

USE VARIANCE
Application to Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 11-22-24
Case # Z-2024-0175
Fee: **\$150.00**

The Zoning Inspector of the City of Groveport, Ohio has refused to issue a Certificate of Zoning Compliance at the following address as it is in violation of Zoning Code number: 1153.03

Address of property 4685 HOMER OHIO LANE GROVEPORT OHIO 43125

Parcel # 185-601424 . The property is currently zoned PIP

The property is currently being used for WAREHOUSE

The proposed use of the property is LAWN SERVICE

I appeal to City Council for a Use Variance that will allow me to do the following: MY LAWN COMPANY

WISHES TO EXPAND INTO THE SOUTHWEST PART OF COLUMBUS ; GROVEPORT IS A DESIRABLE LOCATION

Refusal constitutes a hardship because WE HAVE ALREADY SIGNED LEASE FOR BUILDING
(ERIC BERNARD)

Applicant Name: FAIRWAY LAWNS DBA NEXGREEN LAWN TREE PEST Phone: 614-607-5007

Address: 2069 BUILDERS PLACE COLUMBUS OH 43204

Property Owner Name: PATRICK & KIM COWANON Phone: 614-332-1981

Address: 9814 TOWNSHIP RD. 83 THORNTONVILLE OHIO 43076-8932

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet. Also, submit an electronic version on a thumb drive or send by PDF to buildingclerk@groveport.org.

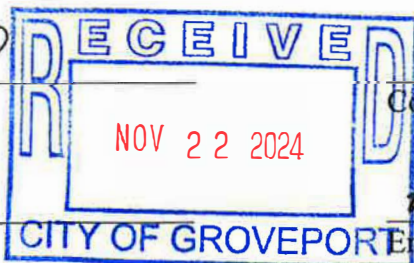
- Dimensions and size of existing and proposed lots and easements.
- Size and location of existing and proposed development such as buildings, structures, signs, water supply, waste water treatment, driveways, and parking, etc.
- Existing and proposed use of all parts of land and buildings.
- Any additional 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 site plan are, in all respects true and accurate descriptions of the existing status and proposed plans for the property identified in this application.

Eric Bernard
Applicant's Signature

ERIC BERNARD
Applicant's Printed Name



614-935-0718
Contact phone number

Ebernard@Nexgreen.com
Email address

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and 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.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-001425

Owner's Name: COLONIAL LEASING
Address: 671 WINDMILLER DR.
City & State: PICKERINGTON OHIO Zip Code 43147

Site Address: 4679-4981 HOMER OHIO AV

Mail Address: Name: COLONIAL LEASING
Address: 671 WINDMILLER DR.
City & State: PICKERINGTON OH Zip Code 43147

Parcel Number: 185 - 000904

Owner's Name: state of Ohio Dir of Adm Services ORC 501.02
Address: 605 Cherry St
City & State: Groveport, OH Zip Code 43125

Site Address: 0 S Hamilton Rd

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

Parcel Number: 185-001437

Owner's Name: STABER PROPERTIES
Address: 4800 HOMER OHIO LN
City & State: GROVEPORT OHIO Zip Code 43125

Site Address: 4800 HOMER OHIO LN

Mail Address: Name: STABER PROPERTIES
Address: 4800 HOMER OHIO LN
City & State: GROVEPORT OHIO Zip Code 43125

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Parcel Number: 185-002870

Owner's Name: STRUCTURED UTILITY RESOURCES
Address: 4700 HOMER OHIO LN
City & State: COLUMBUS OH Zip Code 43215

Site Address: 0 HOMER OHIO AV

Mail Address: Name: STRUCTURED UTILITY RESOURCES
Address: 4700 HOMER OHIO LN.
City & State: COLUMBUS OH. Zip Code 43215

Parcel Number: 185-001423

Owner's Name: STRUCTURED UTILITY RESOURCES
Address: 6975 HIGHLAND CT
City & State: WEST JEFFERSON OH Zip Code 43162

Site Address: 4700 HOMER OHIO AV

Mail Address: Name: STRUCTURED UTILITY RESOURCES
Address: 6975 HIGHLAND CT
City & State: WEST JEFFERSON OH Zip Code 43162

Parcel Number: 185-001432

Owner's Name: City of Groveport
Address: 655 Blacklick St
City & State: Groveport, OH Zip Code 43125

Site Address: 0 Homer Ohio Ave

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



CITY OF GROVEPORT

BUILDING & ZONING DEPARTMENT
655 BLACKLICK STREET, GROVEPORT, OH 43125
(614) 830-2045

Eric Bernard

Application #Z-2024-0173

DISAPPROVAL

ZONING REVIEW FOR LAWN CARE SERVICE

LOCATION: 4685 Homer Ohio Lane (PARCEL #185-001424)

As a part of the zoning compliance review, a complete review of the proposed BUILDING AND SITE was done on November 20, 2024. The item(s) listed below are not in compliance with the City of Groveport zoning code.

1. The proposed use; "Contractor Trade Services" is not an approved use as listed in the Land Use Matrix (Section 1153.03) for Planned Industrial Park (PIP) zoning. This use requires a Use Variance from the Groveport City Council.

The item(s) above need to be brought into compliance and shown as such on the revised application, or a use variance must be obtained.

Application for a variance shall be filed with the Municipal Administrator or designee **not more than twenty (20) days from the date such denial** of the Certificate of Zoning Compliance is issued.

Zoning Inspector



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

The data on this map was originally compiled at 1/2"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2 contours based on the North American Vertical Datum 1985 (when displayed).



**Franklin County
Auditor's Office
Auditor**

Michael Stinziano
Map Produced November 18, 2024