



**Planning and Zoning Commission  
STAFF REPORT**

**Monday – April 3, 2017 at 6:00 PM**

**CASE NUMBER:** #2017-02

**APPLICANT:** Mary Kathryn Todd and Pernitha Clayton

**EXISTING ZONING:** SO (Suburban Office)

**REQUEST:** **#2017-02** A request by Mary Kathryn Todd and Pernitha Clayton for a Use Variance at 5055 Hamilton Road; Ste B, (Parcel #185-000912).

**DESCRIPTION:** The applicants are proposing to open a dental assistant training facility at 5055 Hamilton Rd in the same building as Garrison Dental office. The property is zoned Suburban Office (SO) and educational use is not an approved use in this zoning district. The existing parking area does not have an adequate number of parking spaces for both businesses, however the applicant states that the owner is going to expand the parking lot to provide the required number of parking spaces.

**CONCLUSION:**

Staff has no objection to the granting of the Use Variance as requested. The use as a dental assistants training facility fits in with the existing dental office use.



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**Engineering Department**

655 Blacklick Street  
Groveport, OH 43125  
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**MEMORANDUM**  
Office of the City Engineer

Date: March 22, 2017

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: Planning & Zoning Commission Meeting: April 3, 2017

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**Case – # 2017-02 Request for USE VARIANCE**

Site address:	5055 S. Hamilton Road, Suite B
Containing parcel (s):	185-000912
Current Zoning:	Suburban Office (SO)
Proposed Zoning:	No change
Current Use:	Dental Office
Proposed Use:	Dental Office and Dental Assistant Training Facility

**Request:** Case 2017-02:

**Description:** Applicants Mary Kathryn Todd and Pernitha Clayton are requesting a Use-Variance to allow for a Training and Education facility for Dental Assistants to be situated beside an existing dental office.

As indicated in the Planning and Zoning Staff report, the existing parking area does not have an adequate number of parking spaces for both businesses, however the applicant states that the owner is going to expand the parking lot to provide the required number of parking spaces. Also, within the Use Variance application, the applicant has acknowledged that the site pavement will be expanded to accommodate a larger parking area for the site use.

It is noted that the South Hamilton Road right-of-way in front of the site is under the jurisdiction of the Franklin County Engineer.

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## **CONCLUSION:**

Engineering Staff have no objection to the granting of the Use Variance, and recommends that the following conditions be made part of such approval:

- 1) Prior to site re-development to accommodate the new use and to expand or otherwise reconfigure the site parking area, a site development improvement plan shall be prepared and presented to the City of Groveport Engineering Department for review and approval. Moreover, such site plan shall meet City of Groveport standards.
- 2) Any change to the site driveway connection to the public street, including either its position or width, is subject to the approval of the Franklin County Engineer.