

Burris Garage

3847 Broadway

Parcel Number 040-000638

Planned Unit Development—Residential (PUD-R)

ZONING TEXT & DEVELOPMENT STANDARDS

- I. **Project Introduction.** The project consists of a 0.27 acre lot located at 3847 Broadway, Grove city, Ohio 43123 (parcel number 040-000638). The lot shall be zoned PUD-R and will be developed in conformance with the Zoning Text and Development Standards delineated in this document.
- II. **Compatibility with Downtown Grove City Town Center.** The standards within this text are drafted so that the project is appropriate and fits within the character of other downtown Grove City developments.
- III. **Severability.** All provisions of this Zoning Text are severable. If a court determines that any part of the Zoning Text as written is invalid, the remaining provisions are not affected by that decision.
- IV. **Applicability.** The standards and provisions outlined with the Zoning Text shall apply to the 0.27 acre lot unless otherwise approved by Grove City Council. Other provision of the Grove City Zoning Code including the standard drawings and other policies shall apply only to the extent the Zoning Text does not address such matters.
- V. **Conflict.** When there appears to be a conflict between the Zoning Text and the Zoning Code, the more restrictive requirement or standard shall apply.
- VI. **General Requirements.**
 - a. **Permitted Uses.** The property shall be permitted to contain one (1) single family residential structure which may have either a residential or commercial use and one (1) accessory unit over the garage as generally shown in the attached Exhibit A.
 - b. **Setbacks.**
 - i. **Front Yard Setback.** The Front yard setback shall continue as it sits currently.
 - ii. **Rear Yard Setback.** The rear yard setback shall be a minimum of 10 feet.
 - iii. **Side Yard Setback.** The side yard setback shall be a minimum of 3 feet.
 - c. **Driveway/Service Walks.**
 - i. Driveways shall be constructed of blacktop, concrete, or stone.
 - ii. Service walks shall be made of brick, concrete, or stone that is compatible with the driveway.
 - iii. Service walks shall connect the driveway to the front door of the primary residence and the garage entry door to the driveway.

d. Garage Building.

- i. **Architecture.** The architecture shall be the style of building that is generally depicted in Exhibit A.
 - ii. **Materials.** Materials and colors shall be those outlined in this text or comparable alternatives.
 1. **Siding.** Siding will be 7.25", 6" exposure Hardie Board Plank Lap Siding in Sherwin Williams color Westchester Gray.
 2. **Trim.** Trim will be Sherwin Williams color Bright White
 3. **Garage Doors.** Garage Doors will be Sherwin Williams color Bright White.
 - iii. **Height.** The maximum building height for the garage shall be 30 feet, measured from the grade of the front elevation of the building to the maximum height of the building. There is a maximum wall height of 9 feet.
 - iv. **Roof.** Roof pitches will fall within the range of 8/12 to 11/12. The roof material will be dimensional architectural Pinnacle Pristine shingles in color Pewter.
 - v. **Size.** A two-car garage shall be permitted with a second story space above the two-car garage. The maximum permitted garage size shall be 720 square feet.
 - vi. **Detached Structures.** Additional detached accessory structures shall not be permitted.
- e. Lighting.** Exterior building lighting on the garage shall be decorative coach style lights in character with fixtures generally found in the Town Center area and already existing on the home property.
- f. Landscaping.**
- i. Landscaping shall be required per section 1136.09(a)(1) or current standards for new residential developments.
 - ii. Landscaping beds shall be kept at the base of the home and porch on all sides visible from the main road. Landscape beds shall include flowers, ornamental grasses, shrubs, and/or groundcover.
- g. Fencing.** Any fencing on the lot shall be decorative in nature with no chain link permitted. Permitted fencing material shall include wood, vinyl, and metal.



WAUGH LAW, LLC
Kacie D. Waugh, Attorney at Law

Received By:
Grove City Development
Date: 05/06/2021

3083 Columbus Street
Grove City, Ohio 43123
Phone: (614) 875-4895
Fax: (614) 875-2155
www.waughlawllc.com
kw@waughlawllc.com

May 1, 2021

City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123

Re: Burris Garage- 3847 Broadway / Application Number 202103040017

I am writing to address the concerns in the administrative review letter for the above-mentioned application.

1. Please find attached the site plan for the Burris garage showing the location of the garage on the property along with the dimensions of the garage and setbacks from the property lines.
2. None of the existing landscaping will be changing on the property.
3. Color renderings of the materials and finishes are attached to this letter.
4. Understood.
5. Understood.

Should you have any further concerns, please feel free to reach out to me.

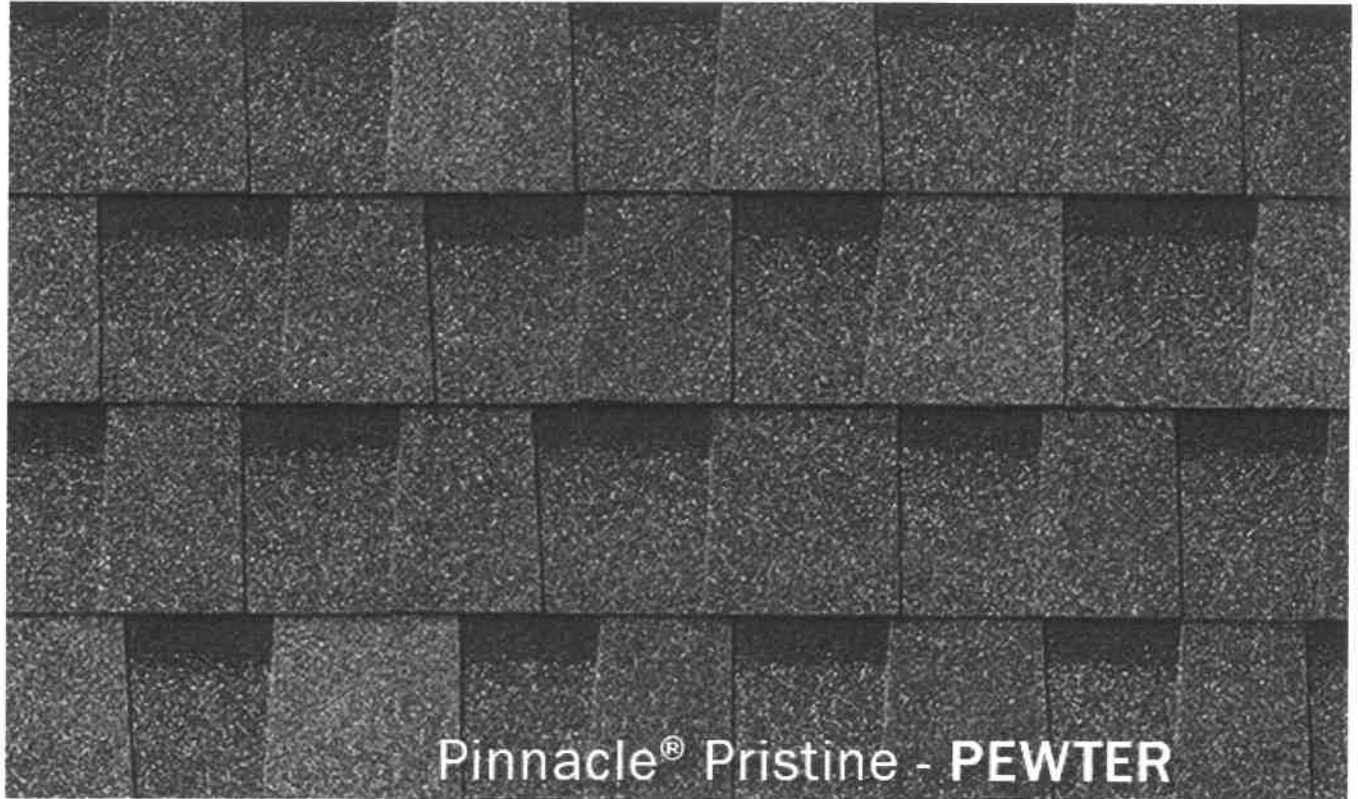
Thank You,

Kacie D. Waugh

Received By:
Grove City Development
Date: 05/06/2021

Hi Kacie,

I am so sorry this has taken me so long. Attached is the main color for the garage. Sherwin Williams, Westchester Gray. Trim will be bright white. The siding will be 7.25", 6" exposure, Hardie Board Plank Lap Siding. The roof will be Pinnacle Pristine Pewter.



Created with



SHERWIN-WILLIAMS

COLORSNAP® | VISU





SHERWIN-WILLIAMS.

SW 2849
Westchester Gray

Interior / Exterior



COORDINATING COLORS

SIMILAR COLORS

DETAILS

SW 2850
Chelsea Gray

SW 2838
Polished Mahogany



**SHOW YOUR #SWCOLORLOVE SO THAT WE
CAN SHARE IT WITH THE WORLD.**



Tag your most inspiring and colorful Twitter and Instagram posts with #SWCOLORLOVE or upload a photo.

Upload a
Photo

[Terms of Use](#)

[Paint Projects](#)

[Color Inspiration](#)