

**USE VARIANCE**

**Application to Planning & Zoning Commission**



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

Date: March 30, 2026

Case # 2-2026-0032

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(B)

Address of property 6027 Groveport Rd. Groveport, OH 43125

Parcel # 185-000916. The property is currently zoned C2

The property is currently being used for Light Industrial Staffing Firm

The proposed use of the property is Light Industrial Staffing Firm

I appeal to City Council for a Use Variance that will allow me to do the following: Maintain operations to service existing clients in Groveport & Obetz areas

Refusal constitutes a hardship because loss of revenue & contractual obligations

Applicant Name: Solutions Staffing - Kimberly Gilbert Phone: (614) 732-5800 ext 209

Address: 1237 Dublin Rd Columbus OH 43215

Property Owner Name: Groveport Square LTD. Phone: (614) 228-5331

Address: 250 Civic Center Drive Columbus, OH 43215

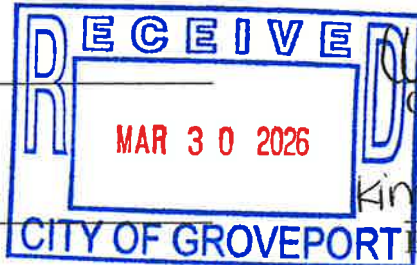
**SUBMITTAL REQUIREMENTS:** Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet. Also, submit an electronic version on a thumb drive or send by PDF to [buildingclerk@groveport.org](mailto:buildingclerk@groveport.org).

- 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

Kimberly Gilbert  
Applicant's Printed Name



(614) 732-5800 ext 209  
Contact phone number

kimberly.vanhorn@SolutionsStaffing.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: 185-001072

Owner's Name: Kimberly Kell & Gregory McKinney  
Address: 58 Cherry St  
City & State: Groveport, OH Zip Code 43125

Site Address: 0 Cherry St

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

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Parcel Number: 185-002622

Owner's Name: Groveport Square Limited  
Address: 260 South Civic Center Drive, Suite 500  
City & State: Columbus, OH Zip Code 43215

Site Address: 6011 Groveport Road, Groveport, OH 43125

Mail Address: Name: Same  
Address: 260 South Civic Center Drive, Suite 500  
City & State: Columbus, OH Zip Code 43215

Parcel Number: 185-00923

Owner's Name: 6020 Groveport LLC  
Address: 985 Harrison Avenue  
City & State: Columbus, OH Zip Code 43201

Site Address: 6020 Groveport Road, Groveport, OH 43125

Mail Address: Name: 6020 Groveport LLC  
Address: 985 Harrison Avenue  
City & State: Columbus, OH Zip Code 43201

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

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Parcel Number: 185-000928  
Owner's Name: Groveport Zion Lutheran  
Address: 6014 Groveport Road  
City & State: Groveport, OH Zip Code 43125  
Site Address: 6014 Groveport Road, Groveport, OH 43125  
Mail Address: Name: Groveport Zion Lutheran  
Address: 6014 Groveport Road  
City & State: Groveport OH Zip Code 43125

Parcel Number: 185-001358  
Owner's Name: American Heritage Antiques, LLC  
Address: 140 Hunters Street  
City & State: Columbus, OH Zip Code 43206  
Site Address: 6010 Groveport Road, Groveport, OH 43125  
Mail Address: Name: American Heritage Antiques, LLC  
Address: 140 Hunters Street  
City & State: Columbus, OH Zip Code 43206

Parcel Number: 185-001442  
Owner's Name: First Service Federal Credit Union  
Address: 100 Main St  
City & State: Groveport, OH Zip Code 43125  
Site Address: 100 Main St  
Mail Address: Name: Same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

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Parcel Number: 185-000680

Owner's Name: Ginger Little Lamb Day Care Center  
Address: 271 Tallman Street  
City & State: Groveport, OH Zip Code 43125

Site Address: 271 Tallman Street, Groveport, OH 43125

Mail Address: Name: Ginger Little Lamb Day Care Center  
Address: 271 Tallman Street  
City & State: Groveport, OH Zip Code 43125

Parcel Number: 185-000642

Owner's Name: Lillia Sammler & Cahlin Dowden  
Address: 309 Tallman St  
City & State: Groveport, OH Zip Code 43125

Site Address: 309 Tallman St

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

Parcel Number: 185-000669

Owner's Name: Patricia Featherston  
Address: 301 Tallman St  
City & State: Groveport, OH Zip Code 43125

Site Address: 301 Tallman St

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

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Parcel Number: 185-000671

Owner's Name: Jason Legg  
Address: 344 Kessler St  
City & State: Groveport, OH Zip Code 43125

Site Address: 289 Tallman St

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

Parcel Number: 185-000679

Owner's Name: Jesse Stegall  
Address: 88 Cherry St  
City & State: Groveport, OH Zip Code 43125

Site Address: 88 Cherry St

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

Parcel Number: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Site Address: \_\_\_\_\_

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



## CITY OF GROVEPORT

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

Logan Jefferies

Application #Z-2026-0019

### DISAPPROVAL

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#### ZONING REVIEW FOR STAFFING AGENCY

LOCATION: 6027 Groveport Rd. (PARCEL #185-000916)

As a part of the zoning compliance review, a complete review of the proposed change of tenant was done on March 16, 2026. The item(s) listed below are not in compliance with the City of Groveport zoning code.

Section 1153.03(b) states that a "Recruitment, Staffing, Training or Call Center use" is not a permitted or conditional use in the Community Commercial (CC) zoning district.

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

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.

A handwritten signature in black ink, appearing to read "Thomas S. [unclear]", is written over a horizontal dashed line.

Zoning Inspector



No.	TENANT	ADDRESS	SQ. FT.
A		6029 GROVEPORT ROAD	1,600
B	SOLUTIONS STAFFING	6027 " "	1,600
C	FASTEST LABS OF COLUMBUS	6025 " "	1,600
D	GREAT WALL CHINESE RESTAURANT	6023 " "	1,600
E	GREAT CLIPS	6021 " "	1,200
F	VENUS NAILS	6019 " "	1,393
G		6017 " "	4,896
H	GROVEPORT TOBACCO & VAPE	6015 " "	2,400
I	PROLOGISTIX / PRODRIVERS	6013 " "	2,400
KROGR	KROGER	6011 " "	81,807
FIFTH		6031 " "	3,720

