

MEETING DATE: 10-8-20

PLANNING COMMISSION

**Case No. P20-14
916 Old Farm Trail**



CITY of MEDINA
Planning Commission
October 8, 2020 Meeting

Case No: P20-14
Address: 916 Old Farm Trail
Applicant: Chevawn Sluzewski
Subject: Conditional Zoning Certificate request for an In-Law Suite
Zoning: R-1, Low Density Urban Residential
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The site is located on the south side of the 900 block of Old Farm Trail.

Project Introduction:

The applicant proposes a one story addition, primarily, to the rear of the house for an In-Law Suite. Such use is defined as an accessory dwelling unit attached to an existing full principal dwelling unit. The In-Law Suite is about 512 sqft attached to the rear of the existing 2,100 sqft two story house. This use is a Conditionally Permitted Use in the R-1 zoning district and requires review and approval by the Planning Commission.

The proposed addition extends 9 feet in to the R-1 minimum required 50 foot rear yard setback and a variance request for this encroachment will be reviewed by the Board of Zoning Appeals at the October 8, 2020 meeting.

Please find attached to this report:

1. Applicant's narrative argument and plans received September 14, 2020
2. Aerial photograph

Section 1153 Conditional Use Standards:

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*

- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;*
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
- (6) Will be in compliance with State, County and City regulations;*
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

Staff Comment: The proposed In-Law Suite is clearly sized to be accessory and secondary to the existing principal dwelling unit. Additionally, the space is intended for the owner's family member consistent with the letter and intent of the In-Law Suite zoning code definition.

Public Hearing: The Zoning Code requires the Planning Commission conduct a Public Hearing for the proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the October 8, 2020 meeting. Based on the review of the case and the public hearing the Planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

General Comments

This is actually the first review of an In-Law Suite, since the use was added to the zoning code in 2014.

The proposal is minor in scale and accessory to the principal dwelling unit use. Apart from being its own separate dwelling unit with cooking and sanitation facilities, the scale of the building addition would not be abnormal for a neighborhood such as this.

Recommendation:

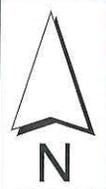
Staff recommends approval of the requested Conditional Zoning Certificate for the proposed In-Law Suite at 916 Old Farm Trail with the following conditions:

- The In-Law Suite must be occupied persons related by blood, adoption or marriage to those occupying the primary dwelling unit.

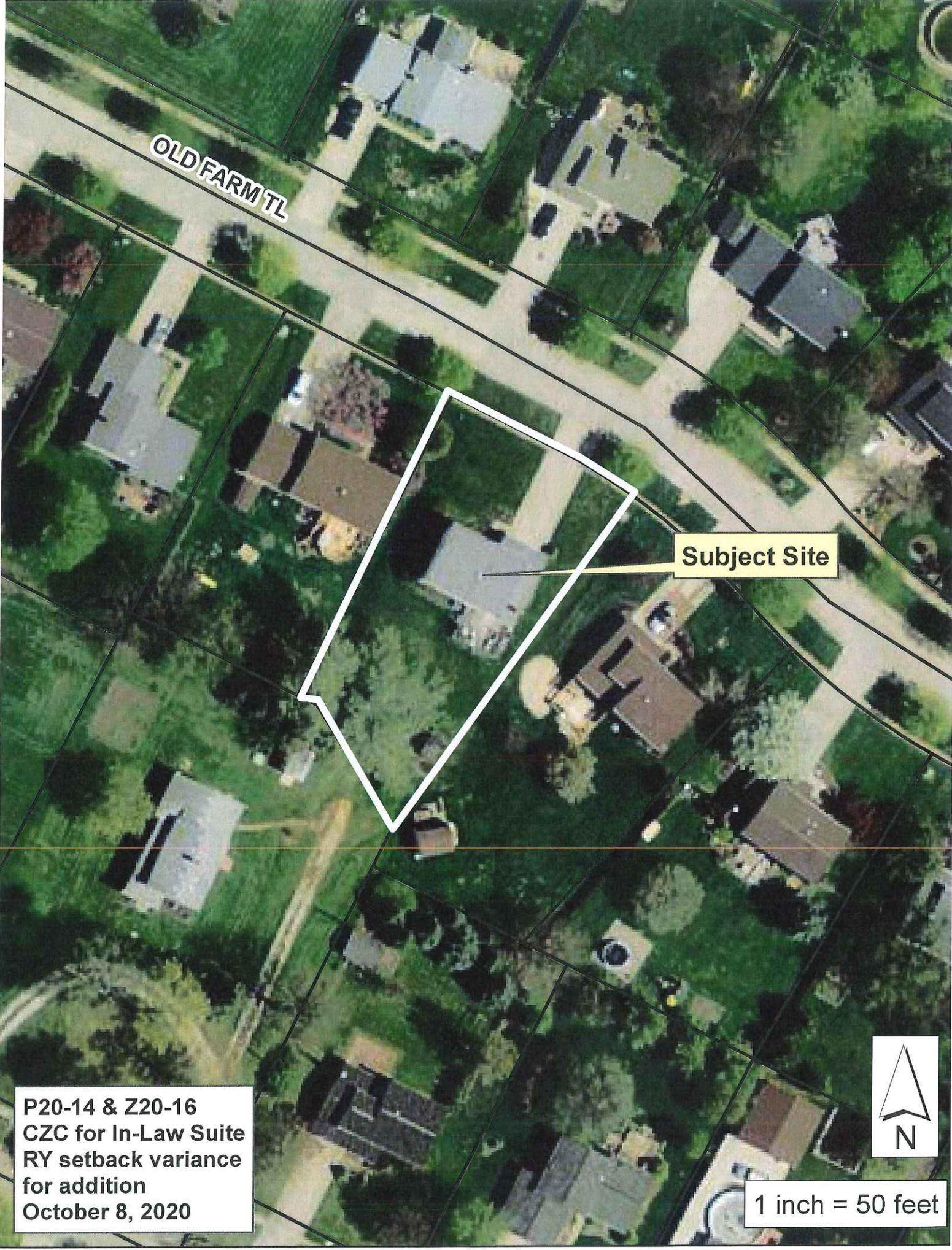
OLD FARM TL

Subject Site

**P20-14 & Z20-16
CZC for In-Law Suite
RY setback variance
for addition
October 8, 2020**



1 inch = 50 feet



LAWRIE RESIDENCE

IN-LAW ADDITION

916 OLD FARM TRAIL, MEDINA, OH 44256

We respectfully ask the Planning Commission to grant a Conditional Zoning Certificate as defined in codified ordinance **1105.076 IN-LAW SUITE**, allowing the construction of an addition for use as an in-law suite.

The addition will include a separate exterior entrance and an interior entrance from the existing family room. The in-law suite will be constructed on a crawl space foundation with access from the existing basement. The new space will include a bedroom, bathroom, kitchen, and sitting room. It will have its own means for heating and cooling, with a separate thermostat from the existing house. It will share the main utilities with the existing house; gas, electric, water, sewer, phone, and cable.

We plan to construct a wrap-around porch to provide a covered walkway to the separate entrance of the new addition. Without upstaging the scale of the neighborhood, the porch builds off the southern colonial style of the existing residence and improves the curb appeal and function for the residents. A consultation has been set up with Columbia Gas to provide the appropriate instructions for providing access to the existing gas meter. The existing deck on the back of the home will remain as is.

We have included a letter from the residents describing the need for the construction of this addition. The residents will be present at the review meeting to answer any further questions.

We appreciate the time and consideration of all of the board members and look forward to meeting with you on October 8.



Chevawn Lawrie Sluzewski

September 17, 2020

Dear Medina Planning Commission and Zoning committee,

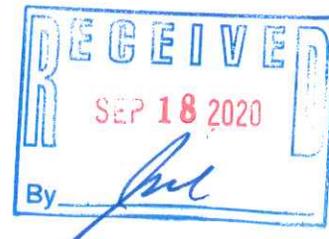
We are requesting permits and approvals on a mother in law suite addition to the house at 916 Old Farm Trail, Medina, Ohio 44256 for my mother, Renee Lawrie. She is the homeowner of 916 Old Farm Trail, however after her recent divorce, she has been residing in Waterford Village. Due to her age of 72, and her health, she is no longer able to live alone in a two story dwelling. She is capable of living independently, though she needs to be close to family and this provides the best solution.

I am her only child in Ohio and my family and I are living at 916, the house I grew up in. We did this so when the time came where my mom needed more help we would be here. That time has come. She doesn't need full time care, but assistance from time to time, and we have the ability to provide that. Being near family is important to both of us and the addition allows her to have privacy and independence with the benefit of us being nearby.

We are looking forward to having the addition completed so we know that my mom is safe and close if she needs us, but also able to maintain her independence and her regular lifestyle.

Sincerely,

Chevawn Lawrie Sluzewski



916 Old Farm Trail Medina, Ohio 44256
330.416.9096 chevawnsluzewski@gmail.com

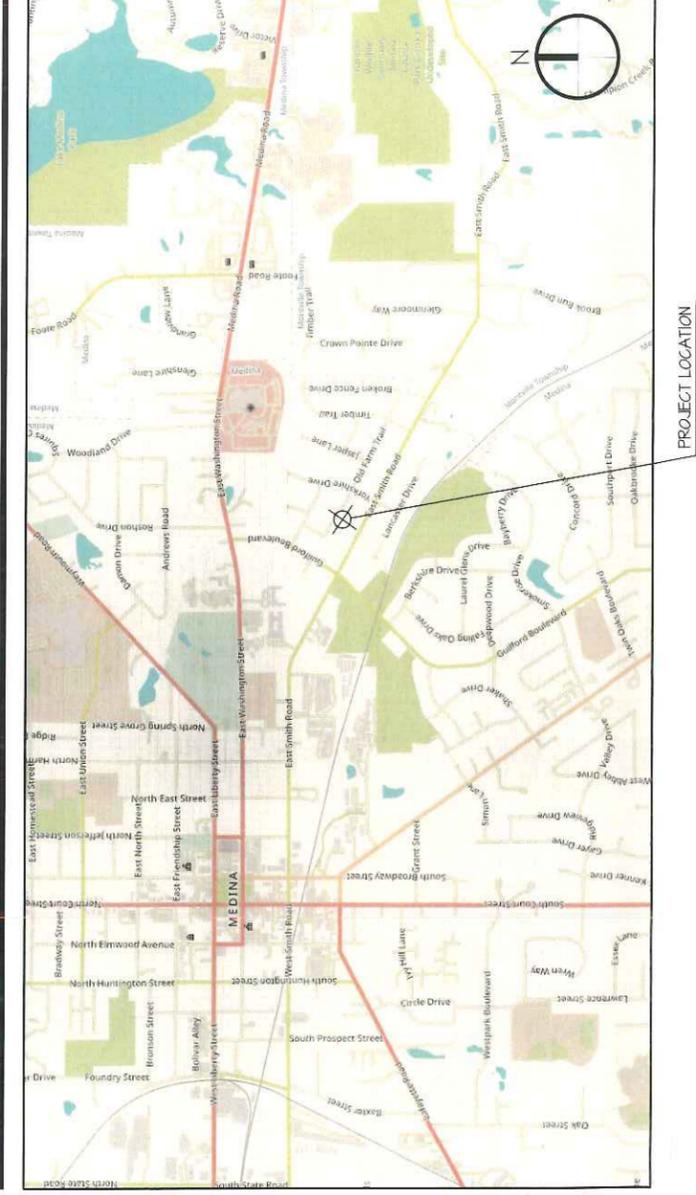
LAWRIE RESIDENCE

RECEIVED
SEP 18 2020
By *Jm*

IN-LAW ADDITION

916 OLD FARM TRAIL, MEDINA, OH 44256

SITE LOCATION MAP



PROJECT DATA

DESCRIPTION:

THIS IS A 2-STORY SINGLE FAMILY RESIDENCE AND REMAINS A SINGLE FAMILY RESIDENCE. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES AN IN-LAW SUITE ADDITION TO THE SOUTH SIDE OF THE EXISTING HOUSE AND A COVERED WOOD FRAMED PORCH FOR ACCESS TO THE MENTIONED IN-LAW SUITE.

THE IN-LAW SUITE IS A SECONDARY ACCESSORY DWELLING UNIT LOCATED ON THE SAME PROPERTY AS THE PRIMARY DWELLING UNIT, THAT SHARES COMMON FACILITIES, USED FOR THOSE PERSONS RELATED BY BLOOD, ADOPTION OR MARRIAGE TO THOSE OCCUPYING THE PRIMARY DWELLING UNIT.

ALL NEW WORK SHALL COMPLY WITH THE A.H.J., IN CONFORMANCE WITH THE 2019 RCO, 2017 OPC, OMC, AND NEC.

SITE INFORMATION:

PARCEL NUMBER: 028-19B-26-048

ADDRESS: 916 OLD FARM TRAIL,

MEDINA, OH 44256

FRONTAGE: 88'

DEPTH: 143'

ACREAGE: .292

ZONING + BUILDING INFORMATION:

JURISDICTION: MEDINA, OH

ZONING: R-1 LOW DENSITY URBAN

RESIDENTIAL

OCCUPANCY: SINGLE FAMILY

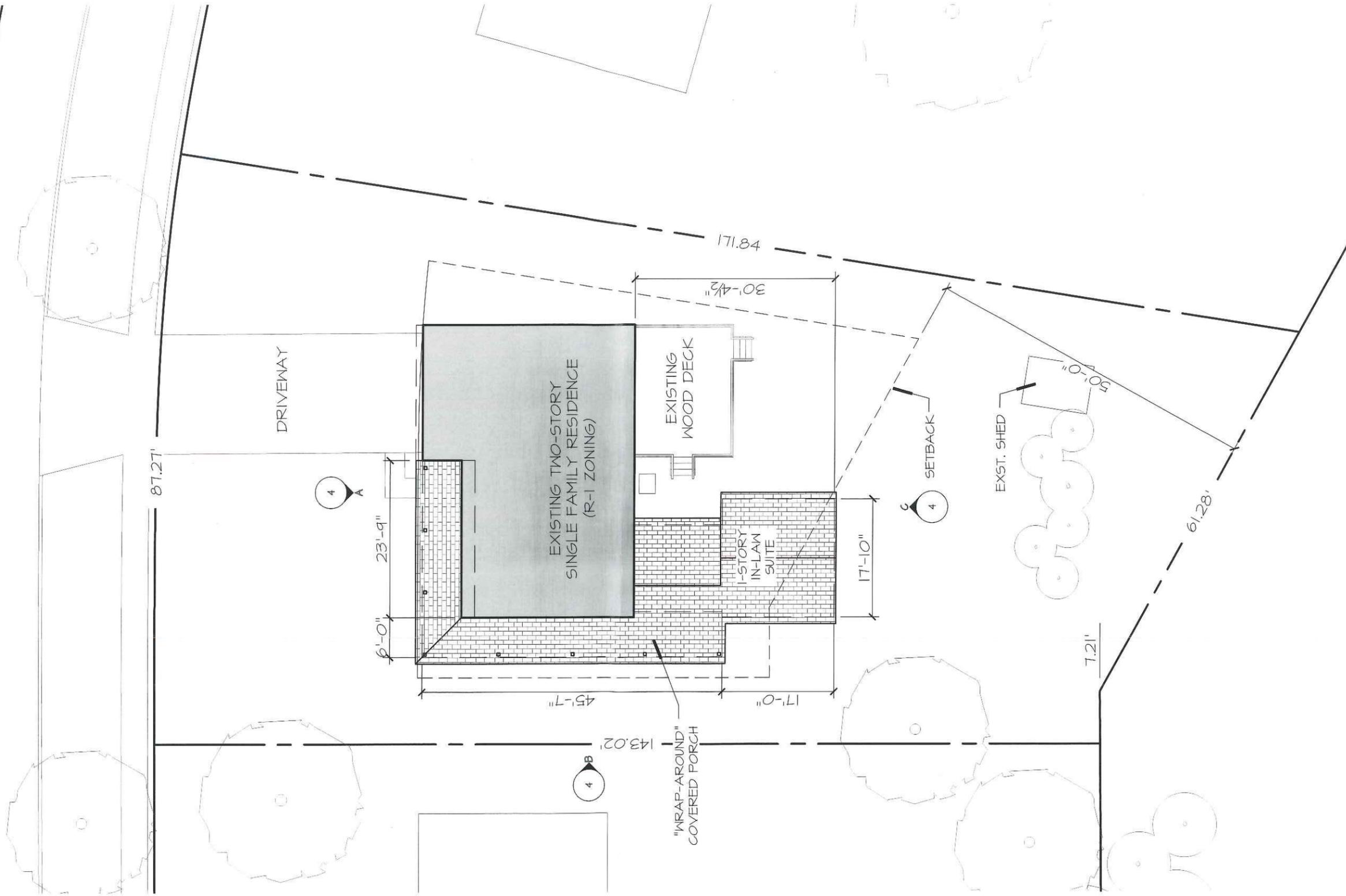
CONSTRUCTION TYPE: V-B

THE GROSS AREA OF NEW WORK: 478 S.F.

DRAWING INDEX

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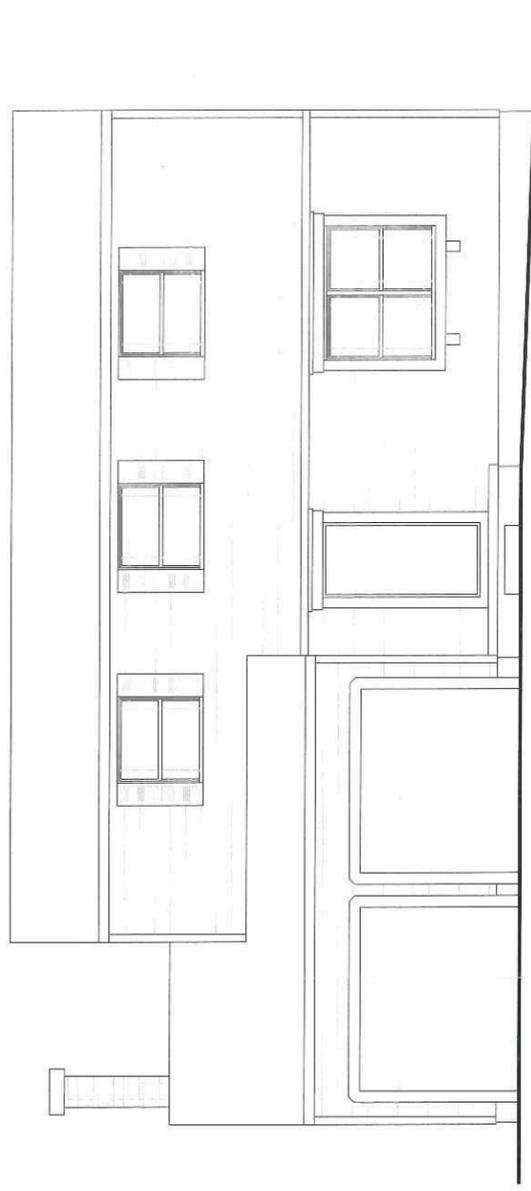
OLD FARM TRAIL (R.O.W.)



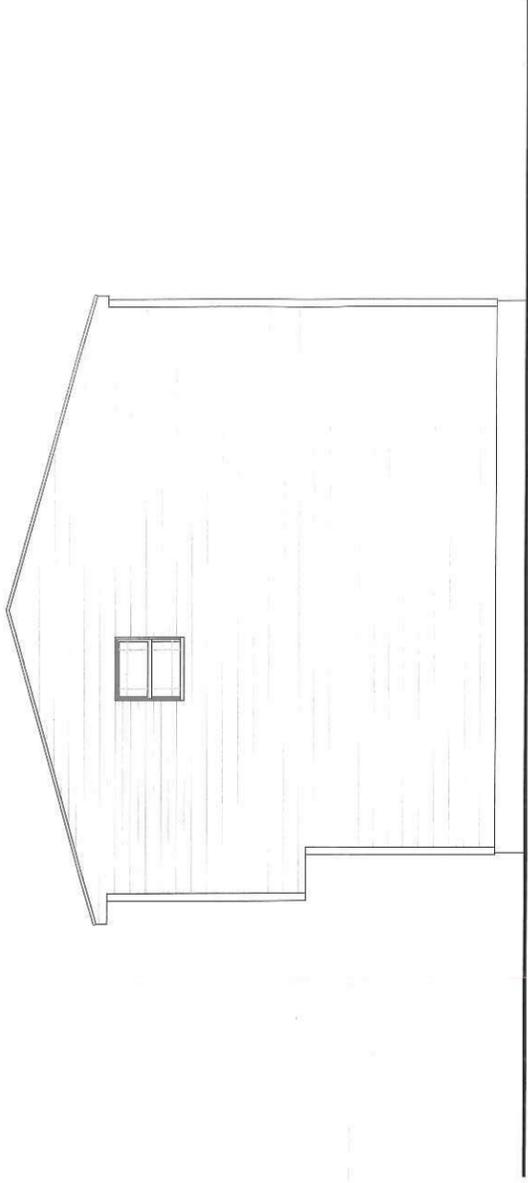
2 PROPOSED SITE PLAN - 916 OLD FARM TRAIL

SCALE 1/16" = 1'-0"

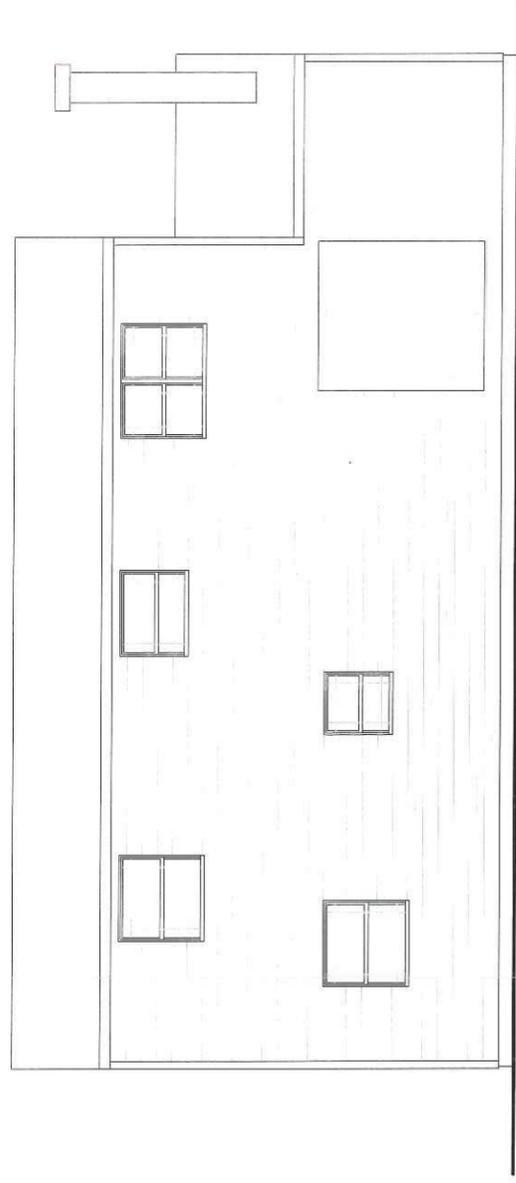
17 SEPTEMBER 2020



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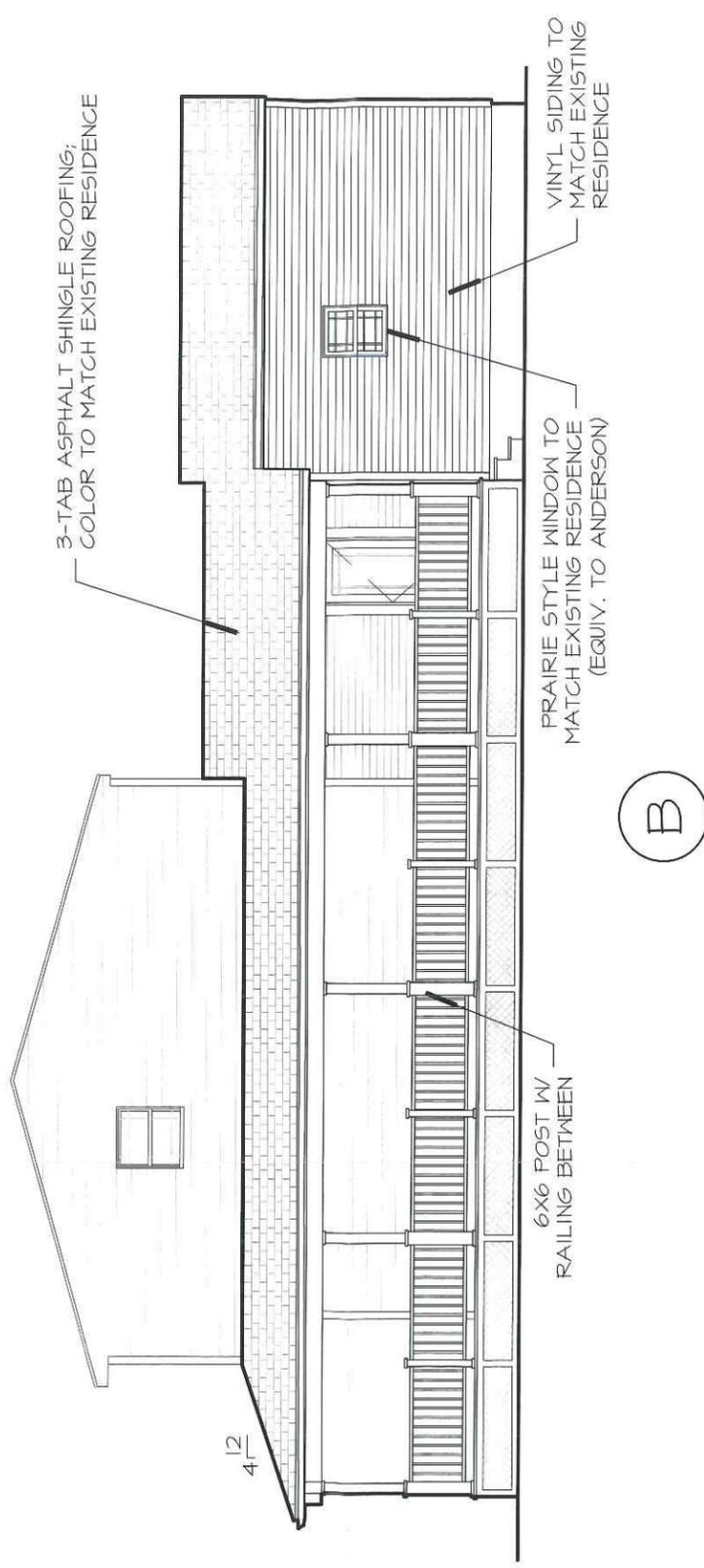
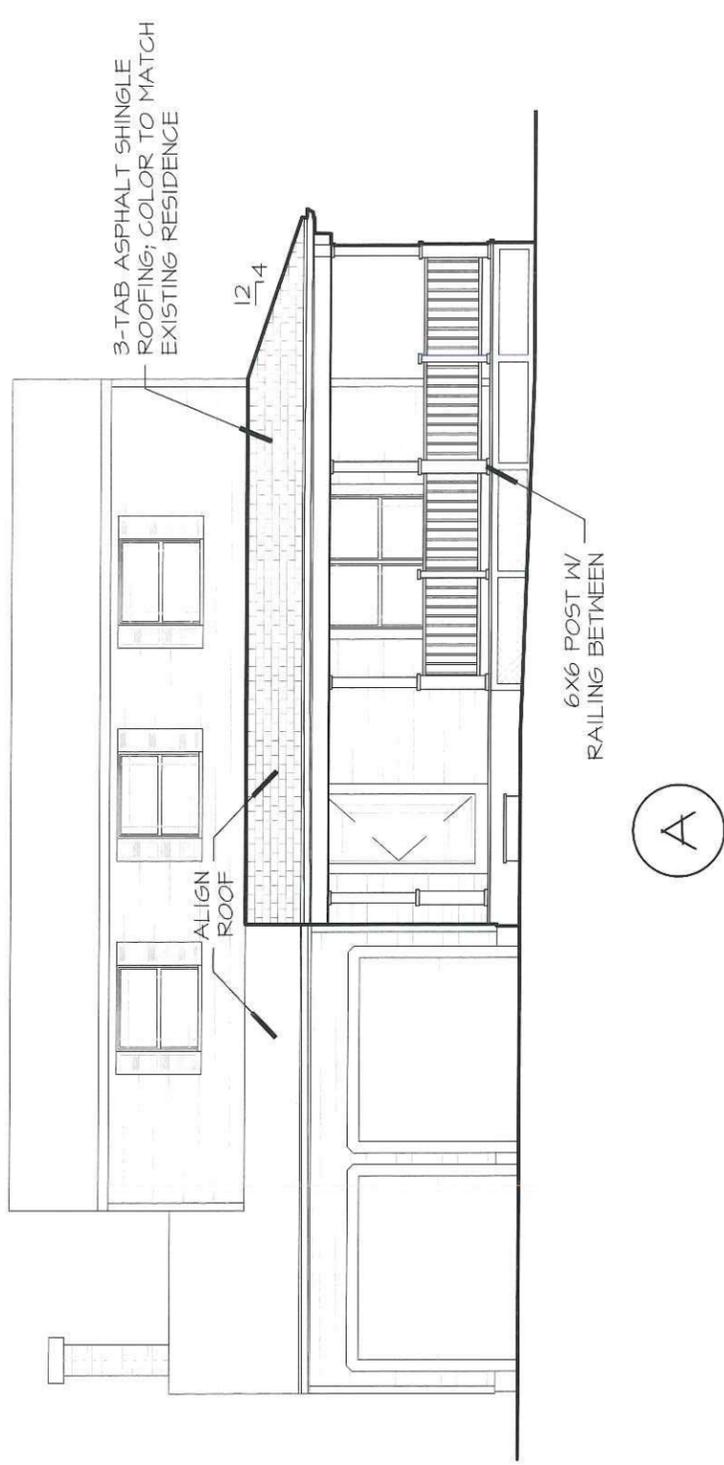
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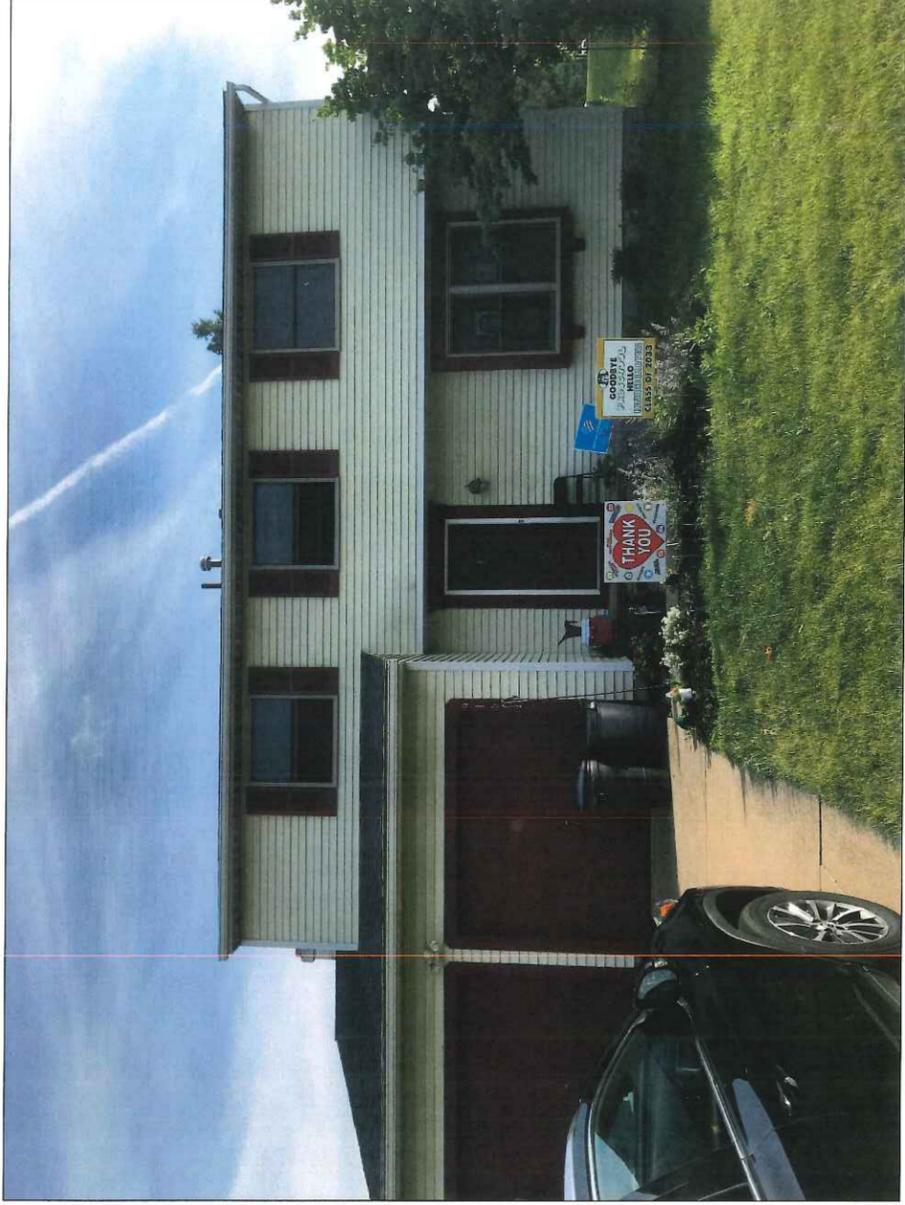
EXISTING ELEVATIONS - 916 OLD FARM TRAIL

SCALE 1/8" = 1'-0"

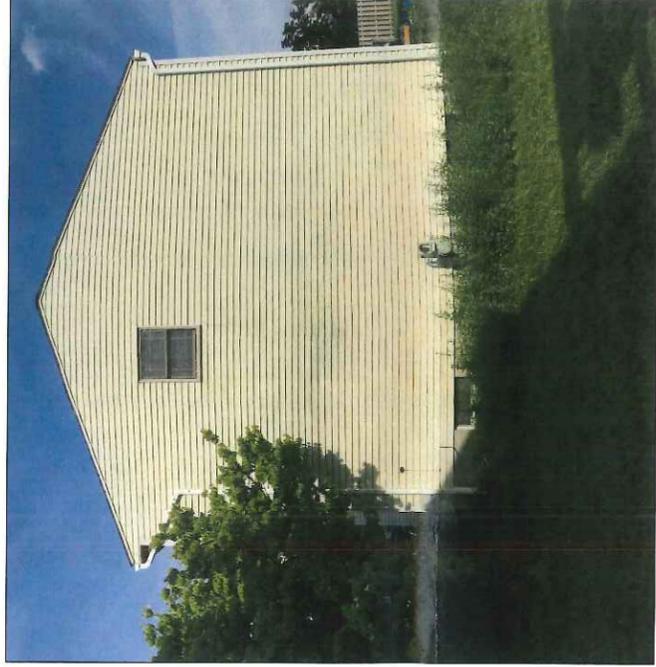
17 SEPTEMBER 2020







A



B



C