



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
March 6, 2018 1:30pm

4. APPLICATION: Regency Arms Apartments | Certificate of Appropriateness – COA Appeal

Project Number: 201801230002
Location: 2898 Parlin Drive (040-001146)
Zoning: A-1 (Multi-Family)
Proposal: To appeal a denied Certificate of Appropriateness for a storage building that will be finished in both brick and vinyl
Applicant: Holli Charles, Burlington Capital Properties, 2898 Parlin Drive, Grove City, OH 43123

Relevant Code Section(s):

- 1143.03(a) Exterior Building Alterations or Modifications – Criteria for Evaluation
- 1143.05(c) Exterior Building Alterations or Modifications – Procedures

Project Summary

The applicant is requesting an appeal for a denied Certificate of Appropriateness (COA) by the Building Division to finish a proposed storage building with vinyl siding and a brick water table at 2898 Parlin Drive for the Regency Arms Apartments. The Building Division denied the COA based on the requirements of Section 1135.10 for garages to be constructed with the same exterior finish and color as the main building on the same lot.

The proposed storage building will be 24' by 30' and be located in the rear portion of the lot, ten feet from the pool patio and fenced area. The proposed building will be used to store maintenance equipment for the apartment complex including a four-wheeler with plow and salt spreader, paint and other miscellaneous items and supplies.

A garage door is proposed on the front portion of the building and will be the same color green utilized on the existing pool house located on the site. The building will be approximately 13' feet in height and will utilize the same brick and vinyl also used on the existing pool house. A four (4) foot planting bed is proposed around the building containing 20 evergreen shrubs (Hickii Yew), 36" in height at installation to meet the requirements of Section 1136.08 for Screening of Service Structures. The City's Urban Forester has recommended that a Ward or Dense Yew be planted instead to allow for a hedge to form around the structure's foundation.

The applicant has indicated that they are agreeable to doing a brick front for the structure, with the other sides of the building finished in vinyl. The applicant has also indicated that due to the age of the existing brick buildings on the site, it would be difficult to exactly match the brick, and an entirely brick building could stand out instead of match. Staff is supportive of the proposed building with the front finished in brick and the other sides finished in vinyl, matching the existing

pool house, as well as the materials and colors selected for the garage door. Only the front of the building will be visible from Parlin Drive and staff believes this will maintain the character of the development, as visible from the roadway, without adding unnecessary expenses to the project.

Code Analysis

1. Section 1143.03(a) states that, in the case of an appeal, the proposed changes should be harmonious with or a betterment of the qualities and character of the surrounding properties.

Criteria Met: While the other buildings on the site are finished primarily in brick, this building is proposed to be located approximately 200 feet from the roadway (Parlin Drive) and the portion visible from the road will be finished in brick that matches the existing pool house located in front of the proposed storage building.

Recommendation

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

1. The south side of the building, facing Parlin Drive, shall be finished in brick matching that used on the site's existing pool house.
2. The applicant shall work with the Urban Forester to determine the most appropriate plantings and spacing around the proposed structure.