



## ITEM 4: 202007270039 – MrSouthernflava (Certificate of Appropriateness – HPA New Construction and Renovations)

### Site Location

4086 Broadway (Parcel 040-000471)

### Proposal

A Certificate of Appropriateness to locate a smoker outdoors in association with a restaurant

### Current Zoning

C-2 (Retail Commercial)

### Future Land Use

Town Center Core

### Property Owner

Karen Dover and Neil Baker

### Applicant/Representative

Renee Glover

### Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1138.04
- GroveCity2050 Community Plan Future Land Use and Character Map

### Staff Recommendation

Approval with one stipulation

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### Case Manager

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### Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) to appeal a denied administrative Certificate of Appropriateness from the Building Division to locate a smoker on the property in association with a carryout and catering restaurant in the Historical Preservation Area (HPA).

### Zoning Map



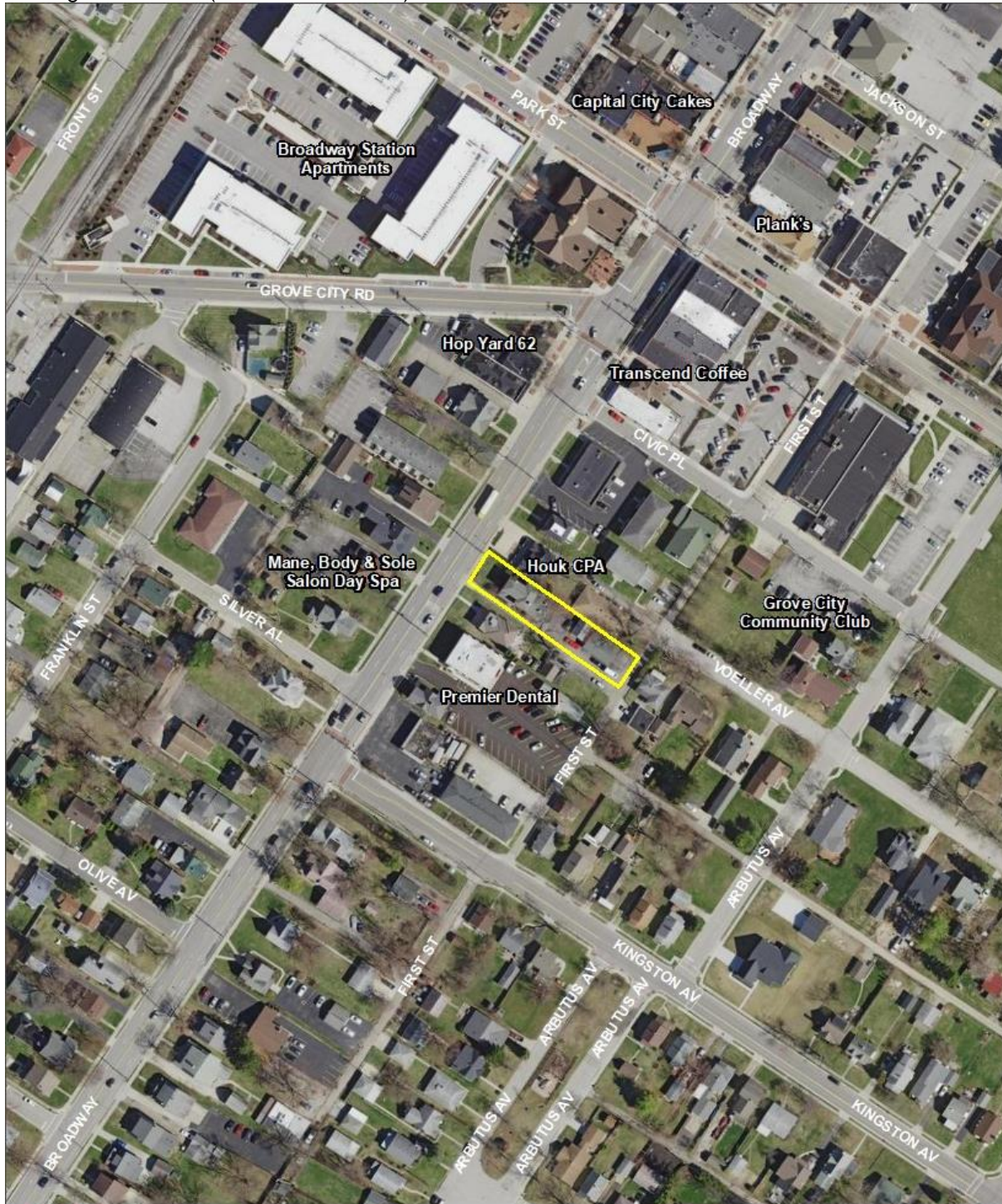
### Next Steps

Upon recommendation from Planning Commission, the Certificate of Appropriateness will move forward to City Council. If City Council approves the application, the applicant can apply for any required building permits.

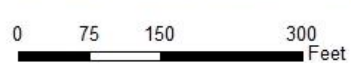


# 1. Context Map

This site is located at 4086 Broadway, on the east side of Broadway, approximately 270 feet north of Kingston Avenue (Parcel 040-000471).



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MrSouthernflava - Certificate of Appropriateness  
4086 Broadway

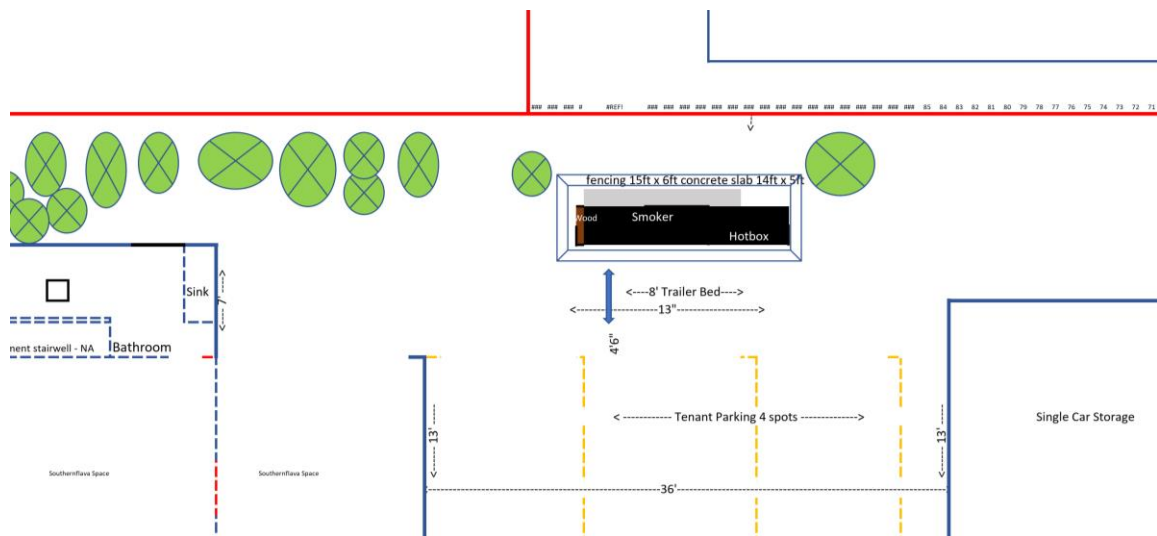


## 2. Analysis

The applicant is requesting approval of a Certificate of Appropriateness (COA) to appeal a denied Administrative Certificate of Appropriateness from the Building Division to locate a smoker at 4086 Broadway in the Historical Preservation Area (HPA). The Building Division indicated in their disapproval that they believe the addition of the smoker is a significant exterior modification within the HPA. The smoker is proposed to be used to prepare food as part of a southern cooking restaurant, MrSouthernflava, which will provide carry out and catering options. The property is zoned as C-2 (Retail Commercial), which permits restaurants, including dine-in, carry out and catering. The applicant has indicated that the business will be in operation Wednesdays through Saturdays and that the smoker will be used between 7:00 a.m. and 3:00 p.m.

The smoker is proposed to be located in a grassed area on the property between the primary building fronting Broadway and an accessory garage. Jackson Township Fire has required that the smoker be placed at least 10 feet from any building, to meet Fire Code. The provided site plan shows the smoker to be located at least 10 feet from all buildings on the site and buildings on neighboring properties. There are not any setback requirements per Grove City's Code for placing a portable commercial smoker.

The smoker is also located on a trailer and the trailer is to remain portable. The applicant has indicated that the smoker will not be removed from the trailer and that due to it being portable, it may on occasion be moved off the property for outside events. Additionally, the trailer is considered to be a vehicle, and per Section 1137.11, is to be stored on either asphalt or concrete. The applicant has indicated on the site plan that a 14-foot by 5-foot concrete pad will be installed, and the trailer will be placed on the concrete.



Several existing plantings and structures on the site will block the view of the smoker from both Broadway and First Street, only making it visible once on the property. Furthermore, the applicant has indicated that they will be installing a six-foot fence along the north side of the smoker, buffering it from view from the properties to the north. The material of the fence was not indicated on the plans, but staff believes that an opaque, white vinyl fence should be used, which would be similar in appearance to the railing at 4084 Broadway, adjacent and to the north, and is used for screening on other commercial properties in the Town Center area.



Front/Broadway Side of Property



Rear/First Street Side of Property



Proposed Smoker and Trailer



### 3. Recommendation

After review and consideration, noting that there are no standards to review the appropriateness of the proposed smoker and from staff's review of the appeal from the denied Administrative Certificate of Appropriateness, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the following stipulation.

1. The screening along the north side of the smoker shall be six feet in height and be constructed of opaque, white vinyl.

## 4. Detailed History

### **1863**

The main building in the front portion of the lot was constructed.

### **1975**

As part of a comprehensive rezoning of the City, the property was zoned to C-2 (Retail Commercial) with the adoption of a new zoning code per Ordinance C-76-74.

### **1986**

City Council passed Ordinance C-70-86 to enact Chapter 1138 of the Code and establish the Historical Preservation Area (HPA).

### **2020**

The Building Division disapproved an Administrative Certificate of Appropriateness stating it was due to the smoker being a significant exterior modification in the HPA.