



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Council Chambers
October 2, 2018 1:30pm

2. APPLICATION: 3123 Park Street | Certificate of Appropriateness – HPA New Construction and Renovations

Project Number: 201808280038

Location: 3123 Park Street (040-000920 and 040-000921)

Zoning: R-2 (Single-Family)

GroveCity2050 Future
Land Use Designation: Town Center Core Neighborhood

Proposal: To appeal a denied administrative Certificate of Appropriateness for a 4-foot chain-link fence in the Historical Preservation Area proposed within the 30-foot front setback area.

Applicant: Rae Lieb Harper and Thomas Harper, 3123 Park Street, Grove City, Ohio 43123

Relevant Code Section(s):

- 1137.05(c) Yard Obstructions and Fences
- 1138.04(b) HPA Design Requirements — New Construction
- 1138.05 HPA — Procedure for Architectural Review and Approval

Project Summary

The applicant is seeking an appeal to a denied administrative Certificate of Appropriateness for a chain-link fence in the Historical Preservation Area (HPA) that exceeds the permitted height of 42-inches (3.5 feet) for fences in a front yard at 3123 Park Street. The applicant has indicated that both properties directly adjacent to their property have chain link fencing and a portion of the neighboring’s fence to the east lies on the applicant’s property. The applicant is proposing to install an 80-foot fencing section along Patzer Avenue between the garage and the fence along the south property line, and a 12.5-foot section between the house and the existing fence to the east.

The proposed fencing was denied an administrative Certificate of Appropriateness as chain-link is not an approved material within the



HPA, and while some homes in the area do utilize this fencing material, staff does not believe it is appropriate at the proposed location given its visibility from Park Street. Fencing utilizing approved materials such as vinyl, wood or decorative metal have been utilized on a number of area properties and would be in conformance with the standards of Chapter 1138 for the Historical Preservation Area.

Staff believes that permitting the proposed chain link fence will set a precedent that is not in character with the other recently approved projects in the HPA. Staff would instead be supportive of utilizing vinyl, wood, or decorative metal in lieu of chain-link.

Additionally, the fence is proposed to be 48-inches in height, which is above the permitted fence height of 42-inches on corner lots per Section 1137.05. Staff is supportive of permitting the increased height of 48-inches, as it will be located behind the home, approximately 30 feet from Patzer Avenue (17 feet from its right-of-way) and will not inhibit line of site for vehicles on Patzer Avenue or Park Street.

Recommendation

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

1. The fence shall be constructed of a decorative material including vinyl, wood, or decorative metal.
2. The maximum height of the fence shall not exceed four (4) feet.