



APPLICATION TO CITY COUNCIL

USE VARIANCE APPLICATION

THE CITY OF GROVEPORT

City Council

**655 Blacklick Street
Groveport, Ohio 43125**

Application # 2014 - 0927
Case # 2014-12
Filing Fee: **\$150.00**

Make Check Payable to: City of Groveport

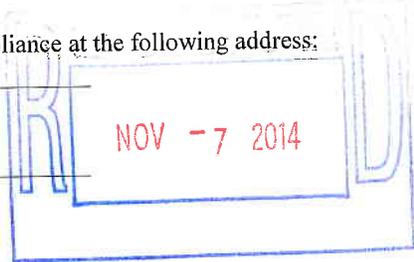
Applicant: AEP Ohio Transmission Company, Inc.

Address: 700 Morrison Rd, Bahanna, OH Phone: 614 552-1804 - PM direct
4th floor. 43230

The Zoning Inspector of the City of Groveport, Ohio, has refused to issue a Certificate of Zoning Compliance at the following address:
4500 S. Hamilton Rd
as it is in violation of the Zoning Code No. _____

Existing Zoning: Industry Existing Use of Property: leased to farmer

Proposed Use of Property: Temporary Construction Storage



I appeal to the City Council for a use variance that will allow me to do the following:

Store utility construction materials and equipment, retrieving as needed for daily progress on project during scheduled workdays Nov. 2014, March-May 2015.

Refusal constitutes a hardship because:

The alternate location existing further South on Hamilton Rd has been frequently broken into and we've had items damaged and stolen. A hired security officer was assaulted and robbed there earlier this year. It is a safety risk and a cost burden.

SITE PLAN REQUIREMENTS:

Applicant shall submit TWENTY (13) folded and collated copies of a survey accurately drawn to scale clearly illustrating the following items:

- a. Dimensions and size of existing and proposed lots and easements:
- b. Size and location of existing and proposed development such as buildings, structures, signs, water supply, waste water treatment, driveways and parking, etc.:
- c. Existing and proposed use of all parts of land and buildings; and
- d. Names, addresses and parcel numbers of all adjoining property owners including property owners across the street, as shown on the Franklin County tax maps.
- e. Any additional information concerning the subject tract and neighboring tracts as may be required by the Zoning Enforcement Officer or City Council in order to determine compliance with and provide enforcement of the Zoning Resolution.

APPLICANT'S AFFIDAVIT:

To the best of my (our) knowledge, the above statements and attached a site plan are, in all respects true and accurate descriptions of the existing status and proposed plans for the property identified in this application.

Bethany J. McCrea as agent for OH Transco. 11/7/14
Applicant's Signature Date

Bethany J. McCrea, Project Manager American Electric Power Transmission
Applicant's Printed Name

If additional space is needed, an addendum may be attached.

property exists just north of 4500 S. Hamilton Rd.

PROPERTY OWNERS LIST

(List of owners of property within, contiguous to, directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.co.franklin.oh.us/auditor and you will need to look under Geographic Information System maps.)

Parcel Number: 185-002942

Owner's Name: Broadstone of Ohio
Address: 530 Clinton Sq.
City & State: Rochester, Ny Zip Code 14604

Site Address: 4500 S. Hamilton Rd Lot #: _____

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002420

Owner's Name: Garrison Hamilton
Address: 1350 Ave of the Americ
City & State: New York, NY Zip Code 10019

Site Address: 0 Madison Ln Lot #: _____

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001294

Owner's Name: Columbus & Southern, Ohio Electric
Address: 1 Riverside Plaza
City & State: Columbus, OH Zip Code 43215

Site Address: 4500 Hamilton Rds Lot #: _____

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 185-000892-00

Owner's Name: Madison Local School Dist.
Address: 5940 Clyde Moore Dr.
City & State: Fremont, OH Zip Code 43125

Site Address: 4475 S. Hamilton Rd Lot #: _____

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000901-00

Owner's Name: State of Ohio Div. of Adm Services
Address: 30 E. Broad Street
City & State: Columbus, OH Zip Code 43215

Site Address: 4465 S. Hamilton Rd Lot #: _____

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002906-00

Owner's Name: Sears Roebuck & Co.
Address: 3333 Beverly Road
City & State: Hoffman Estates, IL Zip Code 60179

Site Address: 4400 S. Hamilton Road Lot #: _____

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 185-001437

Owner's Name: Staber Properties

Address: 4800 Homer Ohio Ln

City & State: Granepart OH Zip Code 43125

Site Address: 4800 Homer Ohio Ln Lot #: _____

Mail Address: Name: Same

Address: _____

City & State: _____ Zip Code _____

Parcel Number: 185-001552 & 185001349

Owner's Name: Madison Twp Bd of Trustees

Address: 4575 Madison Ln

City & State: Granepart OH Zip Code 43125

Site Address: 4575 Madison Ln
4567 Madison Ln Lot #: _____

Mail Address: Name: _____

Address: _____

City & State: _____ Zip Code _____

Parcel Number: _____

Owner's Name: _____

Address: _____

City & State: _____ Zip Code _____

Site Address: _____ Lot #: _____

Mail Address: Name: _____

Address: _____

City & State: _____ Zip Code _____

November 7, 2014

Mr. Stephen Moore
Chief Building Official
City of Groveport
655 Blacklick Street
Groveport, OH 43125

Re: Renewal of permit granted in Case #2012-13, ORD #12-044

Dear Stephen:

In addition to the Use Variance permit application submitted, I am providing the details you have requested related to the modification from the previous site plan, specifically the fence to be installed for security of materials and vehicles. Please advise if any other information is required of us – it is our understanding that the previous application is on file in your office.

Project Description:

Provide material, equipment, and labor to install approximately 2,400' of 7' chain link fence with three strands of barb (8' overall height), top rail, end and corner braces with truss rods, bottom tension wire, posts are driven on 10' centers (except that gate and corner posts are in concrete), one (1) – 24' double swing gate in the back to allow the farmer access to his field and one (1) – 28' double swing gate in the front.

Material:

Fabric: 7', 9 gauge, 2" mesh, 2 oz. galvanized
Barb wire: 12-1/2 gauge, class 3 galvanized
Tension wire: 7 gauge, galvanized
Ties: 9 gauge, 2 oz. galvanized, mechanical twist
Hardware: Industrial grade
Framework: Schedule 40:

- 28' gate posts: 6-5/8" set in a 24"X42" concrete footer
- 24' gate posts: 4" set in a 16"X42" concrete footer
- Terminal Posts: 3" set in a 12"X42" concrete footer
- Line Posts: 2-1/2" driven 42" deep
- Top and brace rail: 1-5/8"

Concrete: 3,000 PSI

Gates: 2" SS-40 frame, lockable, holdbacks, 180 degree hinges

The Site Plan submitted with the Use Variance Permit application today includes details of the fence position relative to the north property line and the Centerline of Hamilton Road. I do not expect the mobile office or port-a-john depicted in the original site plan to be reinstalled for this project duration (November 2014 – May 2015).

Respectfully,

Bethany McCrea, PMP
American Electric Power

Hamilton Road
Laydown Yard

16' OFF
PROPERTY LINE

16' OFF
PROPERTY LINE

903'

892'

892'

Cl of Hamilton Rd,
290' to fence

TEMPORARY POLE STORAGE
**ZONING
APPROVED**

11/5/12

* USE VARIANCE GRANTED
ORD # 12-044
9/24/12



OPTION 2

Legend

-  Existing Trees/Vegetation
-  Port-a-John
Mobile Office
-  Hamilton Rd Laydown Yard 1
-  AEP Property Boundary

Source: Esri, DigitalGlobe, GeoEye, AeroGRID, IGN, USGS, AeroGRID, IGN, USGS, and the GIS User Community, Copyright © 2011 Esri, Dallas, TX, USA