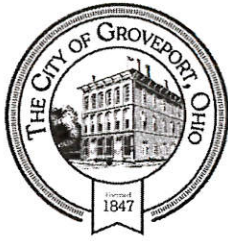


# Zoning Amendment – Rezoning Application

## Application to the Planning & Zoning Commission



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

Date: 1-4-22

Case # 2022-01

**FEES:** 1) Straight Letter District:

A) Residential \$150.00 plus \$25.00 per acre

B) Non-Residential \$250.00 plus \$25.00 per acre

2) PUDS:

A) Without Development Plan \$250.00 plus \$25.00 per acre

B) Development Plan \$350.00 plus \$25.00 per acre

C) Modification of Development Plan \$150.00

Address of property to be rezoned 325 Main Street located on the  
South side of Main street road / avenue.

Parcel # 185-000443. The property contains a total of 1.19 acres.

The property is currently being used for One Family Dwelling On Platted Lot.

The property is currently zoned R-6 Urban Residential.

I am requesting rezoning to the Select Commercial Planned district so that I may use  
the property for a mixed-use commercial building.

Applicant Name: Aaron Carroll Phone #: 614-353-5604

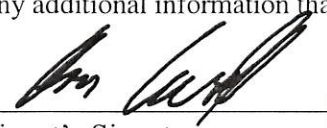
Address: 7271 Landon Lane, New Albany, Ohio 43054

Property Owner Name: Aaron Carroll & Katherine Carroll Phone #: 614-353-5604

Address: 7271 Landon Lane, New Albany, Ohio 43054

**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.

- ☒ Legal description, survey drawing of the subject property, subdivision plat, and other plans that may be applicable.
- ☒ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment. **LOCATED IN DEVELOPMENT TEXT**
- ☒ Any additional information that may be helpful to the Planning & Zoning Commission.

  
Applicant's Signature

Aaron Carroll

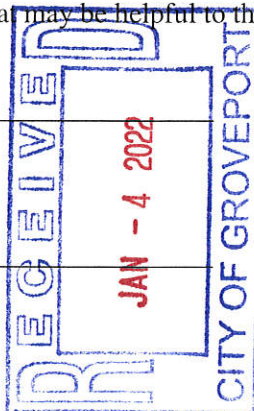
Applicant's Printed Name

614-353-5604

Contact phone number

Carroll.253@gmail.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](http://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: 185-000451

Owner's Name: Theadore Fout & Joyce Fout  
Address: 301 Main Street  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 301 Main Street, Groveport, Ohio 43125

Mail Address: Name: Theadore Fout & Joyce Fout  
Address: 301 Main Street  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000452

Owner's Name: Megan Ray & Alan Ray  
Address: 276 Lesleh Avenue  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 276 Lesleh Avenue, Groveport, Ohio, 43125

Mail Address: Name: Megan Ray & Alan Ray  
Address: 276 Lesleh Avenue  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000897

Owner's Name: June Badger  
Address: 310 Cherry Street  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 310 Cherry Street, Groveport, Ohio 43125

Mail Address: Name: June Badger  
Address: 310 Cherry Street  
City & State: Groveport, Ohio Zip Code 43125

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

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Parcel Number: 185-001073

Owner's Name: Sandra Quick & Doris Luellen  
Address: 330 Cherry Street  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 330 Cherry Street, Groveport, Ohio 43125

Mail Address: Name: Sandra Quick & Doris Luellen  
Address: 330 Cherry Street  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000375

Owner's Name: Danny Darst JR & Jettie Darst  
Address: 275 Frank Street  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 340 Cherry St, Groveport, Ohio 43125

Mail Address: Name: Danny Darst JR & Jettie Darst  
Address: 275 Frank Street  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000 204

Owner's Name: JKF Investments  
Address: 1413 Fairway Drive  
City & State: Grove City, Ohio Zip Code 43123

Site Address: 341 Main Street, Groveport, Ohio 43125

Mail Address: Name: JKF Investments  
Address: 1413 Fairway Drive  
City & State: Grove City, Ohio Zip Code 43123

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

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Parcel Number: 185-000136

Owner's Name: 336 Main Street LLC  
Address: 13291 Sandover Place  
City & State: Pickerington, Ohio Zip Code 43147

Site Address: 336 Main Street, Groveport, Ohio 43125

Mail Address: Name: 336 Main Street LLC  
Address: 13291 Sandover Place  
City & State: Pickerington, Ohio Zip Code 43147

Parcel Number: 185-000407

Owner's Name: Certified Oil Corp  
Address: 949 King Avenue  
City & State: Columbus, Ohio Zip Code 43212

Site Address: 326 Main Street, Groveport, Ohio 43125

Mail Address: Name: Certified Oil Corp  
Address: 949 King Avenue  
City & State: Columbus, Ohio Zip Code 43212

Parcel Number: 185-000574

Owner's Name: Geo J I Limited  
Address: 10890 Winter Rd  
City & State: Amanda, OH Zip Code 43102

Site Address: 296 Main St

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



ALTA/NSPS LAND TITLE SURVEY  
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT,  
SECTION 28, TOWNSHIP 11 NORTH, RANGE 21 WEST,  
CONGRESS LANDS EAST OF THE SCIOTO

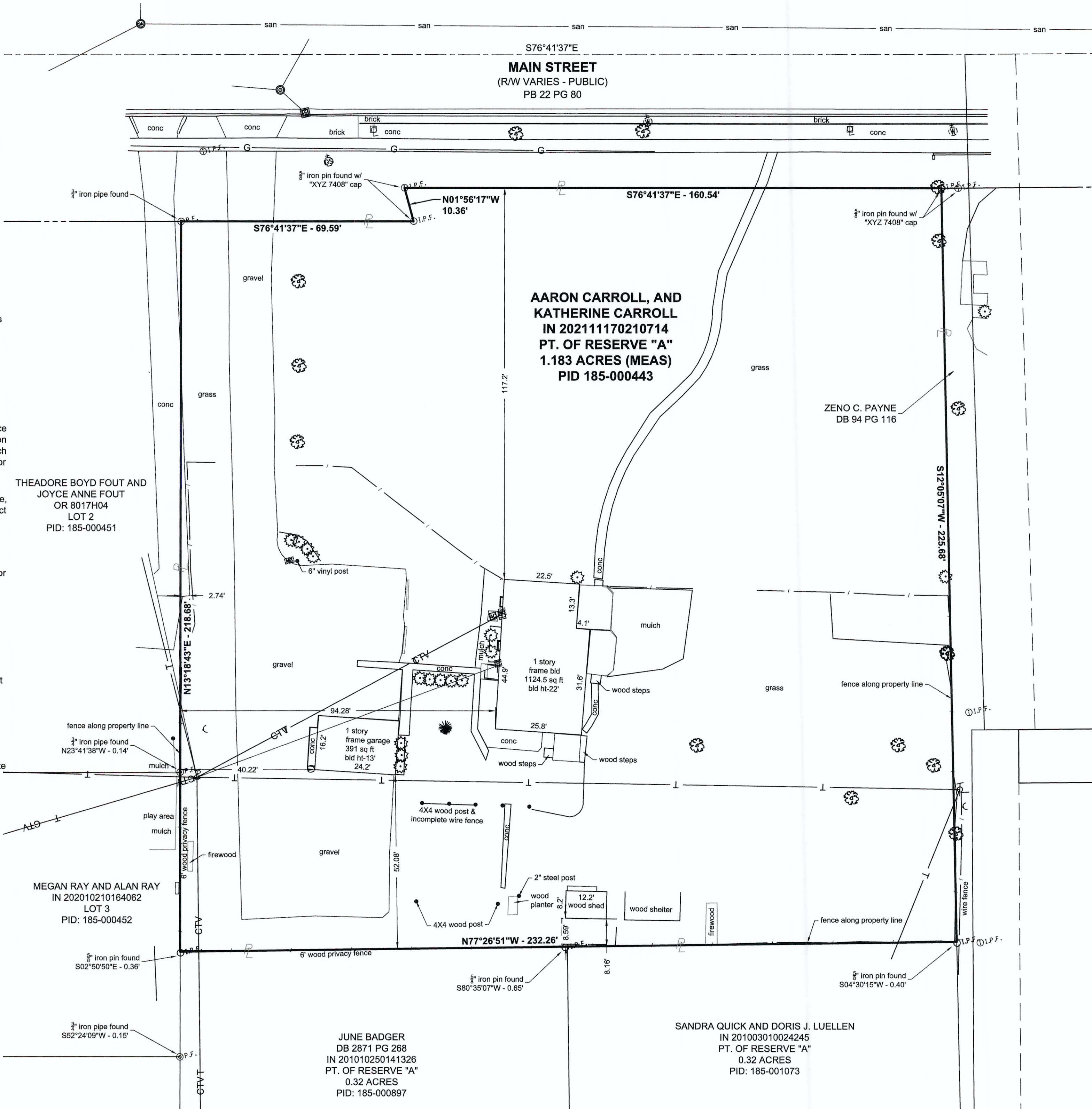


BASIS OF BEARINGS

Bearings described hereon are based on South 76 degrees 41 minutes 37 seconds East for the centerline of Main Street established by field observations, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

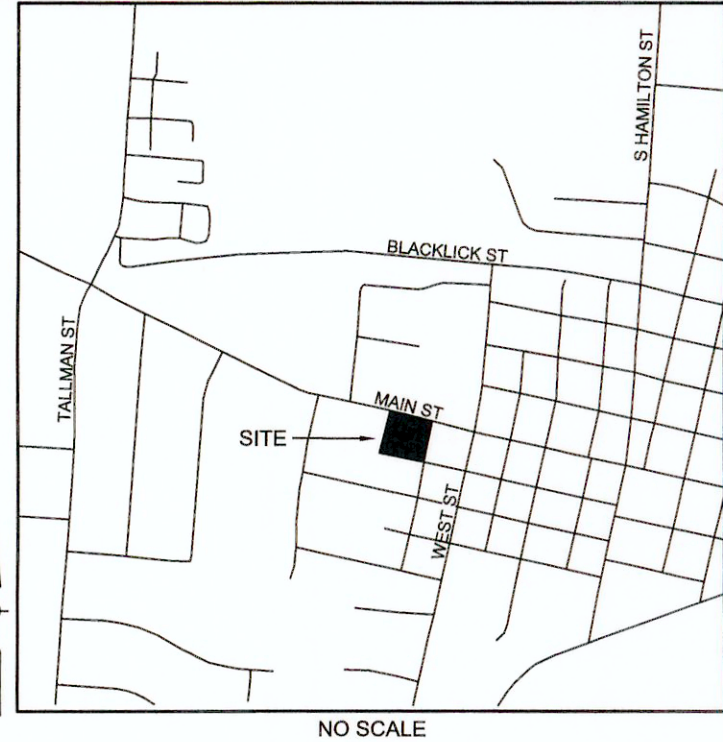
SURVEYOR'S NOTES

- This plat of an ALTA/NSPS LAND TITLE SURVEY is based upon the Stewart Title Guaranty Company commitment for title insurance having Commitment No. 96829 and the effective date of October 1, 2021 at 7:00 AM.
  - No comment is made regarding the following Exceptions in Schedule BII of the commitment for title insurance: Items 1-11.
  - The purpose of this survey was to prepare an ALTA/NSPS Land Title Survey for the site.
  - This plat of an ALTA/NSPS LAND TITLE SURVEY represents the conditions of the site on: November 22, 2021 (date of latest field activity).
  - The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 39049C0432K (effective date June 17, 2008) of the National Flood Insurance Program indicates this site to be within zone "X" (areas determined to be outside 500-year floodplain).
  - The subject property is adjacent to the rights-of-way for Main Street (a public street) on the north. The subject property has direct physical access to Main Street.
  - Discussion of Certain ALTA Table A Items:
    - Item 6(a), 6(b): No zoning report or letter provided by the client.
    - Item 9: There are currently no delineated parking spaces on the subject property.
    - Item 11: The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) or plan information provided by the utility owners and are speculative in nature. There may be underground utilities for which there is no above ground evidence, for which the above ground evidence was not observed (i.e. buried or paved over), or for which no plans were provided.
    - Observed evidence of Gas, Electric, Water, Telecommunications (which may or may not include telephone, cable TV and fiber optic lines), Sanitary Sewer and Storm Drainage exist on or adjacent to the subject property.
    - Item 16: No observed evidence of building construction or earth moving work currently exists on site.
    - Item 17: The undersigned has not been made aware of any proposed changes to the public right-of-way width or location. There is no evidence of recent sidewalk construction.
    - Item 18: The undersigned is not aware of any offsite easements or servitudes not shown on survey.
  - American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our staking, findings, recommendations, plans, specifications, or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.
  - This Plat of an ALTA/NSPS LAND TITLE SURVEY represents a survey made under my supervision and in compliance with the Minimum Standards for Boundary Surveys as established by Chapter 4733-37 of the Ohio Administrative Code with corners established as shown and is true and correct to the best of my knowledge.
- The property shown hereon is one and the same property described in Title Commitment No. 96829 with an effective date of October 1, 2021.



GENERAL PROPERTY INFORMATION

Owners of Record: Aaron Carroll, and Katherine Carroll  
Current Tax PID: 185-000443  
Current Tax District: Madison Twp-Groveport Corp  
Current Deed Reference: IN 202111170210714  
Current Site Address: 325 Main Street, Groveport, Ohio 43125



	Air Conditioner		Building
	Bush		Headwall
	Drainage Inlet Square		Storm Sewer
	Electric Box		Sanitary Sewer
	Electric Meter		Easement
	Gas Service Valve		Setback
	Guy Wire		Right of Way
	Iron Pin & Cap Found		Centerline
	Iron Pin Found		Gas Line
	Iron Pin Set		Water Edge
	Light Pole		Curb
	Mailbox		Edge of Pavement
	Pine Tree		Edge of Parking
	Post		Edge Shoulder
	Power & Telephone Pole		Walk
	Sanitary Manhole		Buried Electric
	Telephone Pedestal		Overhead Electric
	Telephone Pole		Existing Boundary
	Tree		Water Line
	Water Valve		Lot Line
			Paint Line
			Fence
			Drive
			Concrete Pad
			Landscaping/Flower Bed

EXHIBIT "A" - LEGAL DESCRIPTION

Situated in the County of Franklin, in the State of Ohio and in the City of Groveport, and bounded and described as follows:

Being a part of Reserve "A" of the Helsel Addition to the City of Groveport, Ohio, as numbered and delineated upon the recorded plat thereof, of record in Plat Book 22, Page 80, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM, the following:

First Exception: Lot No. 29. Beginning at an iron pipe in the North line of Cherry Street and at the Southwest corner of Reserve "A" in the above mentioned Subdivision;

thence North 09° 24' East, along the West line of said Reserve and the East line of lot numbers 4 and 5 of said Subdivision, a distance of 120.01 feet to an iron pipe; thence South 81° 20' East parallel to the North line of Cherry Street, a distance of 1 16.66 feet to an iron pipe;

thence South 8° 18' West, parallel to the East line of said Reserve, a distance of 120.00 feet to an iron pipe in the South line of said Reserve and the North line of Cherry Street;

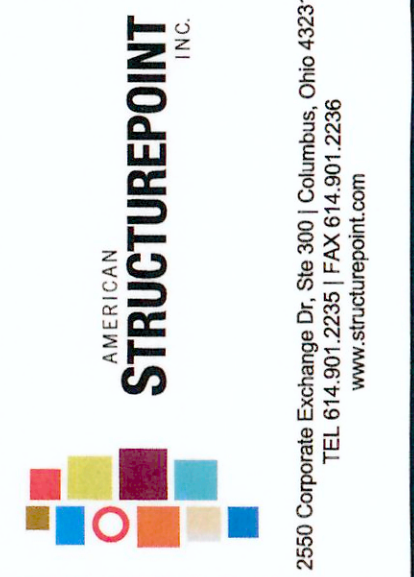
thence North 81° 20' West, along the South line of said Reserve and the North line of Cherry Street, a distance of 117.43 feet to the place of beginning, containing 0.32 acre more or less.

Being a part of Reserve "A" of the Helsel Addition to the City of Groveport, Ohio, as numbered and delineated upon the recorded plat thereof, of record in Plat Book 22, Page 80, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM, the following:

Second Exception: Lot No. 30. Beginning at an iron pipe in the North line of Cherry Street and at the Southeast corner of Reserve "A" in the above mentioned Subdivision;

thence North 08° 18' East along the East line of said Reserve, a distance of 120.00 feet to an iron pipe; thence North 81° 20' West, parallel to the South line of said Reserve and the North line of Cherry Street, a distance of 117.24 feet to an iron pipe; thence South 08° 18' West, parallel to the East line of said Reserve, a distance of 120.00 feet to an iron pipe in the South line of said Reserve and the North line of Cherry Street; thence South 81° 20' East along the South line of said Reserve and the North line of Cherry Street; a distance of 117.42 feet to the place of beginning, containing 0.32 acre of land, more or less.



ALTA/NSPS LAND TITLE SURVEY  
FOR  
325 MAIN STREET  
CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO

REVISIONS	DATE	SHEET NO.	DESCRIPTION

**Surveyor Contact Information**  
Michael J. Ward, PS  
614-901-2235  
mward@structurepoint.com

DATE:	12/13/2021
DRAWN BY:	MJW
CHECKED BY:	MJW
JOB NUMBER:	2021.02641

PLOT SCALE: 1"=20' 12/2021 11:59 AM EDITED BY: MWARD DRAWING FILE: C:\2021\02641.D, DRAWINGS\SURVEY\2021\02641.SV, 2021-12-01 12:01 L.T.S. DWG



To: Aaron Carroll, JPMorgan Chase Bank, N.A., its successors and/or assigns, as their interests may appear, Stewart Title Guaranty Company, and all of their respective successors and/or assigns as their interests may appear.

a) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on November 22, 2021.

Date of Plat or Map: December 13, 2021  
This document is not valid unless imprinted with a land surveyor's seal.

Michael J. Ward  
Registered Professional Surveyor No. 8808  
Date 1/4/22