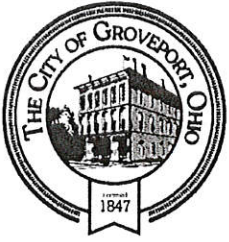


USE VARIANCE
Application to Planning & Zoning Commission



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

Date: 10-4-22
Case # 2022-05
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 (c).

Address of property 4180 Bixby Rd, Groveport, OH 43125.

Parcel # 185-000901. The property is currently zoned Rural.

The property is currently being used for Unused.

The proposed use of the property is Transportation center.

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

To allow the construction of the Transportation Center (which includes administrative offices) in a Rural Zoning District.

Refusal constitutes a hardship because The School District would have to purchase a new site for the Transportation Center.

Applicant Name: Jim Voorhis Phone: (513) 398-4931

Address: 414 Reading Road, Mason, OH 45040

Property Owner Name: Groveport Madison School District Phone: (614) 492-2520

Address: 4400 Marketing Pl, Suite B, Groveport, OH, 43125

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.

- ☐ 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.

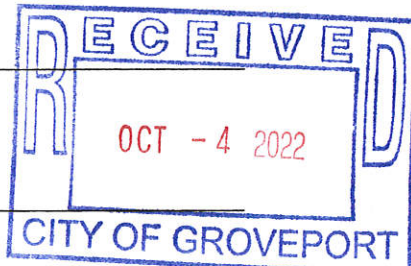
APPLICANT'S AFFIDAVIT:

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.

Jim Voorhis
Applicant's Signature

Jim Voorhis

Applicant's Printed Name



(513) 398-4931

Contact phone number

jim@vswc.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.franklincountvauditor.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: 185-001081

Owner's Name: Columbus Southern Power

Address: 700 Morrison Road

City & State: Columbus, Ohio

Zip Code 43230

Site Address: 4101 Hendron Road

Mail Address: Name: Columbus Southern Power

Address: 700 Morrison Road

City & State: Columbus, Ohio

Zip Code 43230

Parcel Number: 185-001084

Owner's Name: 4221 Bixby Rd LLC

Address: PO Box 1510

City & State: Powell, Ohio

Zip Code 43065

Site Address: 4221 Bixby Road

Mail Address: Name: 4221 Bixby Rd LLC

Address: PO Box 1510

City & State: Powell, Ohio

Zip Code 43065

Parcel Number: 185-001096

Owner's Name: Columbus Southern Power

Address: 700 Morrison Road

City & State: Columbus, Ohio

Zip Code 43230

Site Address: 4100 Bixby Road

Mail Address: Name: Columbus Southern Power

Address: 700 Morrison Road

City & State: Columbus, Ohio

Zip Code 43230

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Parcel Number: 185-001109

Owner's Name: Gerald and Karen Van Norman
Address: 4255 Bixby Road
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4255 Bixby Road

Mail Address: Name: Gerald and Karen Van Norman
Address: 4255 Bixby Road
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001119

Owner's Name: John Brock
Address: 4435 Bixby Road
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4435 Bixby Road

Mail Address: Name: John Brock
Address: 4435 Bixby Road
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001120

Owner's Name: Henry and Chan Sou
Address: Bixby Road
City & State: Groveport, Ohio Zip Code 43125

Site Address: Bixby Road

Mail Address: Name: Henry and Chan Sou
Address: Bixby Road
City & State: Groveport, Ohio Zip Code 43125

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Parcel Number: 185-001289

Owner's Name: Komar Industries Inc

Address: 4425 Marketing Place

City & State: Groveport, Ohio

Zip Code 43125

Site Address: 4425 Marketing Place

Mail Address: Name: Komar Industries Inc

Address: 4425 Marketing Place

City & State: Groveport, Ohio

Zip Code 43125

Parcel Number: 185-001296

Owner's Name: Safety Kleen Corp

Address: PO Box 27713

City & State: Houston, TX

Zip Code 77227

Site Address: 4445 Marketing Place

Mail Address: Name: Safety Kleen Corp

Address: PO Box 27713

City & State: Houston, TX

Zip Code 77227

Parcel Number: 185-001308

Owner's Name: Safety Kleen Corp

Address: PO Box 27713

City & State: Houston, TX

Zip Code 77227

Site Address: 4465 Marketing Place

Mail Address: Name: Safety Kleen Corp

Address: PO Box 27713

City & State: Houston, TX

Zip Code 77227

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185-000892

Parcel Number: 185-001361 / 185-000614 / 185-001381 / 185-001382

Owner's Name: Groveport Madison Local School District

Address: 4400 Marketing PL

City & State: Groveport, OH

Zip Code 43125

Site Address: 4400 Marketing Place

/ 4411 Marketing PL / 0 Marketing PL /

4475 Hamilton Rd S

Mail Address: Name: Same

Address: _____

City & State: _____

Zip Code _____

Parcel Number: 185-001362

Owner's Name: Komar Industries

Address: 4425 Marketing Place

City & State: Groveport, Ohio

Zip Code 43125

Site Address: 4411 Marketing Place

Mail Address: Name: Komar Industries

Address: 4425 Marketing Place

City & State: Groveport, Ohio

Zip Code 43125

Parcel Number: 185-001368

Owner's Name: JC Realty Partners

Address: 4241 Williams Road

City & State: Groveport, Ohio

Zip Code 43125

Site Address: 4241 Williams Road

Mail Address: Name: JC Realty Partners

Address: 4241 Williams Road

City & State: Groveport, Ohio

Zip Code 43125

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Parcel Number: 185-001380

Owner's Name: Home City Ice
Address: 4505 S Hamilton Road
City & State: Groveport Ohio Zip Code 43125

Site Address: 4505 S Hamilton Road

Mail Address: Name: Home City Ice
Address: 4505 S Hamilton Road
City & State: Groveport Ohio Zip Code 43125

Parcel Number: 185-001385

Owner's Name: Flood Properties
Address: 1257 Colston Drive
City & State: Westerville Ohio Zip Code 43081

Site Address: 4181 Venture Road

Mail Address: Name: Flood Properties
Address: 1257 Colston Drive
City & State: Westerville Ohio Zip Code 43081

Parcel Number: 185-001388

Owner's Name: Petrolance Properties
Address: 1009 Schieffelin Road
City & State: Apex, NC Zip Code 27502

Site Address: 4161 Venture Place

Mail Address: Name: Petrolance Properties
Address: 1009 Schieffelin Road
City & State: Apex, NC Zip Code 27502

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Parcel Number: 185-001396 / 185-001392

Owner's Name: Groveport School Properties
Address: 4485 S Hamilton Road
City & State: Groveport Ohio Zip Code 43125

Site Address: 4085 Venture Place / 4485 Hamilton Rd

Mail Address: Name: Groveport School Properties
Address: 4485 S Hamilton Road
City & State: Groveport Ohio Zip Code 43125

Parcel Number: 185-001397

Owner's Name: RRG Venture Place
Address: 4091 Venture Place
City & State: Groveport Ohio Zip Code 43125

Site Address: 4091 Venture Place

Mail Address: Name: RRG Venture Place
Address: 4091 Venture Place
City & State: Groveport Ohio Zip Code 43125

Parcel Number: 185-001398

Owner's Name: Ansar Iqbal and Shehnaz Begum
Address: 4105 Williams Road
City & State: Groveport Ohio Zip Code 43125

Site Address: 4105 Williams Road

Mail Address: Name: Ansar Iqbal and Shehnaz Begum
Address: 4105 Williams Road
City & State: Groveport Ohio Zip Code 43125

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Parcel Number: 185-001960

Owner's Name: Jeff + Jerry Wiley
Address: 7019 Greensview Village
City & State: Groveport Ohio Zip Code 43125

Site Address: 0 Hamilton Road

Mail Address: Name: Jerry Wiley
Address: 7019 Greensview Village
City & State: Groveport Ohio Zip Code 43125

Parcel Number: 185-002306

Owner's Name: Columbus and Franklin Cnty Metro Park District
Address: 1069 W Main Street
City & State: Westerville Ohio Zip Code 43081

Site Address: 0 Hendron Road

Mail Address: Name: Columbus and Franklin Cnty Metro Park District
Address: 1069 W Main Street
City & State: Westerville Ohio Zip Code 43081

Parcel Number: 185-002244 / 185-002779

Owner's Name: City of Groveport
Address: 655 Blacklick St
City & State: Groveport, OH Zip Code 43125

Site Address: 4739 Founders / 0 Hamilton Rd

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

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Parcel Number: 185-000723

Owner's Name: Safety Kleen Corp

Address: PO Box 27713

City & State: Houston, TX

Zip Code 77227

Site Address: 4465 Marketing Place

Mail Address: Name: Safety Kleen Corp

Address: PO Box 27713

City & State: Houston, TX

Zip Code 77227

Parcel Number: 185-000869

Owner's Name: City of Columbus

Address: 90 W Broad St, RM 425

City & State: Columbus, OH

Zip Code 43215

Site Address: 0 Hendron Road

Mail Address: Name: City of Columbus

Address: 90 W Broad St, RM 425

City & State: Columbus, OH

Zip Code 43215

Parcel Number: 185-001349

Owner's Name: Madison Township Bd of TRS

Address: 4567 Firehouse Ln

City & State: Groveport, OH

Zip Code 43125

Site Address: 4567 Firehouse Ln

Mail Address: Name: Same

Address: _____

City & State: _____

Zip Code _____

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

Property Owner's List

Current Parcel List

Results Click rows to view property details

All	Alt ID	Site Address	Owner 1	Owner 2
<input type="checkbox"/>	... 185-002244-00	4739 FOUNDERS DR	VILLAGE OF GROVEPORT OHIO	
<input type="checkbox"/>	... 185-002993-00	S HAMILTON RD	NH41-COLUMBUS HAMILTON 2 LLC	
<input type="checkbox"/>	... 185-001552-00	4575 MADISON LN	MADISON TOWNSHIP TRS	
<input type="checkbox"/>	... 185-001669-00	4600 S HAMILTON RD	CRAFT HAMILTON LLC	
<input type="checkbox"/>	... 185-001431-00	HAMILTON RD	S M P PARTNERSHIP	
<input type="checkbox"/>	... 185-002058-00	4581 HOMER OHIO LN	4581 HOMER OHIO LANE LLC	
<input type="checkbox"/>	... 185-002889-00	HAMILTON RD	WH CAPITAL LLC	
<input type="checkbox"/>	... 185-001398-00	4105 WILLIAMS RD	IQBAL ANSAR	BEGUM SHEHNAZ
<input type="checkbox"/>	... 185-000869-00	HENDRON RD	CITY OF COLUMBUS	
<input type="checkbox"/>	... 185-001372-00	4343 HAMILTON RD	AO SMITH CORPORATION	
<input type="checkbox"/>	... 185-001407-00	4300 AMALGAMATED PL	JOINT VOCATIONAL SCHOOL	DISTRICT BD OF EDUCATION
<input type="checkbox"/>	... 185-001289-00	4425 MARKETING PL	KOMAR INDUSTRIES INC	
<input type="checkbox"/>	... 185-000723-00	4465 MARKETING PL	SAFETY KLEEN CORP	
<input type="checkbox"/>	... 185-001296-00	4445 MARKETING PL	SAFETY KLEEN CORP	
<input type="checkbox"/>	... 185-001308-00	4465 HAMILTON RD	SAFETY-KLEEN CORP	
<input type="checkbox"/>	... 185-000614-00	4411 MARKETING PL	GROVEPORT MADISON LOCAL SCHOO...	
<input type="checkbox"/>	... 185-000901-00	4465 S HAMILTON RD	STATE OF OHIO DIR OF ADM	SERVICES ORC 501.02
<input type="checkbox"/>	... 185-001329-00	4431 MARKETING PL	CORPORATION OF PRESIDING	BISHOP CHURCH JESUS

<input type="checkbox"/>	... 185-001361-00	4400 MARKETING PL	GROVEPORT MADISON LOCAL SCHOO...	
<input type="checkbox"/>	... 185-001362-00	4411 MARKETING PL	KOMAR INDUSTRIES LLC	
<input type="checkbox"/>	... 185-001368-00	4241 WILLIAMS RD	JC REALTY PARTNERS LLC	
<input type="checkbox"/>	... 185-001381-00	MARKETING PL	GROVEPORT MADISON LOCAL SCHOO...	
<input type="checkbox"/>	... 185-001382-00	MARKETING PL	GROVEPORT MADISON LOCAL SCHOO...	
<input type="checkbox"/>	... 185-001171-00	4279-4293 DIRECTOR...	MILANA ENTERPRISES LLC	
<input type="checkbox"/>	... 185-001163-00	4309 DIRECTORS BL	GOLDEN CHARLIE	GOLDEN VICKI

<input type="checkbox"/>	... 185-001119-00	4435 BIXBY RD	BROCK JOHN P	
<input type="checkbox"/>	... 185-001120-00	BIXBY RD	SOU HENRY	SOU CHAN
<input type="checkbox"/>	... 185-001109-00	4255 BIXBY RD	VAN NORMAN GERALD A	VAN NORMAN KAREN
<input type="checkbox"/>	... 530-156595-00	4201 S HAMILTON RD	DAVIS DOROTHY M	MARGUERITE C HINTON
<input type="checkbox"/>	... 530-114084-00	4255 S HAMILTON RD	RICART PROPERTIES INC	

<input type="checkbox"/>	... 185-000861-00	4333 DIRECTORS BL	KINELL PROPERTIES LLC	
<input type="checkbox"/>	... 185-001292-00	4353 DIRECTORS BL	PEERLESS SAW CO	
<input type="checkbox"/>	... 185-000877-00	4350 S HAMILTON RD	PUBLIC STORAGE	
<input type="checkbox"/>	... 185-000904-00	S HAMILTON RD	STATE OF OHIO DIR OF ADM	
<input type="checkbox"/>	... 185-001360-00	4400 S HAMILTON RD	LYNX PROPERTIES CORP	
<input type="checkbox"/>	... 185-002906-00	4400 S HAMILTON RD	SEARS ROEBUCK & CO (LESSEE)	GROVEPORT LYNX ..
<input type="checkbox"/>	... 185-002942-00	4500 S HAMILTON RD	BROADSTONE OP OHIO LLC	
<input type="checkbox"/>	... 185-002970-00	4470 S HAMILTON RD	OHIO POWER COMPANY	
<input type="checkbox"/>	... 185-001399-00	4001 BIXBY RD	AMERICAN ELECTRIC POWER	SERVICE CORP
<input type="checkbox"/>	... 185-001081-00	4601 HENDRON RD	COLUMBUS SOUTHERN POWER	CO
<input type="checkbox"/>	... 185-001096-00	4100 BIXBY RD	COLUMBUS SOUTHERN POWER	CO
<input type="checkbox"/>	... 185-002306-00	HENDRON RD	COLUMBUS & FRANKLIN CNTY	METROPOLITAN PARK DIST
<input type="checkbox"/>	... 185-001084-00	4221 BIXBY RD	4221 BIXBY RD LLC	
<input type="checkbox"/>	... 185-000868-00	4200 BIXBY RD	FRANKLIN COUNTY	COMMISSIONERS
<input type="checkbox"/>	... 185-001380-00	4505 S HAMILTON RD	HOME CITY ICE CO	
<input type="checkbox"/>	... 185-001385-00	4181 VENTURE RD	FLOOD PROPERTIES LLC	
<input type="checkbox"/>	... 185-001388-00	4161 VENTURE PL	PETROLIANCE PROPERTIES	
<input type="checkbox"/>	... 185-001389-00	4100 VENTURE BL	GERM PROPERTY MANAGEMENT	
<input type="checkbox"/>	... 185-001392-00	4485 HAMILTON RD	GROVEPORT SCHOOL PROPERTIES L...	
<input type="checkbox"/>	... 185-001396-00	4085 VENTURE PL	GROVEPORT SCHOOL PROPERTIES L...	
<input type="checkbox"/>	... 185-001397-00	4091 VENTURE DR	RRG VENTURE PLACE LLC	
<input type="checkbox"/>	... 185-000892-00	4475 S HAMILTON RD	MADISON LOCAL SCHOOL	DISTRICT
<input type="checkbox"/>	... 185-001349-00	4567 FIREHOUSE LN	MADISON TOWNSHIP BD OF	TRS
<input type="checkbox"/>	... 185-001960-00	HAMILTON RD	WILEY JEFF	WILEY JERRY
<input type="checkbox"/>	... 185-002779-00	HAMILTON RD	VILLAGE OF GROVEPORT OHIO	