CITY OF MARION BOARD OF ZONING APPEALS MEETING

STAFF REPORT

November 12, 2019

APPLICANT: Pastor Gregory Draper

OWNER: Mt. Zion Missionary Baptist Church

LOCATION: 606 Grant Street

LOT: .3 acre parcel that was formerly two lots. The parcel measures 100 feet wide by 130 feet deep.

ZONING: R-1C- Single-Family District, High Density

REQUEST:

1. **Minimum House Size**:
   Variance of section 1154.01 Uniform-Single-Family Home Regulations parts 1 (Minimum building width of 22 feet at the narrowest point), and 3a (The minimum floor area for a single-family dwelling unit shall be 900 square feet).
   - 10 foot variance for required house width
   - 533 square foot variance from minimum house square footage

BACKGROUND: The parcel in question was formerly owned by the City Land Bank and used grant monies to demolish a blighted home. This request comes from Mt. Zion Missionary Baptist Church, as a pilot program to develop transitional workforce housing. The original proposal for 606 Grant Street was to have three (3) "tiny houses" on the parcel. Each would be 12 feet wide by 24.6 feet long with a total square footage of 367 feet.

After review of the application, RPC staff recommended to the applicant that they amend their proposal to include only two (2) houses on the lot and add storage sheds to help accommodate for the lack of interior storage space. Under the current R-1C zoning the Grant Street parcel would allow for two houses. The applicant agreed to amend their plan and submitted an updated site plan which is attached. The updated proposal includes two (2) two-story houses that measure 12 feet wide by 24.6 feet long for a total of 367 square feet.

The proposed site plan meets required front yard distance of 30 feet, exceeds required side yard on each side as well as the sum of both sides required for side yards, and exceeds required rear yard setback of 30 feet. The proposal also calls for asphalt finished parking in the rear to accommodate four (4) parking spaces. Mt. Zion Missionary Baptist Church plans to maintain the parcel with both houses

on it, however if in the future there was a desire to split the parcel into two, it would still meet required side yard setbacks.

COMMENT:

In favor of the request, we find that:

1. The proposal would take a parcel of a formerly blighted house demolished by the City Land Bank and return it to useful life.
2. Marion has a critical need for workforce housing
3. Renderings of the tiny houses look attractive and the site plan layout includes landscaping, parking, and sheds for each tiny house to provide needed additional storage
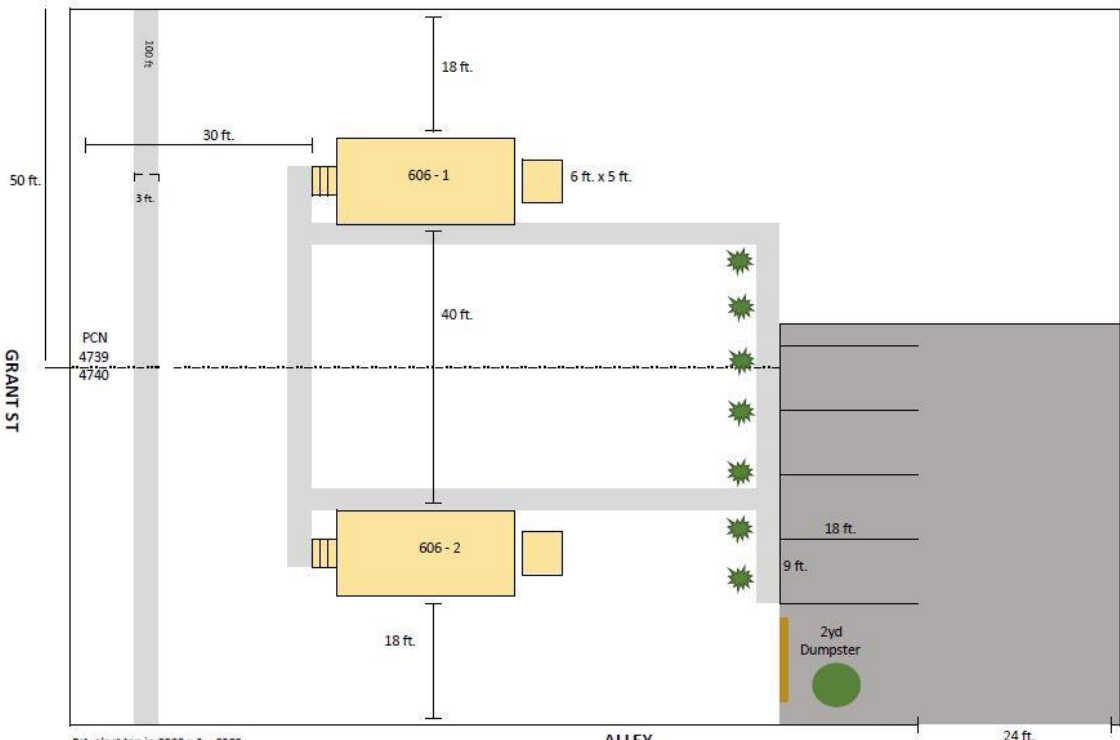
Against the request, we find that:

1. The proposal calls for 367 square footage, significantly less than the required 900 square feet

RECOMMENDATION: RPC Staff recommend approving the request, granting the variances, and monitor and evaluate this pilot program to see if it is a viable solution to bridging the need for workforce housing using former Landbank properties.

WORKFORCE HOUSING PROJECT SITE PROPOSAL
606 GRANT STREET MARION, OH
(Prarie Lawn Lot 4739-40 PG 18)

Map labels (parcels): FAIRGROUND, STREET, STREET

Zoning labels: R-3, R-1C, R-2, R-3, R-3, C-1B, C-1B

Parcel numbers:
4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732
4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746
4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760
4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774
4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788

212, 39, 40, 41

ELEVATION

METAL ROOF
SIDING
DOOR

FLOOR PLAN

CLOSET CLOSET
BATH
LOFT 8'-0" x 14'-4"
LIVING 11'-4" x 13'-6"
DECK 11'-6" x 5'-1"

- Loft, bath, refrigerator, range
- Sq. Ft: 367 (192 1st, 175 2nd)
- 12'-0" wide, 24'-6" deep (w/porch & steps)
- Main roof pitch: 11/12
- Ridge height: 25'
- Wall heights: 8'
- Foundation: Slab
- Lap siding (vinyl)

Galavanized steel
storage shed per unit.
- Install on concrete pad.

Site plan measurements:
GRANT ST
50 ft.
100 ft.
30 ft.
3 ft.
18 ft.
606 - 1
6 ft. x 5 ft.
40 ft.
PCN 4739 4740
606 - 2
18 ft.
18 ft.
9 ft.
2yd Dumpster
24 ft.
ALLEY

Est. elect tap in 3000 x 2 = 6000
Est. water tap in 1400 x 2 = 2800
Est. concrete slabs/walks 717 x 5.20/sf = 3729
Est. construction 67/sf x = 24,600 x 2 = 49,200
Est. Storage shed = 315 x 2 = 630
Est. 12 ft. Privacy fencing and install = 500
Est. asphalt parking 4.50/sf @2352 = 10,584
Est 6ft parking stops 41 ea. x 4 = 164 + install = 300
Est. grass and plantings = 700
Est. furniture and finishings 2000 x 2 = 4000
Est. contingency = 2500

Est. Project Construction Cost: $81, 107

Est. Plans, Permits andl Fees: TBD