

USE VARIANCE
Application to Planning & Zoning Commission



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

Date: 4-23-26
Case # Z-2026-0048
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: _____

Address of property 4601 Homer Ohio Lane

Parcel # 185-001429. The property is currently zoned PIP

The property is currently being used for Vacant (as of 4/16/2026)

The proposed use of the property is Contractor Trade Services

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

Relocate Ardent's Columbus-region operations and Corporate Headquarters to Groveport.

Refusal constitutes a hardship because Please see attached letter with Statement of Hardship.

Applicant Name: Ardent Environmental Services - Levi Cordle Phone: 740-808-1088

Address: 2149 Mc Gaw Road, Obetz, OH 43207

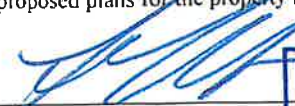
Property Owner Name: Ransom Holdings Phone: 216-570-8365

Address: 160 Kensington Cir, Bay Village, OH 44140

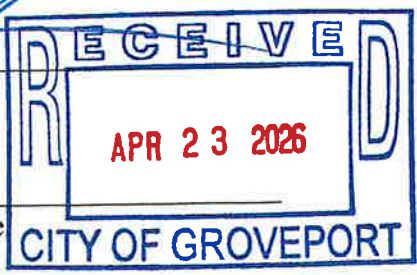
SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet. Also, submit an electronic version on a thumb drive or send by PDF to buildingclerk@groveport.org.

- 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.


Applicant's Signature

Levi Cordle
Applicant's Printed Name



740-808-1088
Contact phone number

lcordle@ArdentEnvironmental.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: 185-002057

Owner's Name: AIPU Food Industry (USA)
Address: 18 Primrose Cir
City & State: Princeton, NJ Zip Code 08548

Site Address: Homer Ohio Ln

Mail Address: Name: Same as above
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000904

Owner's Name: State of Ohio Dir of Adm Services ORC 501.02
Address: 30 E. Broad St
City & State: Columbus, OH Zip Code 43215

Site Address: S Hamilton Rd

Mail Address: Name: Same as above
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001428

Owner's Name: SMP Partnership
Address: 4615 Homer Ohio Ln
City & State: Groveport, OH Zip Code 43125

Site Address: 4615 Homer Ohio Ln

Mail Address: Name: Same as above
Address: _____
City & State: _____ Zip Code _____

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

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Parcel Number: 185-001422

Owner's Name: Franklin Services Holdings Co
Address: 14250 Industrial Ave S
City & State: Maple Heights, OH Zip Code 44137

Site Address: 4600 Homer Ohio Ave

Mail Address: Name: Same as above
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001669

Owner's Name: Craft Hamilton
Address: 1290 Av of the Amer #914
City & State: New York, NY Zip Code 10104

Site Address: 4600 S Hamilton Rd

Mail Address: Name: Same as above
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

Levi Cordle

Application #Z-2026-0037

DISAPPROVAL

ZONING REVIEW FOR ENVIROMENTAL CONTRACTOR

LOCATION: 4601 Homer Ohio Lane

As a part of the zoning compliance review, a complete review of the proposed BUILDING AND SITE was done on April 15, 2026. 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



April 20, 2026

City of Groveport
Planning & Zoning Commission
655 Blacklick Street
Groveport, OH 43125

RE: Ardent Environmental Services Information Letter Supporting Application #Z-2026-0037 and Associated Use Variance Request for Parcel #185-001429-00 located at 4601 Homer Ohio Lane, Groveport, OH (Site).

Dear Sir/Madame:

Ardent Environmental Services, LLC (Ardent) is an environmental contracting firm and is seeking to lease the office/warehouse facility located at the above-referenced Site to house our Columbus-region operations and Corporate Headquarters.

On April 6, 2026, Ardent submitted an Application for Certificate of Zoning Compliance and subsequently received disapproval correspondence from the City indicating that "Contractor Trade Services" is not an approved use for the Site's current Planned Industrial Park zoning designation. As part of the correspondence, the City requested that Ardent prepare a Use Variance for the City's consideration, along with a written overview of Ardent's business operations.

Pursuant to the City's request, we have prepared a summary of Ardent's business operations below. We have also presented a Statement of Hardship with additional context as to the Site's zoning change, historic and recent uses and the reasoning for Ardent's request for Contractor Trade Use.

Statement of Hardship

Ardent provides the following for the City's consideration with respect to the Site's zoning and historical and recent uses:

1. The Site has been occupied by contracting firms continuously since 2010, with the most recent firm vacating the premises on April 16, 2026 – less than a week prior to this writing. Those firms represent the same occupancy that Ardent is proposing.
2. The zoning for this parcel was modified after the building was constructed and originally occupied.
3. The building's owner was not aware of the zoning change, and that change is now limiting the future use and marketing of the Site.
4. Ardent entered into a lease for the Site based on the idea that Contractor Trade Use had been previously allowed.

Due to the previously unknown zoning change, Ardent has not been able to implement our planned relocation to the subject Site and has had to arrange for extended temporary occupancy at our existing facility in Obetz. While we prefer to relocate our Columbus-region operations and Corporate Headquarters to Groveport, we will be required to forgo that opportunity in the event

that we are not able to gain approval of the previously-allowed Site use in the immediate near-term.

Ardent Overview

Ardent is an environmental contractor specializing in Environmental Construction, Remediation, Emergency Spill Response and Scheduled Environmental Services. Our team consists of Geologists, Engineers, Construction Managers, Field Operations Professionals and Corporate Support Professionals who help our clients address environmental issues and improve the environmental condition of their sites.

Ardent's specific services range between routine responses to road-side spills to large-scale remediation of industrial sites and national-scale emergency response activities. We conduct these activities for a client-base that includes leaders in the following market segments:

- Electric and Gas Transmission and Distribution
- Environmental Consulting
- Industrial and Manufacturing
- Mid-Stream and Down-Stream Petroleum
- Public Municipalities, Land-Banks and Community Improvement Corporations
- Private Property Development
- Regulatory Agencies (e.g., Ohio EPA, U.S. EPA)
- Transportation

Ardent is currently headquartered in Obetz, OH. In addition, we have operations centers in Miamisburg, OH and Wentzville, MO. Our intent is to relocate our Corporate Headquarters from the current Obetz location to the subject Site in Groveport.

If consummated, Groveport would house corporate administrative functions, technical and project management professionals, environmental managers and field operations personnel, along with warehousing for field equipment and disposable supplies, pickup trucks, stake-bed trucks, response vehicles and support equipment.

We appreciate your consideration of our accompanying Use Variance Request. Should you have any questions or require additional information, feel free to call either of the undersigned at the numbers indicated below.

Sincerely,



Levi Cordle
Principal
740-808-1088



William Dennis
Principal
724-622-5527

**FRANKLIN COUNTY AUDITOR PARCEL MAP
4601 HOMER OHIO LANE (PARCEL 185-001429-00)**

Image obtained from Franklin Co Auditor Website
Accessed on 4/2/2026.



**FRANKLIN COUNTY AUDITOR AERIAL PHOTOGRAPH
4601 HOMER OHIO LANE (PARCEL 185-001429-00)**

*Image obtained from Franklin Co Auditor Website
Accessed on 4/2/2026.*

Parcel ID: 185-001429-00
RANSOM HOLDINGS LLC

Map Routing: 185-N122AA-01100
4601 HOMER OHIO LN

