

**USE VARIANCE**

**Application to Planning & Zoning Commission**



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

Date: 1-27-24  
Case # Z-2024-0011  
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: 1132.02, 1153.03(b), 1177.01(b), 02, 04

Address of property 537 Main Street, Groveport, OH 43125

Parcel # 185-00037 & 185-00059. The property is currently zoned C-Commercial, 455 C-garage

The property is currently being used for Base of operations for MAXI Mobile LLC

The proposed use of the property is Base of operations for MAXI Mobile LLC

I appeal to City Council for a Use Variance that will allow me to do the following: Disapproval letter:

not comply with 2, 3, 4, 5

Refusal constitutes a hardship because we will not be able to run our business, or landlord will not make the updates.

Applicant Name: Josh Bishop, Maxi Mobile LLC Phone: 614-400-9350

Address: 537 Main Street, Groveport, OH 43125

Property Owner Name: Diana Ward-Bright Phone: 614-554-6254

Address: 5141 Bixford Ave Canal Winchester, OH 43110

**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](mailto: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.

[Signature]  
Applicant's Signature

Josh Bishop  
Applicant's Printed Name



614-400-9350  
Contact phone number

josh@maximobilechange.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: 185-000356

Owner's Name: EOS Sommer Properties  
Address: 1904 Lake Ave  
City & State: Huron, OH 44839 Zip Code 44839

Site Address: 530 Main St Groveport, OH 43125

Mail Address: Name: same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-000115

Owner's Name: Bellharp limited  
Address: 7578 Heatherwood Dr  
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 532 Main Street

Mail Address: Name: same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-000078

Owner's Name: Wheeler Jeffrey + Miranda  
Address: 529 mainstreet  
City & State: Groveport, OH Zip Code 43125

Site Address: same as above

Mail Address: Name: same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

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Parcel Number: 185-000010

Owner's Name: Kidwell Harold  
Address: 524 Cherry St  
City & State: Groveport, OH 43125 Zip Code \_\_\_\_\_

Site Address: Same as above

Mail Address: Name: Same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-000039

Owner's Name: Minga Harvey  
Address: 587 Cherry St  
City & State: Groveport, OH 43125 Zip Code \_\_\_\_\_

Site Address: Same as above

Mail Address: Name: Same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-000038

Owner's Name: Mauter Luke  
Address: 537 Cherry St  
City & State: Groveport OH Zip Code 43125

Site Address: Same as above

Mail Address: Name: Same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

If additional space is needed, make copies of this page.

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Parcel Number: 185-000177 & 000352

Owner's Name: Jerick Enterprises  
Address: 549 Main St  
City & State: Groveport, OH Zip Code 43125

Site Address: 549 Main St & 546 Cherry St

Mail Address: Name: Same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-000165

Owner's Name: Huntington National Bank  
Address: 556 Main St  
City & State: Groveport, OH Zip Code 43125

Site Address: 556 Main St

Mail Address: Name: Same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-000417

Owner's Name: Danelle Cosgrave  
Address: 545 Cherry St  
City & State: Groveport, OH Zip Code 43125

Site Address: 545 Cherry St

Mail Address: Name: Same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

185-001400

Kelly Michels  
526 Main St  
Groveport, OH 43125  
Same

# Detailed Description of Proposed Work

Zoning Compliance Application Attachment  
MAXI MOBILE LLC, MAXI MOBILE GROUP LLC, DBA MAXI  
537 Main Street, Groveport, Ohio 43125

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## Overview of Business Operations

MAXI is a locally owned mobile automotive service company headquartered in Groveport, Ohio. The company provides mobile oil changes and tire installation services, with future plans to offer brake services. MAXI is not a traditional automotive repair or mechanic shop and does not perform mechanical diagnostics, vehicle teardown, or long-term vehicle repair. We were established in 2019 and are now entering our eighth year in business. This new headquarters will allow us to lay the ground for expanding to new cities in Ohio and other states.

Approximately **90% of MAXI's services are performed off-site**, at customer homes, workplaces, and job sites throughout Central Ohio. The Groveport location serves primarily as an **administrative headquarters and operations base**.

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## Use of Building Interior

The existing commercial building at 537 Main Street will be used in the following manner:

- **Administrative Office Space**  
Used for scheduling, customer communication, billing, and business operations.
- **Technician Preparation & Training Area**  
Space for daily preparation, training, and staging before mobile service routes.
- **Indoor Storage Areas**
  - Sealed storage of **new oil and automotive fluids**
  - **Used oil containment**, stored in labeled, sealed containers with secondary containment
  - **Indoor storage of used tires**, limited in quantity and removed regularly by a licensed recycling vendor
  - Shelving for filters, tools, and service supplies
- **Van Staging Area**  
Short-term parking and preparation of service vehicles prior to and following mobile service routes.

No mechanical disassembly, engine repair, transmission work, or body work will occur within the building.

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## Limited On-Site Service (By Appointment Only)

While MAXI has historically operated exclusively as a mobile service provider, the Groveport location may allow for a **limited number of by-appointment oil change and tire services** for local customers.

Key characteristics of any on-site service include:

- **Preventative maintenance only** (oil changes and tire services)
- **No mechanical repairs or vehicle teardown**
- **Short service duration**, typically **10–15 minutes per vehicle**
- Vehicles are **removed immediately after service**
- **No long-term vehicle storage**
- No accumulation of disabled, dismantled, or inoperable vehicles

On-site services represent a **small minority of total operations** and do not alter the low-impact nature of the business.

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## Exterior Use & Property Conditions

- No outdoor vehicle repairs or servicing will occur
  - No outdoor storage of tires, oil, or equipment
  - No broken-down or inoperable vehicles will be parked on the property
  - Trash receptacles and recycling areas are clearly designated
  - The property will be maintained in a **clean, organized, and professional condition** at all times
-

# Environmental & Safety Compliance

MAXI operates under a strict environmental compliance program and follows best practices consistent with **EPA**, **Ohio EPA**, and local regulations.

- All new and used oil is stored in sealed, labeled containers
- Used oil and filters are removed by **GFL Environmental**, a licensed recycler
- Used tires are removed by **Liberty Tire Recycling**, a licensed recycling provider
- Spill kits are maintained on site and in all service vehicles  
Employees are trained in spill prevention and response procedures
- We have a signed agreement with **Environmental Remediation Contractors**. In the event of a spill, they will respond.

Supporting environmental documentation is included with this application.

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## Summary

The proposed use of 537 Main Street as MAXI's headquarters represents a **clean, modern, low-impact commercial operation** consistent with Community Commercial zoning. The facility will function primarily as an office and mobile service base, with limited, short-duration preventative maintenance services conducted by appointment only.

MAXI is committed to operating in full compliance with all applicable zoning, building, fire, and environmental regulations and to being a positive, professional presence within the Groveport community.

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### Prepared by:

**Josh Bishop**

Founder & CEO, MAXI

537 Main Street

Groveport, Ohio 43125

(614) 400-9350

josh@maxioilchange.com



## CITY OF GROVEPORT

BUILDING & ZONING DEPARTMENT  
655 BLACKLICK STREET, GROVEPORT, OH 43125  
(614) 836-5301 FAX (614) 836-1953

Josh Bishop  
MAXI Mobile LLC

Application #Z-2025-0133

### DISAPPROVAL

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#### ZONING REVIEW FOR NEW USE: SERVICE OF AUTOMOBILES

LOCATION: 537 Main St.

As a part of the zoning compliance review, a complete review of the proposed project was done on December 22, 2025. The item(s) listed below are not in compliance with the City of Groveport zoning code.

Section 1132.02(a) states that Each application for a Certificate of Zoning Compliance for new development shall be accompanied by a Plot Plan drawn by a register surveyor or a Professional Engineer in duplicate drawn to scale, one copy of which shall be returned to the owner upon approval. The plan shall show the following:

- (1.) The actual dimensions of the lot including easements;
- (2.) The exact size and location of all buildings existing on the lot;
- (3.) The proposed new construction, additions or alterations;
- (4.) The existing and intended use of all parts of the land and buildings; and
- (5.) Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Ordinance.

**1. The plan submitted does not show the proposed trash receptacle and recycling area. Be advised that on-site trash receptacles must be screened as per the Groveport landscape regulations.**

Section 1153.03(b) shows that a service of automobiles use is not a permitted or conditional use in the Community Commercial (CC) zoning district.

**2. A use variance or rezoning of the property must be obtained from Groveport City Council prior to a certificate of zoning compliance being issued.**

Section 1177.01(b) requires that all parking areas shall be surfaced with a sealed surface pavement.

**3. The rear parking area is shown as gravel.**

Section 1177.02 states that a parking space for one (1) vehicle shall be a rectangular area having dimensions of not less than nine feet by twenty (9 x 20) feet plus adequate area for ingress and egress.

**4. The overall layout and size of parking spaces is not shown on the plan. Please note that the location and size of the accessible parking space is also regulated by the Ohio Building Code and will be reviewed at the time of the building "permit" application.**

Section 1177.04 (4) shows how to calculate the required number of parking spaces for service establishment uses.

**5. This use requires 22 on-site parking spaces.**

**6. City of Groveport Engineering approval is required for this project and will be handled under separate application.**

The item(s) above need to be brought into compliance and shown as such on the revised application, or a variance must be obtained from the City of Groveport Board of Zoning Appeals for each item listed.

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.

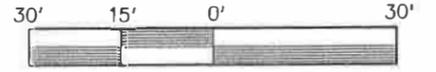


12-22-25

Zoning Inspector

Date

Situated in the State of Ohio, County of Franklin, City of Groveport,  
 being Lot 6 and part of Lots 1 & 5 of Lathrop's Subdivision (Plat  
 Book 32, Page 282) & part of a 10' Alley Vacated by Ordinance #22-73



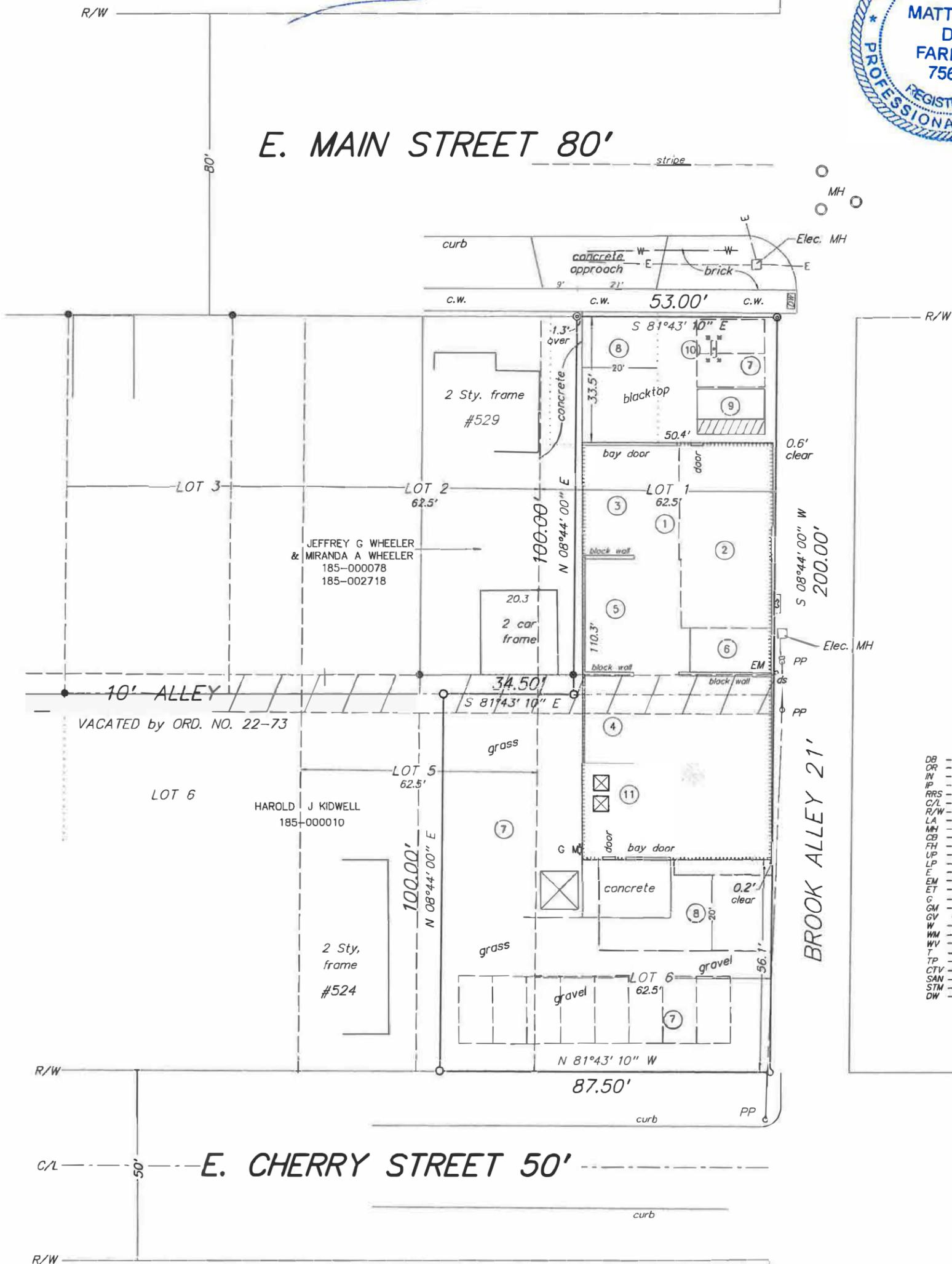
Scale: 1" = 30'



BY: *Matthew D. Farley* 1-22-2026  
 Matthew D. Farley, Professional Surveyor #7566



**E. MAIN STREET 80'**



**LEGEND**

- DB - Dead End
- OR - Official Record
- IN - Instrument Number
- IP - Iron Pin/Pipe (as noted)
- RRS - Railroad Spike
- C/L - Centerline
- R/W - Right-of-Way
- LA - Limited Access R/W
- MH - Manhole
- CB - Catch Basin
- FH - Fire Hydrant
- UP - Utility Pole
- LP - Light Pole
- E - Electric
- EM - Electric Meter
- ET - Electric Transformer
- G - Gas
- GM - Gas Meter
- GV - Gas Valve
- W - Water
- WM - Water Meter
- WV - Water Valve
- T - Telephone
- TP - Telephone Pedestal
- CTV - Cable Television
- SAN - Sanitary Sewer
- STM - Storm Sewer
- DW - Detectable Warning

**CODED NOTES:**

- ① 1 Sty. Block Building, 5,515 square feet, 15.5' tall
- ② Office area - 1,193 square feet
- ③ Vehicle Preparation area - 3,377 square feet
- ④ Oil Storage area - 300 square feet
- ⑤ Tire Storage Area - 390 square feet
- ⑥ Storage/Mechanical area - 255 square feet
- ⑦ Employee Parking
- ⑧ 20' Maneuvering and Access Aisle
- ⑨ 1 - ADA Van Accessible Space (to be provided)
- ⑩ Existing 4' x 6' sign & bollards, (to be removed) (10' high)
- ⑪ Two - Standard 64 Gallon Trash Containers

**SITE DATA:**

Owner: Bob Ward Family Limited Partnership  
 Address: #537 E. Main St., Groveport, O.  
 Auditor's Parcel No.: 185-000037 & 185-000159  
 Useage: Commercial Office & Storage Facility  
 Total Lot Area: 14,050 square feet  
 Building Area: 5,515 square feet  
 Blacktop Area: 1,742 square feet  
 Concrete Area: 360 square feet  
 Gravel Area: 2,625 square feet  
 Subject tract is in Flood Zone "X" (Area of Minimal Flood Hazard" as per F.E.M.A. Flood Insurance Rate Map 39049C-0432K; Effective Date 6/17/2008

**ZONING INFORMATION:**

Zoning: CC - Community Commercial