



**Planning and Zoning Commission
STAFF REPORT**

Monday – May 1, 2017 at 6:00 PM

CASE NUMBER: #2017-03

APPLICANT: Vanessa Riley

EXISTING ZONING: R (Rural)

REQUEST: **#2017-03** A request by Vanessa Riley for a Use Variance at 4833 Hendron Road, Parcel #185-001095.

DESCRIPTION: The applicant is requesting approval to allow her and her daughter to live at her business located at 4833 Hendron Road. The property is zoned Rural. The principal use of land in the Rural zoning district is agricultural and farm dwellings, although other uses, such as rural residences, religious, and educational facilities may be permitted when they meet development standards as required. The use as residential living quarters is considered an accessory use and allowed only as an integral part of a permitted use and is restricted to the second story and above. This accessory use is not a permitted or conditional use in the Rural zoning district per section 1153.03(e). Also Ms. Riley would be living on the first floor since this is a single story building. The Franklin County Public Health has issued an order to Ms. Riley for violations related to the septic system for the building. The existing system was not designed for and is not large enough to handle the additional usage and is overflowing at this time. Ms. Riley will also need to bring the building into compliance with the Ohio Building Code for the mixed uses of residential and mercantile.



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CONCLUSION:

Staff has no objection to the granting of the Use Variance, however staff recommends the following conditions be placed on the approval:

1. The owner shall bring the septic system into compliance with the Franklin County Public Health Department regulations.
2. The owner shall bring the building into compliance with the Ohio Building Code within sixty (60) days of zoning approval.



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: April 26, 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: **CASE # 2017-03** -- Planning & Zoning Commission – May 1, 2017

Case – 2017-03 Application for Use Variance

Site address:	4833 Hendron Road
Containing parcel (s):	185-001095
Current Zoning:	Rural
Proposed Zoning:	No Change proposed
Current Use:	Pay Pond / Bait Store
Proposed Use:	to add residential use

Request: The applicant, Vanessa Riley, is requesting a use variance to allow for residential use in an existing Commercial Building.

Comments:

Application pertains to interior use of the existing facility and does not include a physical change to site characteristics (i.e., grading, impervious, etc) or layout. No site improvements are proposed. The Chief Building Official has commented in his staff report, on concerns with the condition of the existing site sewage treatment system and its ability to receive and process effluent from a residential use.

Conclusion:

Engineering Staff have no objection to the granting of the proposed Use Variance, and staff supports the recommended conditions for approval as suggested by the Chief building Official.