

**CITY OF MARION BOARD OF ZONING APPEALS MEETING**

**STAFF REPORT**

November 12, 2019

**APPLICANT:** Pastor Cory Rogers  
**OWNER:** Christ United Ministries Non-Denominational Church  
**LOCATION:** 274 Patten Street  
**LOT:** .13 acre parcel that measures 105 feet wide by 50 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

2. **Rear Yard Setback:**

Variance from section 1151.011(a) - yard regulations in a residential district (rear yard setback).

- 22 foot variance of rear yard setback

**BACKGROUND:**

The parcel in question was formerly owned by the City Land Bank and used grant monies to demolish a blighted home. The lot is non-conforming in that it is oriented the wrong way to the road, with the wide side (105 feet) fronting the road, leaving it with a narrow front and rear yard. This would make it impossible for any proposed house to comply with the required length and width of a house (each 22 feet) and the required front (30 feet) and rear yard (30 feet) setbacks.

This request comes from Christ United Ministries Non-Denominational Church, as a pilot program to develop transitional workforce housing. The proposal for 274 Patten Street is to have one (1) tiny houses on the parcel. The tiny house would be two-story, 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 add a storage shed to help accommodate for the lack of interior storage

space. The applicant agreed to amend their plan and submitted an updated site plan which is attached.

The proposed site plan meets required front yard setback distance of 30 feet, exceeds required side yard on each side as well as the sum of both sides required for side yard setbacks, but fails to meet the rear yard setback required, with 8 feet proposed, 22 feet short of the required 30 feet.

**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 site plan layout includes landscaping and a shed for storage
4. It would not be possible to orient this house (or any house) to front Patten Street while meeting the required length, front and rear setbacks because it is a non-conforming lot that is oriented in the wrong direction and only 50 feet deep.

**Against the request, we find that:**

1. The proposal calls for 367 square footage, significantly less than the required 900 square feet
2. With side yards of 46 and 47 feet on each side, the lot could appear barren

**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.

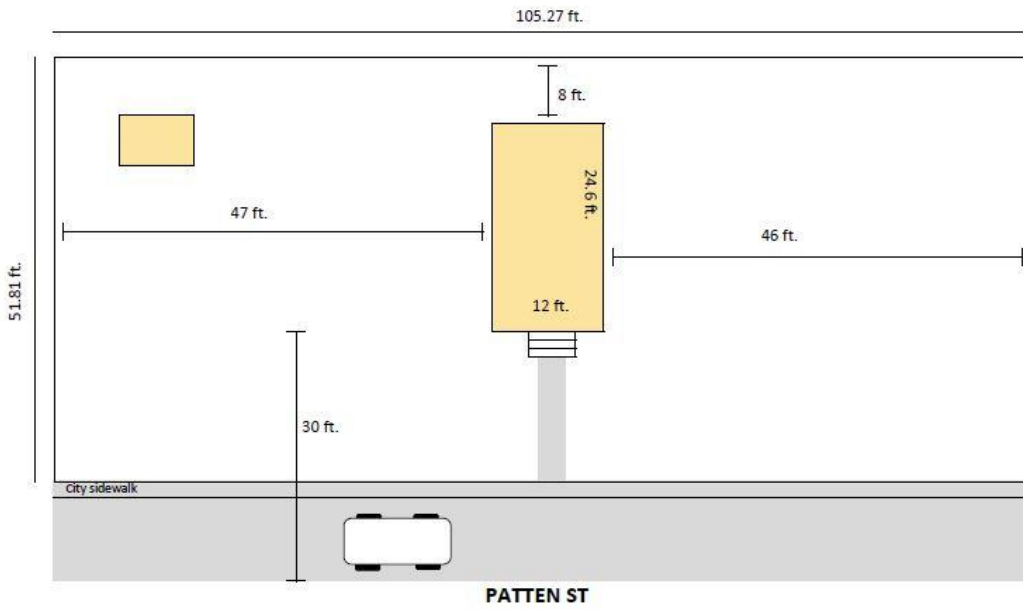


WORKFORCE HOUSING PROJECT SITE PROPOSAL  
274 PATTEN STREET MARION, OH

ELEVATION



FLOOR PLAN



- 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)

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