

RESOLUTION NO. CR-116-99

A RESOLUTION TO APPROVE THE FINAL DEVELOPMENT PLAN FOR A
PARKING LOT FOR GROVE CITY PSYCHOLOGICAL SERVICES LOCATED
AT 3796 BROADWAY IN THE HISTORICAL PRESERVATION AREA

WHEREAS, on November 09, 1999, the Planning Commission **approved** the Final Development Plan for a Parking Lot for Grove City Psychological Services, located at 3796 Broadway, with the following stipulations:

1. Applicant's side of the driveway to be increased to a total of 18 feet at the curb cut. Any cost incurred for the curb, sewer, and sidewalk is to be at the applicant's expense. The 18 foot width would go from the west side, back to the east. The 18 foot width would allow sufficient area for an existing car to stop in the north portion of the driveway, permitting another car entering off Broadway to pass on the neighboring driveway and continue back to the parking lot. The 18 foot width would be reduced in width as you approach the screened in porch to the rear. The distance of the screened in porch to the blacktop would be a distance of approximately 2 1/2 to 3 feet and is to be landscaped;
2. The City Administration is to confirm that there is no compelling historic reason for retaining either of the buildings that are currently slated to be torn down at this address (Garage and Chicken Coop);
3. A six foot fence will be installed at the halfway mark of the current screened-in porch, continuing to the rear property line.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the approval of the Final Development Plan for a Parking Lot for Grove City Psychological Services, located at 3796 Broadway, contingent upon the stipulations set forth by Planning Commission, and the following stipulations:

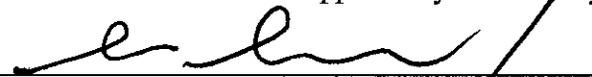
1. Placement of the Privacy Fence shall be pursuant to the recommendations of the Jackson Township Fire Department as stated in the letter dated 11/22/99;
2. Fence material and color to be approved by the Building Inspector.

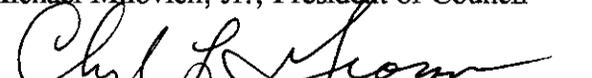
SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

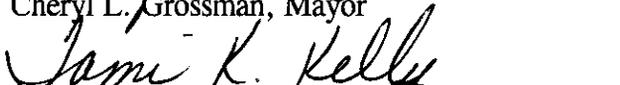
Passed: 12-06-99
Effective: 12-06-99

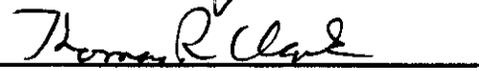
Attest:

I Certify that this resolution
is correct as to form.


Michael Milovich, Jr., President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AAE, Clerk of Council


Thomas R. Clark, Director of Law



Jackson Township DIVISION OF FIRE

November 22, 1999

*C: Council via
Jami*

C-116-99 attachment

Gary James
3800 Broadway
Grove City, Ohio 43123

Dear Mr. James:

This letter is in accordance with our most recent telephone conversations. The purpose is to state the fire department's position pertaining to a proposed fence, between your property and Dr. Jim Broyles' property, just to the north of you.

It is the position of the fire department that we need access to the rear of Dr. Broyles' practice. In order to do this we must be able to at least get our fire engine off the street and into the driveway. The driveway in itself presents several problems. The first problem is that it is 9 feet 3 inches wide from the center most portion of the paved surface to the north.

I understand that you and now Dr. Broyles will share this driveway. Your concerns are the safety of your children. It is our position that we will allow the fence to extend to the west edge of your porch for the protection of your children, if Dr. Broyles agrees to pave the driveway an additional 2 to 2 1/2 feet in width. This will result in a total width of his driveway to be anywhere from 11 to 12 feet in width. In addition to this paving he must also post it as a no parking area. The parking will be in the rear of the building. I hope that this suffices for the safety of your children and for Dr. Broyles.

A copy of this letter will be sent to the planning commission as well as the building department, Dr. Broyles and in our files. If there are any further concerns please feel free to call me at the number listed above.

Sincerely,

Tom DuCharme
Chief

TD:bjb

cc: Planning Commission
Building Department
Dr. Broyles
File

3650 Hoover Road P.O. Box 517 Grove City, Ohio 43123 Office 614-875-5588 Fax 614-875-2691