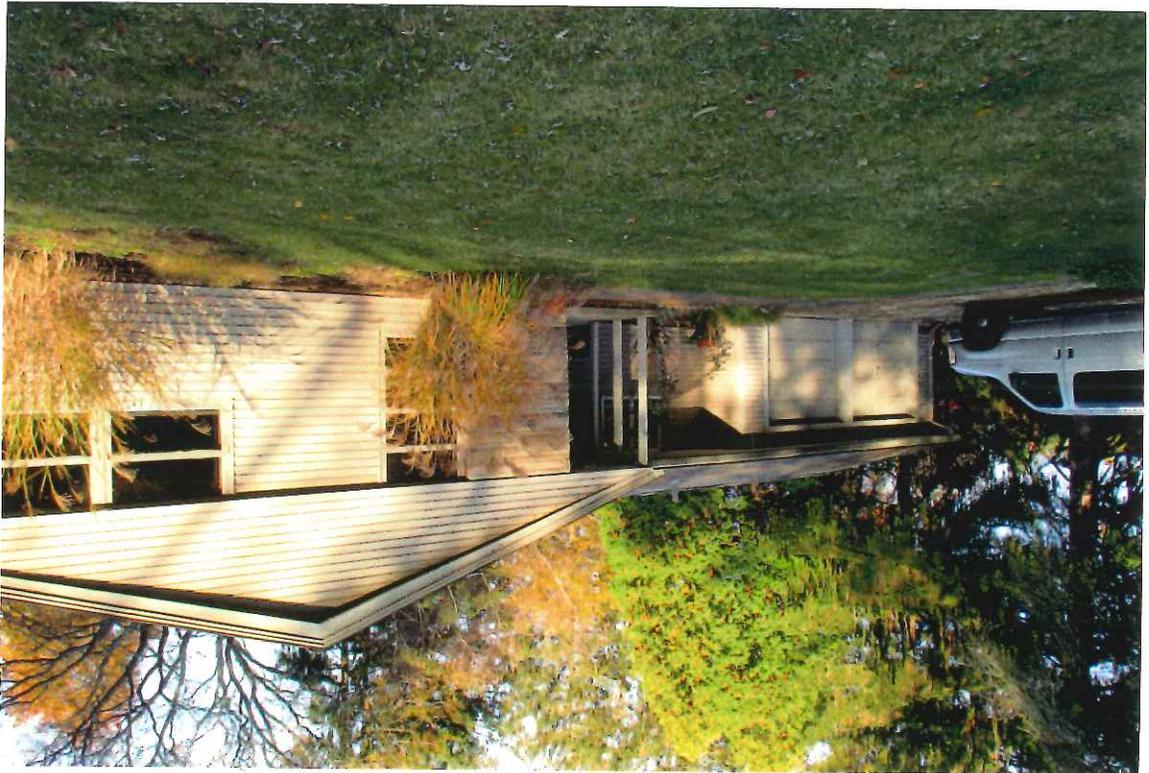
PROPERTY
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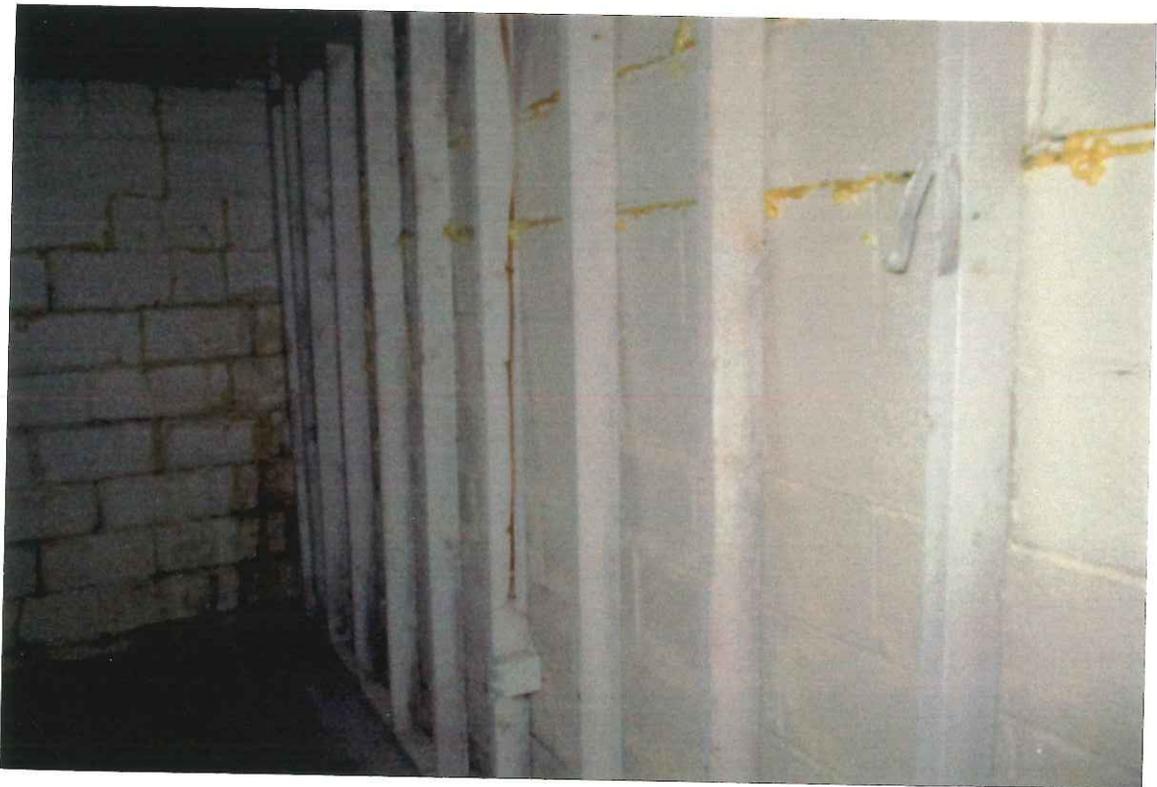
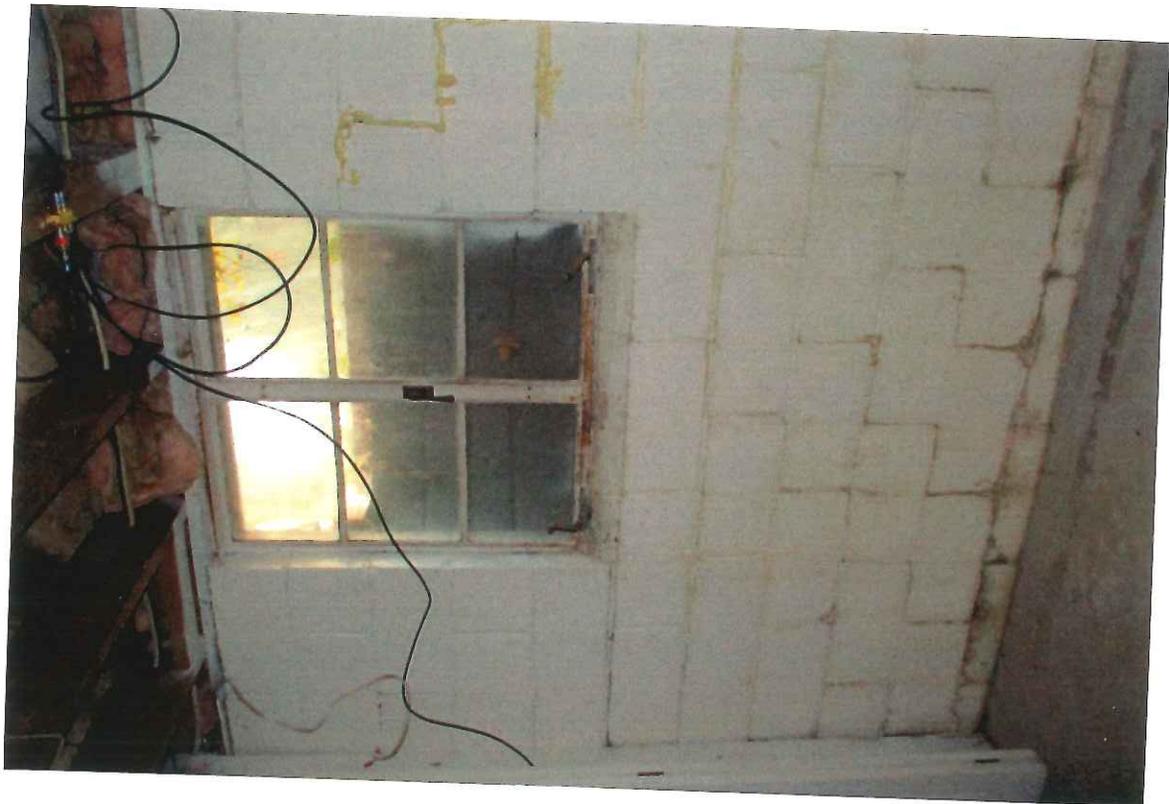
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BY:



PROJECT
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PHOTOGRAPHY



REGI
NOV 04 2019

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