



**Planning and Zoning Commission
STAFF REPORT**

Monday – July 3, 2017 at 6:00 PM

CASE NUMBER: #2017-06

APPLICANT: Diana Ward

EXISTING ZONING: CS (Community Service)

REQUEST: **#2017-06** A request by Diana Ward for a Use Variance at 4855 Hendron Road, Parcel #185-001359.

DESCRIPTION: The applicant is requesting a Use Variance to allow the construction of mini / self-storage units on their property on Hendron Road at SR 317. Past approval has been granted for similar uses immediately adjacent to this building.

CONCLUSION:

Staff has no objections to the granting of the Use Variance with the following condition:

1. This approval is granted based on obtaining other area variances required for the project from the Groveport Board of Zoning Appeals.



Engineering Department

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MEMORANDUM
Office of the City Engineer

Date: June 23, 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: July 3, 2017

Case – # 2017-06 Request for USE VARIANCE

Site address:	4855 Hendron Rd
Containing parcel (s):	185-001359
Current Zoning:	Community Service (CS)
Proposed Zoning:	No change
Current Use:	Mini-self storage units
Proposed Use:	Additional storage unit

Description: Applicant is requesting a Use Variance to allow construction of a mini / self-storage unit on their property. This proposed unit is similar in nature to existing buildings on this parcel.

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) Site development associated with this new building must conform with City of Groveport development and engineering standards.
- 2) In the event the site development for this project is to involve installation of water and sewer service to this building, and as this address is not in close proximity to public water and public sanitary sewer, the establishment of water and sewer service shall also meet the requirements of the County Board of Health and Ohio EPA, particularly if a well is to be used for water service and a site sewage treatment system is proposed.