



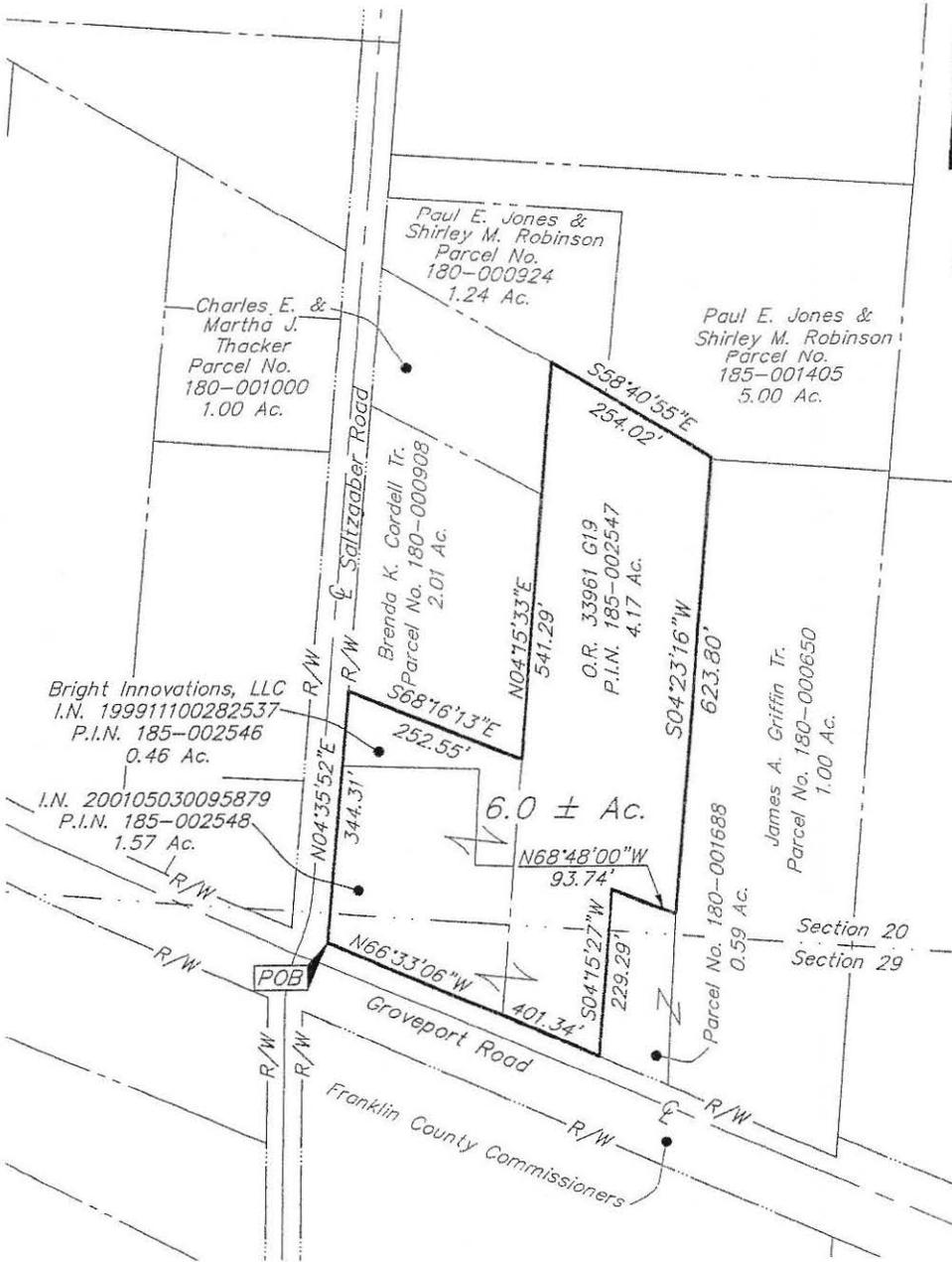
EVANS, MECHWART, HAMBLETON & TILTON, INC.
 170 MILL STREET, GAHANNA, OHIO 43230
 TELEPHONE (614) 471-5150 - FACSIMILE (614) 471-9286

6.0 ± ACRE ZONING
 SECTION 20 AND 29, TOWNSHIP 11, RANGE 21
 CONGRESS LANDS
 VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO

Date: April 4, 2005

Job No. 2005-0665

Scale: 1" = 200'



Note: This description was prepared from record information only and should be used for zoning purposes only.



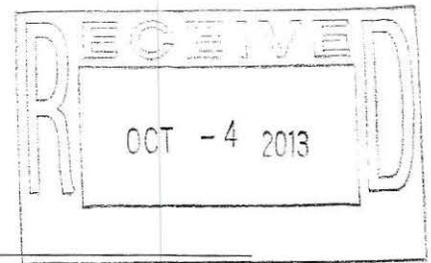
GRAPHIC SCALE
(IN FEET)

I:\CADD\DATA\PROJECT\20050665\DWG\50665.ZM\DWG-LEGAL\FORPRINTS - NO XREFS - PLOTTED BY: JPOWELL - MONDAY, APR 4 2005 - 2:10:34 PM



APPLICATION TO CITY COUNCIL

USE VARIANCE APPLICATION



THE CITY OF GROVEPORT
City Council
655 Blacklick Street
Groveport, Ohio 43125

Application # _____
Case # _____
Filing Fee: \$150.00

Make Check Payable to: City of Groveport

Applicant: Diana Ward

Address: 5141 Bixford Phone: 6148369159

The Zoning Inspector of the City of Groveport, Ohio, has refused to issue a Certificate of Zoning Compliance at the following address:
5650-5 - WPA Groveport Rd Groveport OH 43110
as it is in violation of the Zoning Code No. _____

Existing Zoning: CS Existing Use of Property: _____

Proposed Use of Property: _____

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

The Bldgs ARE Built for office/warehouse
there is a community need; he fits with the community

Refusal constitutes a hardship because:

Building will sit empty, city lose tax and a
good member of community.

SITE PLAN REQUIREMENTS:

Applicant shall submit TWENTY (20) 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.

Mona Pzet 10-4-13
Applicant's Signature Date

DIANA WARD
Applicant's Printed Name

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

Proximity Report Results

6116942/1324462

The selection distance was **500 feet**.

The selected parcel was **185-002547**.

To view a table showing the [proximity](#) within the displayed proximity, scroll down.

[Get Report](#)

[Print Window](#)

[Back to Proximity Report](#)

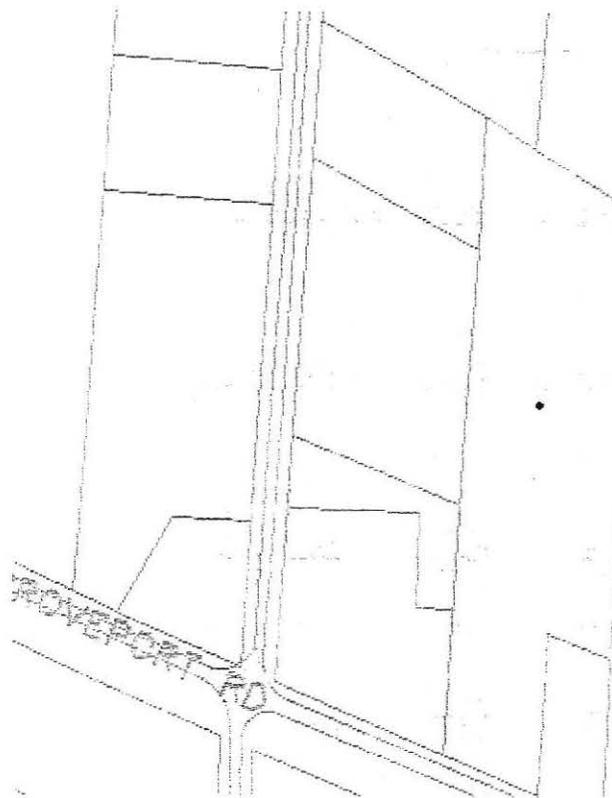


Image Date: Fri Oct 4 10:24:35 2013

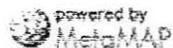
Proximity Parcels

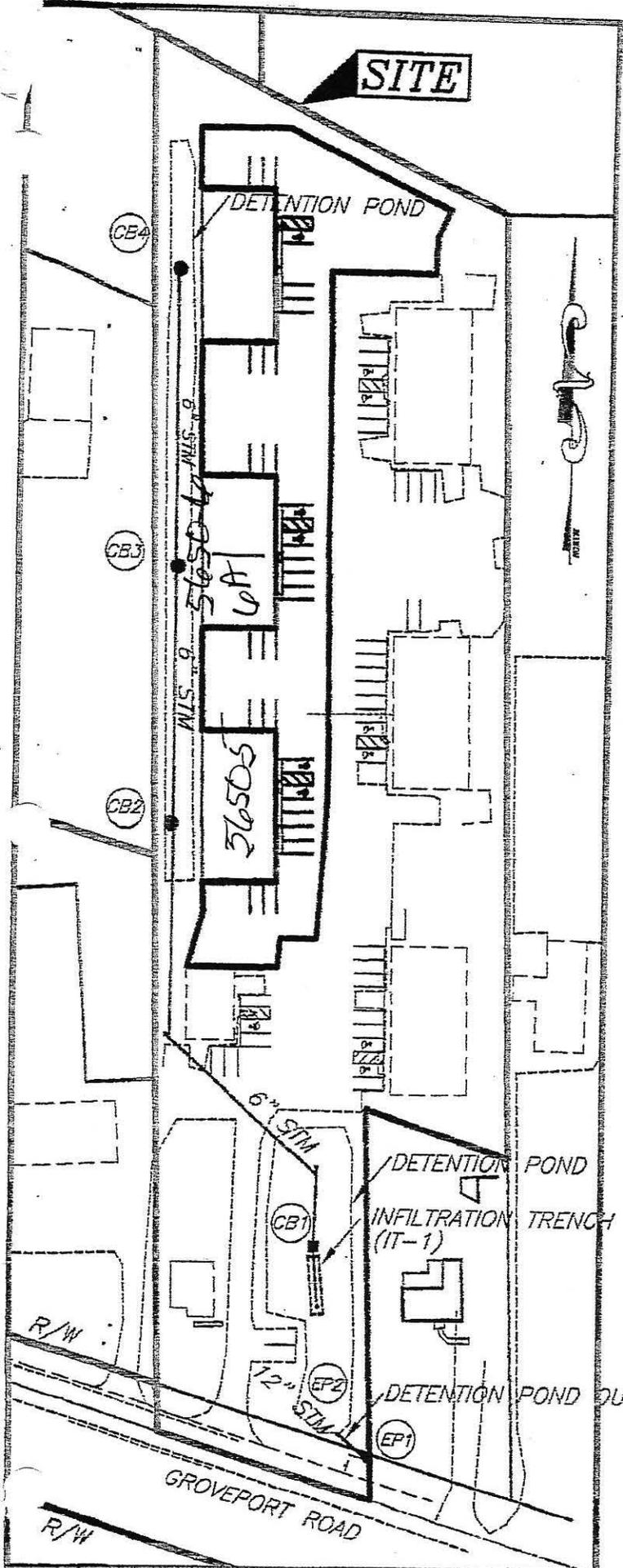
Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

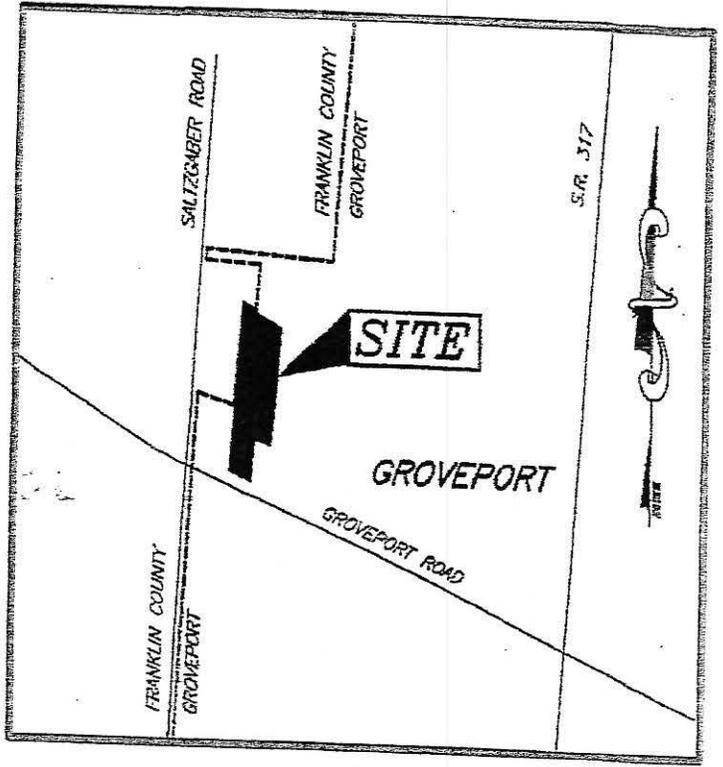
You can then Paste the report into another application.

Parcel	Owner Name	
185-002546	BRIGHT INNOVATIONS LLC	5588 SALTZ
185-002548	BRIGHT INNOVATIONS LLC	5600 SALTZ
185-002547	BRIGHT INNOVATIONS LLC	5650 GROV
185-002550	GRIFFIN JAMES A TR	5670 GROV
185-002549	HERRMANN EDWARD J BISHOP	5684 GROV
180-001181	JONES BECKIE A	5551 SALTZ
185-001405	JONES PAUL E & SHIRLEY M ROBINSON	SALTZGABE
180-000924	JONES PAUL E & SHIRLEY M ROBINSON	5520 SALTZ
180-001000	JPMORGAN CHASE BANK NATIONAL ASSOCI	5544 SALTZ
185-002198	KTR OHIO LLC	5765 N GRE
185-002199	KTR OHIO LLC	5650 N GRE
185-002198	KTR OHIO LLC	5765 N GRE
180-000058	MAYES DONALD G	5630 GROV
185-002773	STUDLEY ROGER J STUDLEY MARC J	5620 GROV
180-000908	THACKER MARTHA J THACKER CHARLES E	5570 SALTZ





SITE MAP
SCALE: 1"=100'



LOCATION MAP
1"=1000'

5650 GROVEPORT RD.



CITY OF GROVEPORT

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

Diana Ward
Bright Innovations

Application # 2013-1814

DISAPPROVAL

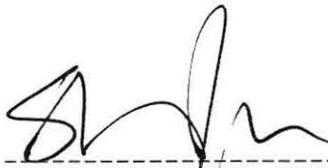
ZONING REVIEW FOR WAREHOUSE SHIPPING AND RECEIVING

LOCATION: 5650 Groveport Road Bldg# 5 units A & B

As a part of the zoning compliance review, a complete review of the proposed WAREHOUSE USE was done on October 8, 2013. The item(s) listed below are not in compliance with the City of Groveport zoning code.

This property is zoned Community Services (CS). Warehouse shipping and receiving is not a permitted use within the CS zoning district. A use variance must be obtained before a certificate of zoning compliance can be issued.

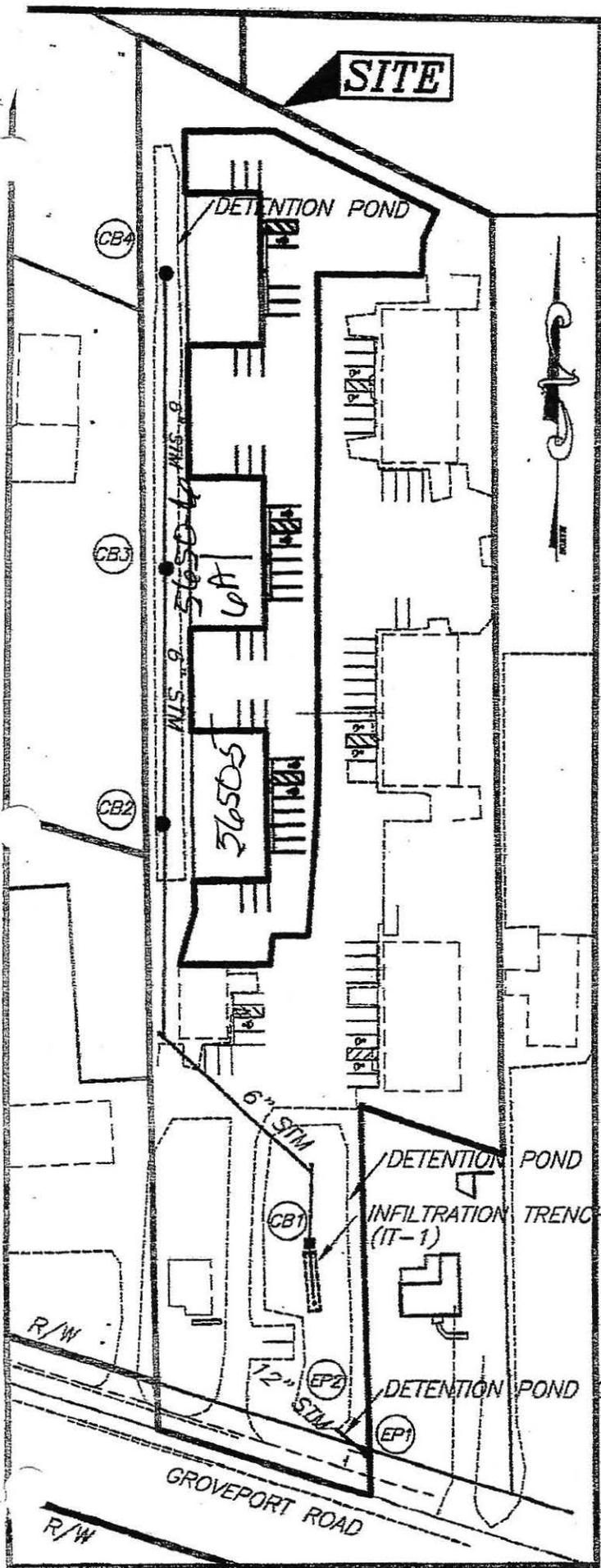
The item(s) above need to be brought into compliance and shown as such on the revised application, or a use variance must be obtained from the City of Groveport City Council for each item listed.



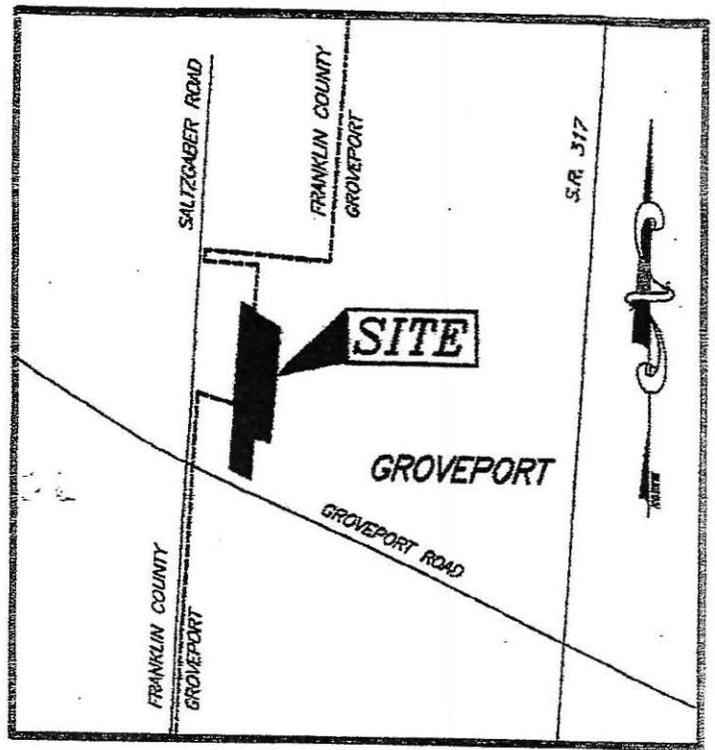
Zoning Inspector

10/8/2013

Date



SITE MAP
SCALE: 1"=100'



LOCATION MAP
1"=1000'

5650 GROVEPORT RD.