

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

**STAFF REPORT**

December 4, 2018

**APPLICANT:** Beth A. McFarlane  
**OWNER:** Ohio Historical Society  
**LOCATION:** Harding Home/ Harding Presidential Center  
**LOT:** Parking lot for the Harding Presidential Center currently under construction  
**ZONING:** R-3  
**REQUEST:** Variance of section 1153.034 titled Development Standards for Off-Street Parking

**BACKGROUND:** The applicant has requested two variances regarding the off-street parking for the new Harding Presidential Center parking lot. The first is to shorten the length of parking spaces from the required twenty (20) feet to nineteen (19). The second request is to shorten the required drive aisles from twenty four (24) feet to twenty two (22). The applicant states that many municipal codes in the state call for a total of sixty (60) feet of total dimension for a two parking stalls and a drive aisle.

The public area of the Harding presidential center will be 7, 443 sq. ft. which would require nineteen (19) parking spaces. The parking lot will also serve the Harding Home which has 2,843 sq. ft. requiring eight (8) parking spaces. The total required parking for the lot is twenty seven (27) and the current proposal has forty nine (49) exceeding the requirement.

**COMMENT:**

**In favor of the request, we find that:**

1. Granting the request would allow for a greater number of parking spaces for the Presidential Center that may hold large events that require maximum parking.
2. Granting the request would allow for more green space, reduce heat from additional asphalt, and create more pleasing streetscape.

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

1. The applicant would be able to meet the code by keeping the required distances and not lose significant parking space.

**RECOMMENDATION:** RPC Staff would recommend to either approve the variances, or require the applicant to make the parking spaces ten (10) feet wide and twenty (20) feet long, which would allow for the requested twenty two (22) foot drive aisle distance.

