

USE VARIANCE APPLICATION TO CITY COUNCIL



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

Date: 5/5/23
Case # 2023-03
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 385 Main St Groveport OH 43125

Parcel # 185-000282 & 185-000283 The property is currently zoned Residential R-L

The property is currently being used for Home/Dwelling

The proposed use of the property is Same plus seasonal produce/flower stand

I appeal to City Council for a Use Variance that will allow me to do the following: outdoor retail sales:
to sell produce and flowers *Also would like to have*
approve street permit for temporary hoop
style tent during March April and October

Refusal constitutes a hardship because My wife and I have spent and worked
hard to create a home grown bouquet and produce stand

Applicant Name: Brian Casserly Phone: 614 332 6743

Address: 385 Main St. Groveport OH 43125

Property Owner Name: SAMP Phone: _____

Address: _____

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.

Brian P Casserly
Applicant's Signature

Brian P Casserly
Applicant's Printed Name



614 332 6743
Contact phone number

bigbcass@yahoo.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 *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: 185-000367

Owner's Name: Richard Palsgrove
Address: 378 Cherry St
City & State: Groveport Ohio Zip Code 43125

Site Address: Same

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

Parcel Number: 185-000194

Owner's Name: Jason Hupka
Address: 386 Cherry St
City & State: Groveport Ohio Zip Code 43125

Site Address: Same

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

Parcel Number: 185-000245

Owner's Name: David Starn Chelsea Kimberly
Address: 397 Main St
City & State: Groveport Ohio Zip Code 43125

Site Address: Same

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

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

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Parcel Number: 185-000283

Owner's Name: Brian Casserly
Address: 385 Main St
City & State: Groveport Ohio Zip Code 43125

Site Address: Same

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

Parcel Number: 185 000284

Owner's Name: Peggy Jones
Address: 373-377 Main St
City & State: Groveport OH Zip Code 43125

Site Address: Same

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

Parcel Number: 185-000 418

Owner's Name: Michele Baker
Address: 386 Main St
City & State: Groveport Ohio Zip Code 43125

Site Address: Same

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

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

PROPERTY OWNERS LIST

List of all adjoining property owners, 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 *Your Property*, *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: 185-000446

Owner's Name: Jacob Foote & Megan Maki
Address: 396 Cherry St
City & State: Groveport, OH Zip Code 43125

Site Address: 396 Cherry St

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

Parcel Number: 185-000026

Owner's Name: Clarence & Rebecca Little
Address: 398-398 1/2 Main St
City & State: Groveport, OH Zip Code 43125

Site Address: 398-398 1/2 Main St

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

Parcel Number: 185-000401

Owner's Name: Leshell Duncan
Address: 378 Main St
City & State: Groveport, OH Zip Code 43125

Site Address: 378 Main St

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



CITY OF GROVEPORT

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

Brian Casserly

Application #2023-0332

DISAPPROVAL

ZONING REVIEW FOR OUTDOOR RETAIL SALES (REVISION DATED 05-05-23)

LOCATION: 385 MAIN STREET (parcels #185-000282 and 185-000283)

As a part of the zoning compliance review, a complete review of the proposed use as RETAIL SALES was done on May 5, 2023. The item(s) listed below are not in compliance with the City of Groveport zoning code.

Section 1153.03(c) shows that retail sales are not a permitted or conditional use in the Urban Residential (R-6) zoning district.

1. The use requested is not permitted in the R-6 zoning district, a rezoning of the property or use variance must be granted by Groveport City Council before a certificate of zoning compliance can be issued.

05/05/23 - Rezoning or Use variance required.

Section 1154.04(c)(2) states that a structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established building line.

3. Please show the area to be used for display and sales on the site plan, retail sales area must not be located in front of required setback line.

05/05/23 - Sales area as shown does not comply with the 40-foot building setback line along Main Street. The sales area is shown with a 25-foot setback. Variance required.

Section 1176.05 (a)(1) requires a buffer yard to be located on the side and rear lot lines of a parcel extending to the lot or parcel boundary line.

Section 1176.05 (c)(2)(C) show the retail use to be a class III land use.

4. As such, this would require an "E" type buffer along the west and south property lines. Per the Buffer Yard Requirements table, footnote (1) states that should a developed use increase in intensity from a given land use class to a higher one, the Planning Commission shall, during the site plan review process, determine if additional buffer yard is needed and, if so, to what extent and type. Submit a landscape plan showing required buffers.

05-05-23 - No Buffer shown. Variance required.

Application for a rezoning or use variance and area variances 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

05/05/2023
Date

Map Produced May 1, 2023

Source: 2021 Aerial Photograph

Edge of Pavement

Roadway Centerline

Roadway Centerlines

—+— Railroad Centerlines

 Building Footprints Building Under Construction Creeks, Streams, Ditches

Rivers & Ponds

Source: USIP - 2019 LiDAR Collection

Spot Elevation

Index Contour

Intermediate C


Source: Franklin County Auditor & Engineer

Parcel IDs

166 Parcel Dimensions

100 Lot Numbers

123 Main St Site Address

 Parcel Boundary Subdivision Boundary Condominium Boundary

 County Boundary

 City or Village Boundary Tax District Boundary School District Boundary Zip Code Boundary

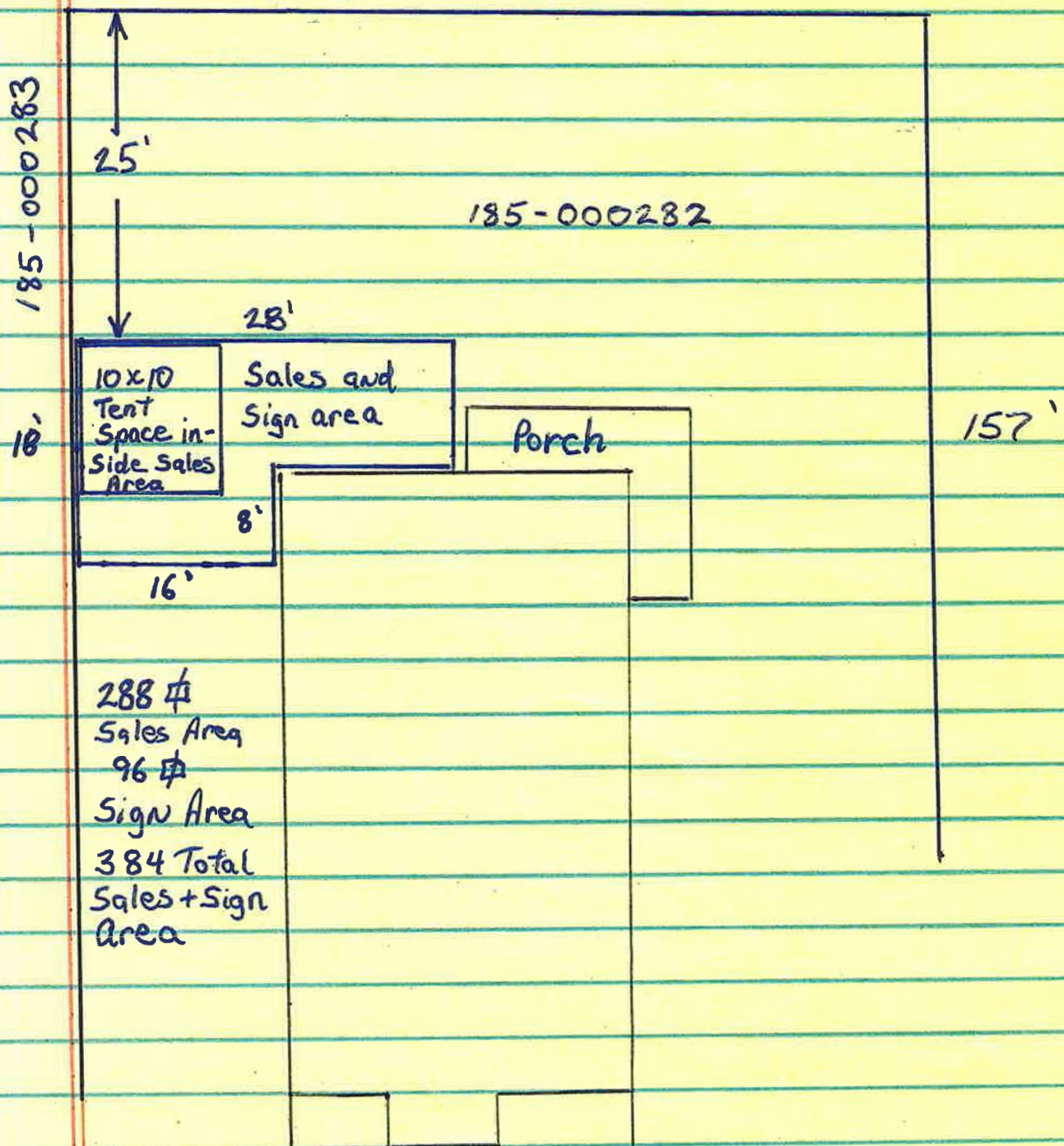
The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

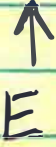
For scaled maps, please visit the parcel viewer at <https://cs.franklincountyohio.gov/parcelviewer>



All Sales and Signs will be on the 185-000282 Parcel

62.5'





West Street

Side walk

22'

18'

26'

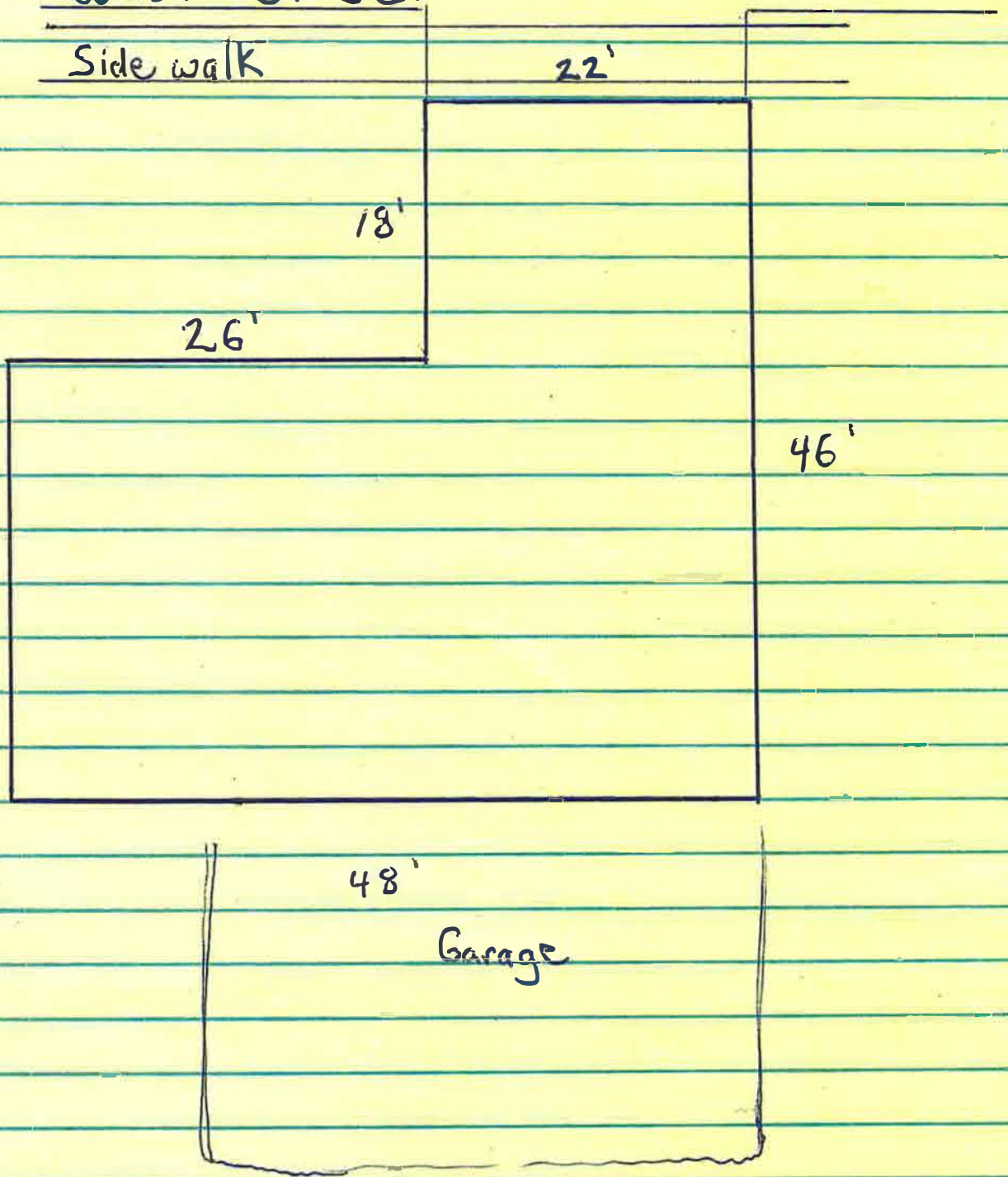
46'

28'

Back
lot

48'

Garage





CITY OF GROVEPORT

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

Brian Casserly

Application #2023-0331

DISAPPROVAL

ZONING REVIEW FOR GREEN HOUSE

LOCATION: 385 MAIN STREET

As a part of the zoning compliance review, a complete review of the proposed GREEN HOUSE was done on May 2, 2023. The item(s) listed below are not in compliance with the City of Groveport zoning code.

Section 1154.04(c)(2) states that a structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established building line.

Section 1171.02(a) on residential lots of one (1) acre or less, unattached accessory structures shall be located to the side or rear of the principal structure. The accessory structure shall conform to the minimum side yard and rear yard requirements.

1. As a corner lot the parcel has two (2) front yards that both have building lines established for both Main Street and West Street, the green house as shown does not have the required 25-foot setback from the right-of-way along West Street.

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

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

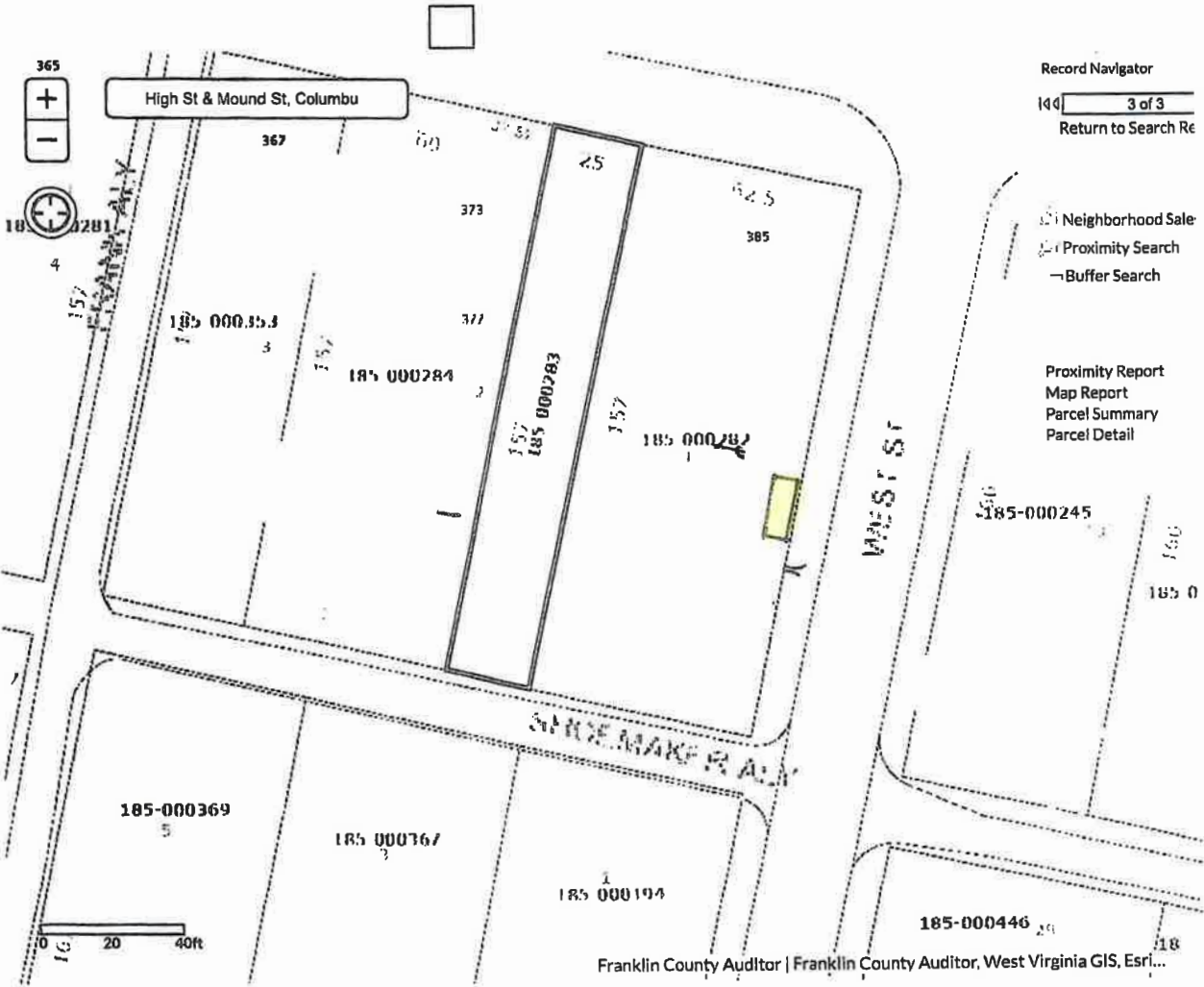
05/02/2023
Date



- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- History
- Sketch
- Photo
- StreetSmart
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Tax Calculators
- Value History
- Rental Contact
- Incentive Details
- Quick Links

Parcel ID: 185-000283-00
CASSERLY BRIAN P

Map Routing: 185-N004
CHE



Record Navigator
144 3 of 3
Return to Search Re

Neighborhood Sale
Proximity Search
Buffer Search

Proximity Report
Map Report
Parcel Summary
Parcel Detail