

Memorandum

To: Planning Commission Members
From: Development Department
Date: February 20, 2009
Re: Staff Report for 3800 Broadway – Certificate of Appropriateness (Exterior Alterations)

Item #1 – 3800 Broadway – Certificate of Appropriateness (PID# 200811210048)

Application: Certificate of Appropriateness (Parking lot expansion)
Location: 3800 Broadway
Applicant: **R. Kelly and Traci Hamilton**
Zoning: PSO (Professional Services)
Use: Office

Relevant Code Section(s):

- 1138.01 Historical Preservation Area – Purpose
- 1138.05 Historical Preservation Area – Procedure For Architectural Review and Approval

Project Summary:

The applicant is requesting approval of previously completed parking lot improvements in the rear portion of their property located at 3800 Broadway. The improvements were completed in 2005 and involved extending the asphalt north and south to both side property lines and west to rear of the primary structure. The parking area extension connected pavement from the applicants' parcel to the adjoining properties that similarly have asphalt pavement extending to side property lines. Enclosed please find copies of pictures taken during two site visits on October 11, 2005 and December 2, 2005.

This is the third COA request submitted by the applicant since 2006 (all others have been withdrawn) and is to address concerns about surface water drainage issues that have arisen since the extension of the paved parking area, as well as to insure compliance with applicable City Code requirements. It should be stated that the City has received a number of complaints from the adjoining property owners concerning stormwater runoff and staff has been working on bringing this property into compliance since the completion of the improvements four years ago. As noted in the Administrative Review Letter issued on January 9, 2009 (enclosed) staff requested further documentation, explanation and engineering plans pertaining to their request; however, the applicant remains unwilling to hire the appropriate professionals to develop the necessary plan information. Without this information the Development Department is unable to support the submitted request.

Parcel History:

A Certificate of Appropriateness for exterior modifications on the house, demolition of a garage, and construction of a new garage was approved by City Council in August 2003 (CR-64-03); however, the parking lot expansion was not apart of this approval.

Code Analysis:

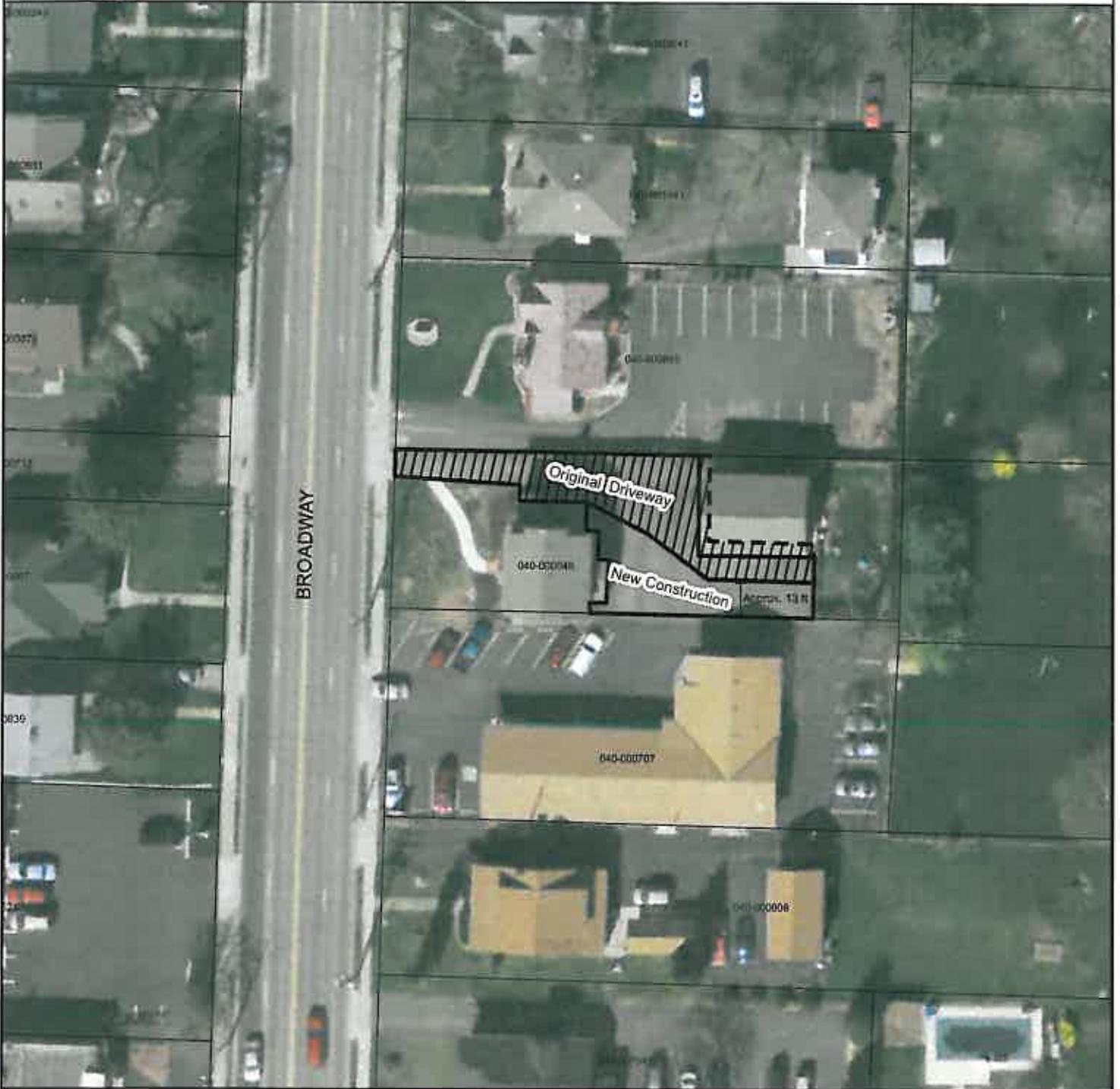
With respect to the Code, Section 1138.05(a) of the Codified Ordinances states, "a Certificate of Appropriateness is required from the Planning Commission prior to any new construction, remodeling, reconstruction, or demolition." Section 1138.04(b) describes new construction to include the new structures, additions to existing structures, including new site improvements. Therefore the completed site improvements extending beyond the original dimensions of the driveway are considered new construction and are subject to the review and approval from Planning Commission and Council through a COA.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Certificate of Appropriateness as submitted.



3800 Broadway



 Original: according to information obtained from the Franklin County Auditor.

 New Construction: noncompliant with Section 1138 of the City of Grove City Code.

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1 inch = 50 feet

Feet

