

MARION CITY BOARD OF APPEALS

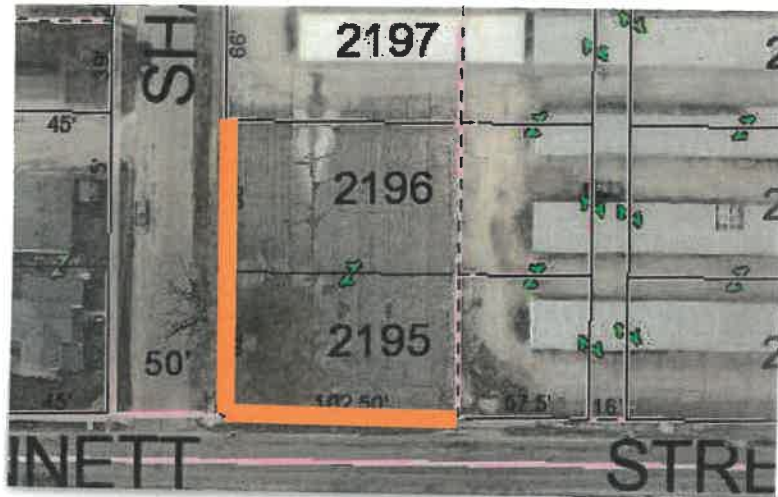
VARIANCE REQUEST

STAFF REPORT

April 5, 2021

APPLICANT: Scott Willis

LOCATION: 694 Bennett Street corner of Sharp Street



REQUEST: We are assuming that the request is for a variance from Section 1151.065 Uses and Projections Permitted in Yards, which only allows 3' 6" high fences at the intersection of streets and alleys. The applicant installed a 6' high chain link fence for security reasons.

ZONING: I-1 Limited Industrial

BACKGROUND: In the late 1970's this site was developed as a Restricted Industrial Accessory Parking lot for Marion Power Shovel and a chain link fence was allowed for security. After the Shovel went out, the area was rezoned to allow storage facilities and over the years the fences were probably altered, but the 6' high fence was only recently installed at the corner.

COMMENTS: Security has been an issue in this area for a while.

In Favor: The reason for the variance is understandable, is a minimum and standard, would not necessarily harm the neighborhood.

Against: Visibility for traffic.

STAFF RECOMMENDATION:

Approve as long as no signs or materials are placed on the upper 3 feet of the chain link fence so that it remains completely open other than the chain links.



City of Marion City Planning

Commission Alley Vacation

Staff Report

April 6, 2021

APPLICANT: Diane Willis

LOCATION: An alley segment between Sharp and Davis Streets shown below.

REQUEST: Vacate 14' x 160' alley segment that separates parcels owned by the applicant. (Totals 0.5 Acres)



BACKGROUND:

The applicant wishes to vacate the alley segment to facilitate the expansion of their storage unit business to the south.

COMMENT:

There are no visible utilities in the area proposed to be vacated. Also according to the planning commission's records there are no sewer, stormwater or water mains in the area to be vacated.

The applicant's submission materials show no contact with the following:

Aqua Ohio (Water)

Columbia Gas of Ohio

Ohio Edison (electric)

Frontier (internet/cable)

City Engineer's Office: response pending

City Fire Dept.: response pending

In favor of the request, we find:

1. The applicant is the owner of parcels on both sides of the alley segment.
2. Access to neighboring properties will not be impacted in any substantial way.
3. No utilities appear to be in the area proposed to be vacated.

Against the request, we find:

1. According to the applicant's application none of the area's utilities have been contacted.

RECOMMENDATIONS:

Table the vacation request until the Director of Public Works and the Safety Director as well as the area's utilities have provided comments.

City of Marion City Planning Commission

Rezoning Request

Staff Report

April 2, 2021

APPLICANT: Scott & Diane Willis

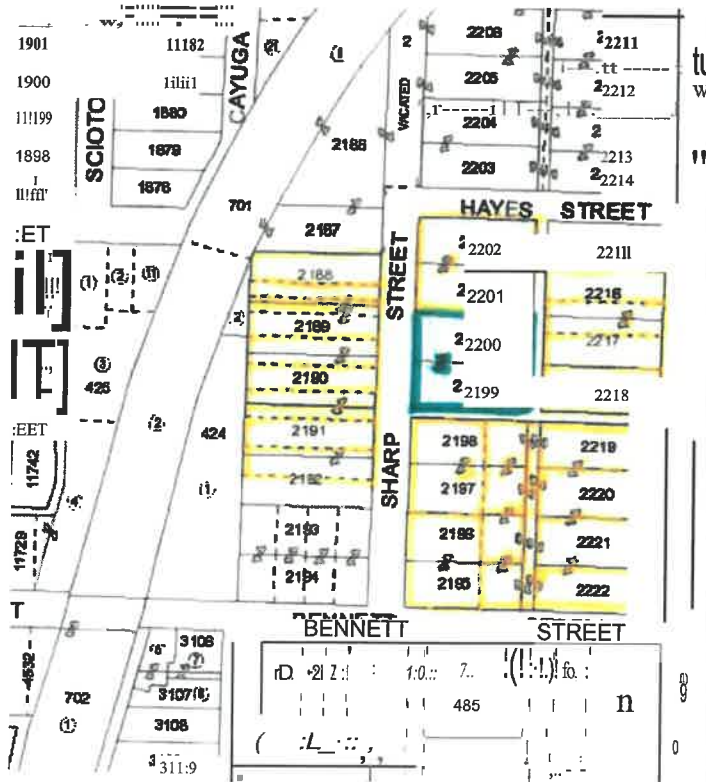
LOCATION: 170 Sharp St., east side of the road north of Bennett St. & south of Hayes St.

REQUEST: Rezone lots 2199 & 2200 from R-1C Residential High Density to 1-1 Limited Industrial

ZONING: R-1C, single family high density

BACKGROUND:

The Willis' own a mini storage facility occupying most of the parcels immediately south of the lots in question (#2199 & 2200) shown in green. They would like to offer storage to low-income residents of the neighborhood. As pointed out by the County Auditor's office, lots 2195-2198 and 2219-2222 are owned by the applicants. The adjoining property list is below with those notified of the application shown in yellow.

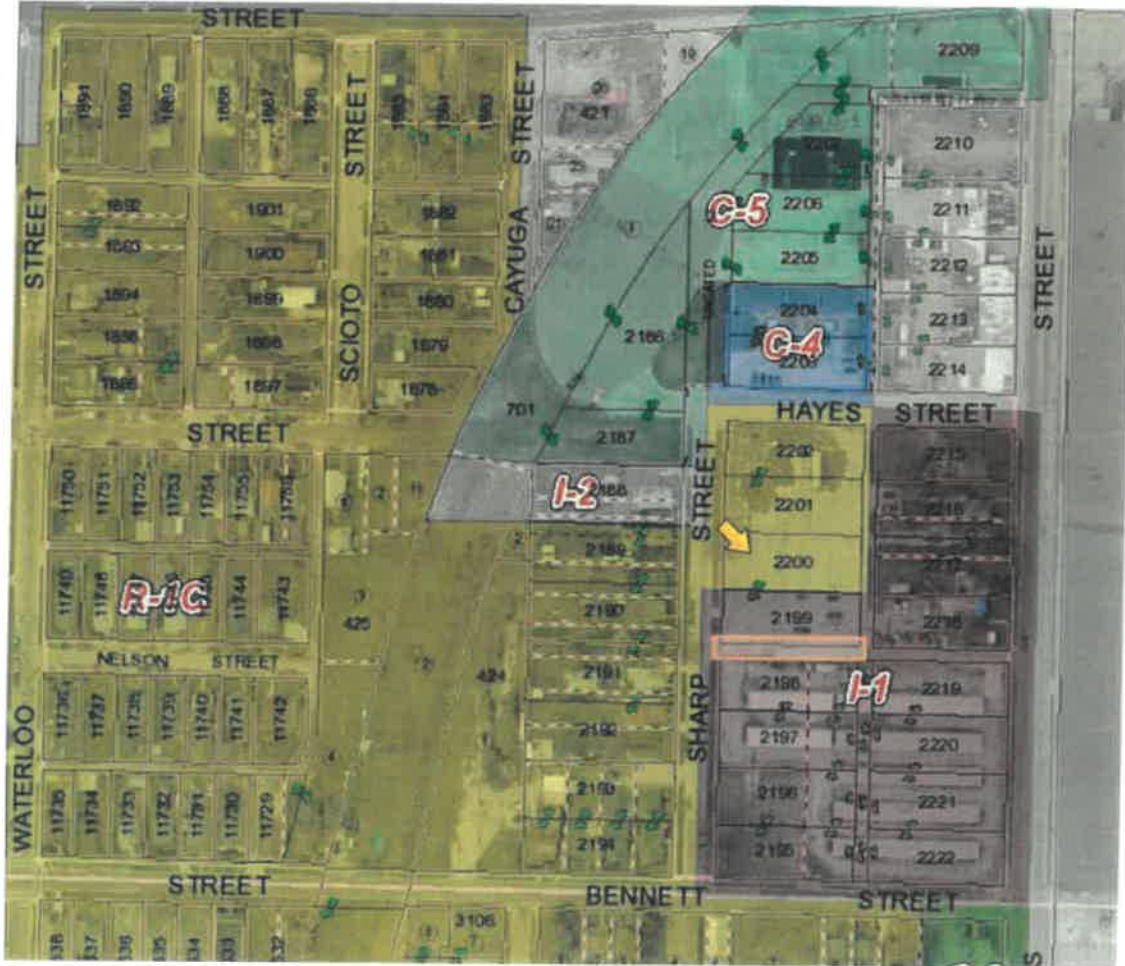


COMMENT:

The neighborhood has a variety of zoning districts all in close proximity to the lots for rezoning. It has commercial and industrial districts behind, to the northwest and directly across Sharp St. (lot 2188). The Willis' have storage units to the south on lots 2198-2222. Rick Jividen has a warehouse to the north of Hayes St. on Davids St. on lots 2210-2214 in the light gray zoned 1-2.

There are single family homes on portions of Sharp and Davids St. and as one moves farther west, single family lots become the norm.

Note on the County GIS Map, below, Lot 2199 has already been zoned I-1



In favor of the request, we find:

1. The area has a lot of industrial zoning near by as well as existing storage units within that district. Storage and warehousing in the neighborhood are not uncommon.
2. The area moving from west to east transitions from Residential, to Commercial, to Light Industry ultimately to heavier General Industry.

3. The Willis storage facility is immediately to the south and this would be an expansion of the facility.
4. The residential lot in question is paved as a parking lot, not used as a single-family home. It will not be a drastic change in land use as the parcel is only 66' x 160'.
5. I-1 permits general warehousing and storage.

Against the request we find:

1. In order to fully utilize the two parcels to expand the storage facility, the alley between lots 2198 and 2199 would need to be vacated.
2. The I-1 District permits some commercial, light industry and non-manufacturing uses. Not all uses would be compatible with residential uses. If the storage facility ceased to operate, heavier industrial use may wish to locate there once rezoned.

RECOMMENDATIONS:

Approve the rezoning request because storage and an office are some of the least impactful of the permitted uses in the I-1 District. The space to be rezoned is only 66' x 160' therefore it only expands the district slightly.