



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
October 2, 2018 1:30pm

4. APPLICATION: Hall House | Certificate of Appropriateness – HPA New Construction and Renovations

Project Number: 201808240036

Location: 3315 Columbus Street (040-000075)

Zoning: R-2 (Single-Family)

GroveCity2050 Future
Land Use Designation: Town Center Core

Proposal: To appeal a denied administrative Certificate of Appropriateness for a 264 square foot addition to the front porch and a 4-foot vinyl picket fence in the Historical Preservation Area.

Applicant: Carol and Robert Hall, 3315 Columbus Street, Grove City, Ohio 43123

Relevant Code Section(s):

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

Project Summary

The applicant is seeking a Certificate of Appropriateness (COA) for 3315 Columbus Street, located at the southwest corner of Columbus Street and Arbutus Avenue. The COA includes an appeal to a denied administrative Certificate of Appropriateness for an extension of the front porch and a new vinyl picket fence that exceeds the permitted height of 42-inches (3.5 feet) for fences on a corner lot.

The proposed porch addition will be approximately 264 square feet in size, extending an additional 8-feet to the north, toward Columbus Street. The home currently sits approximately 35 feet from the Columbus Street right-of-way, therefore the proposed addition will cause the building to infringe into the 30-foot front setback by three (3) feet. This encroachment will require a variance through the Board of Zoning Appeals; however, staff is supportive of the request as it will be a minor encroachment and multiple other homes along Columbus Street also encroach into the front setback area.

The porch is proposed to be finished in materials and colors similar to or matching that of the current home. The porch’s foundation will be brick, with white railings and posts. The porch’s roof will contain vertical trim boards and hardie shake siding all finished in white, and the roof will be finished in metal, matching the metal roofing on the existing porch roof. Staff is supportive of the proposed porch addition as it will match the existing home, maintaining materials and design features as well as being in compliance with the HPA color palette.

The fencing will be vinyl pickets, at 4-feet in height, and is proposed to be constructed along the western/side property line, as well as along the eastern and southern property line, including the Jackson Street and Arbutus Avenue intersection. Section 1137.05 requires that fencing in this area be no higher than 3.5-feet and be of a split rail design to prevent any site distance issues along the roadway. The applicant has indicated that both Jackson Street and Arbutus Avenue are one-way, prohibiting vehicles from traveling east on Jackson and south on Arbutus, and placing any corners vehicles will turn on opposite this property. Based on this information, staff believes that the design and height of the fencing will not create a site distance problem and is supportive of the fencing as proposed.



Recommendation

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

1. The maximum height of the fence shall not exceed four (4) feet.