



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday, June 1, 2015 at 6:00 PM

- CASE NUMBER:** #2015-04
- APPLICANT:** Groveport Heritage and Preservation Society
- EXISTING ZONING:** R-6 (Urban Residential)
- REQUEST:** #2015-04 A request by Groveport Heritage and Preservation Society for a Use Variance at 536 Wirt Road (Parcel #185-000437, #185-000438).
- DESCRIPTION:** The applicant is requesting to relocate and reconstruct a building that was donated through the development agreement for the property located at the corner of Pontius and Rohr Roads. The property is in the process of being donated to the Groveport Heritage and Preservation Society by the City of Groveport. The current zoning of the property is Urban Residential (R-6). The use requested as a historical museum is not a permitted use in the (R-6) zoning district. The applicant states that they will not be providing on-site parking and request the use of the parking lot at Heritage Park. The applicant also requests to be exempt from the landscape requirements and will install historically correct plantings around the building and the perimeter of the site at some time in the future. At the present time they will leave the existing perimeter screening and landscaping in place. The applicant also plans to install signage similar in design to the Log House in Heritage Park. The existing garage structure will remain for use as storage for the site.



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CONCLUSION:

Staff has no objections to granting the use variance as requested. Area variances will be required to be approved by Council for the off-site parking and the landscaping. Also the plan submitted does not show distances to property lines to determine setbacks, Council will need to approve the location as shown on the submitted plan since it does not appear that the proposed location meets the required rear yard setback. Council will also need to approve this lot not having the required road frontage along Wirt Road.



Engineering Department
655 Blacklick Street
Groveport, OH 43125
614-836-5301
FAX: 614-836-1953
www.groveport.org

MEMORANDUM
Office of the City Engineer

Date: May 27, 2015

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Stephen Moore, Chief Building and Zoning Official

Re: **CASE # 2015-04** -- Planning & Zoning Commission – June 1, 2015

Case – 2015-04 Request for Use Variance

Site address: 536 Wirt Road
Containing parcel (s): 185-000437, 185-000438
Current Zoning: R6 (urban Residential)
Proposed Zoning: No zoning change is proposed
Current Use: (Owned by City, ex garage – storage)
Request: Applicant is requesting a use variance to allow for use of the subject lot(s) to contain a relocated & rehabilitated existing historical structure for public display and educational purposes

Comments:

A photo-exhibit and letter-description that accompanied the application (as Exhibit A) illustrates the proposed footprint & placement of the relocated historic structure on the referenced parcels, which are currently owned by the City. The ownership of these parcels is proposed to change, wherein the two lots are in the process of being donated to the Groveport Heritage and Preservation Society by the City of Groveport. Exhibit A in a narrative fashion, described the following key elements related to the project:

- Existing garage structure will remain. Some tree clearing is required.
- Existing drives will be removed and a new site drive entrance will be constructed in manner coordinated with the City's Wirt Road Pedestrian improvement, wherein the drive entrance from Wirt Road will be repositioned slightly west of the current location
- Prior to rehabilitation of the structure, the site will be used for the temporary storage of building materials
- Site improvements are described to include in addition to the rehabilitated structure and a new driveway, pedestrian access walks, landscaping features that are historically appropriate, and signage
- The application did not include a site improvement plan

Comments (continued):

It is noted that the parcels that are to be donated for use for this project are not contiguous to the Wirt Road right-of-way, but are instead contiguous to a parcel also owned by the City, through which the drive for this project site must pass. Accordingly, the City is intending to provide an easement for access to the parcel from Wirt Road.

Conclusion:

Engineering Staff have no objection to the proposed use variance, and suggests if the use variance is issued, that a condition be included that requires a site improvement plan be prepared and submitted to the City building department and engineering department for review. This site plan should be drawn to scale and reflect an accurate boundary survey, location of building set-backs and should show existing features to be removed and to remain, and show proposed site features, which shall be designed complaint with City regulations.