



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Lower Level Conference Room

November 8, 2016 1:30pm

- 9. APPLICATION: 3315 Columbus Street | Certificate of Appropriateness**
- Project Number: 201609160066
- Location: 3315 Columbus Street (040-000075).
- Zoning: R-2
- Proposal: A COA to construct a room addition and attached garage to the rear of the home and to construct a driveway onto Arbutus Avenue
- Applicant: Robert and Carol Hall, 3315 Columbus Street, Grove City, OH 43123

Relevant Code Section(s):

- 1135.09(b)(14) Historical Preservation Area
- 1135.10 Residential District Requirements
- 1138.04(b) Historical Preservation Area – New Construction

Project Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) to construct a room addition and attached garage to the rear of the existing home at 3315 Columbus Street, as well as a new driveway from the garage to connect onto Arbutus Avenue. The existing driveway from Columbus Street and the existing barn located in the rear or south portion of the property will be removed.

The proposed room addition will be ten feet by ten feet and extend from the rear of the home. This addition will be one-story and will continue the white vinyl siding that is found on the rear portion of the home. One window is proposed on the east side of the room addition with two more windows proposed on the west side.

The proposed 24 foot by 24 foot attached garage will be attached to the proposed room addition. The garage will face Arbutus Avenue with a two-car garage door. One window is proposed on the east side, and a storm door is proposed on the west side. The garage will have white vinyl siding around all four exterior walls. The proposed driveway will extend from the garage to Arbutus Avenue and will be 24 feet in width by 26 feet in length. The proposed garage meets the side and rear setback requirements of the R-2 district, but does not meet the 30-foot front setback requirement from Arbutus Avenue. The garage would be setback 22 feet from the front property line. Staff is supportive of a deviation from the front setback from Arbutus Avenue. The proposed garage will be 22 feet from the Arbutus Avenue right-of-way which allows space for a car to park on the driveway without infringing in the right-of-way. Staff also feels that the deviation is in character with the historic nature of the area, where buildings are typically located closer to the street.

The applicant has indicated that all new roofing on the room addition and attached garage will match the shingles utilized on the existing roof. The proposed windows will be of a similar size and style as those on the existing home.

Code Analysis:

1. *Section 1138.04(b) states that the design of new structures and of additions to existing structures, including new site improvements, shall take into account the architectural style, general design, arrangement, texture, materials and color of other structures and premises within the Historical Preservation Area.*

Standard is Not Met: While staff is supportive of the room addition having vinyl siding to complement the vinyl siding on that existing rear portion of the home, staff feels that the exterior walls of the garage visible from Columbus Street and Arbutus Avenue should be finished in brick that matches the brick on the home.

2. *Section 1138.04(c) states that all new structures and all reconstruction or remodeling of existing structures within the Historical Preservation Area shall utilize natural traditional exterior materials such as brick, stone, masonry and wood.*

Standard is Not Met: The proposed room addition and garage are proposed to be finished in vinyl siding. In order to match the character of the primary structure, staff believes the garage should be finished in brick where visible from Columbus Street and Arbutus Avenue.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the following stipulations and deviations:

1. The north and east sides of the garage (fronting Columbus Street and Arbutus Avenue) shall be finished in brick matching the existing brick on the home.
2. The proposed driveway shall be constructed of asphalt or concrete.
3. A deviation shall be granted to allow the garage to infringe into the building setback from Arbutus Avenue by 8 feet.