

**USE VARIANCE**  
**APPLICATION TO CITY COUNCIL**



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

Date: 1-6-23  
Case # 2023-01  
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 540 Blacklick St, Groveport, OH 43125.

Parcel # 185-000254. The property is currently zoned R-6 residential.

The property is currently being used for HVAC company office and warehouse.

The proposed use of the property is OFFICE USE - MENTAL HEALTH COUNSELING - COMPANY OPERATIONS.

I appeal to City Council for a Use Variance that will allow me to do the following: Use current building as-is  
for 7-9 counselors/ admin staff for outpatient mental health treatment and group therapy. No drug administration.

Refusal constitutes a hardship because current site would need extensive rebuilding to become residential housing.

Applicant Name: Alex Medvec Phone: 614-900-4262

Address: 985 Harrison Ave, Columbus, Ohio 43201

Property Owner Name: Groveport Investments LLC Phone: 614-900-4262

Address: 985 Harrison Ave, Columbus, Ohio 43201

**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.

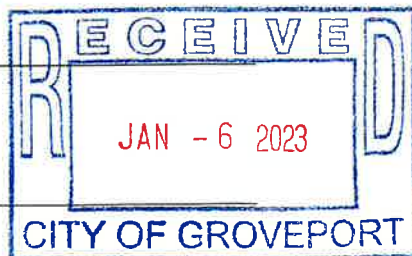
- ☐ Dimensions and size of existing and proposed lots and easements.
- ☐ Size and location of existing and proposed development such as buildings, structures, signs, water supply, waste water treatment, driveways, and parking, etc.
- ☐ Existing and proposed use of all parts of land and buildings.
- ☐ 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.

  
\_\_\_\_\_  
Applicant's Signature

Alex Medvec  
\_\_\_\_\_  
Applicant's Printed Name



614-900-4262  
Contact phone number  
alex@amcommercialgrp.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: 185-000265

Owner's Name: David Klemp  
Address: 546 Blacklick St  
City & State: Groveport Ohio Zip Code 43125

Site Address: 546 Blacklick St

Mail Address: Name: David Klemp  
Address: 546 Blacklick St  
City & State: Groveport Ohio Zip Code 43125

Parcel Number: 185-000323

Owner's Name: JOSEPH HOEPKER & Mandy Olson-Hoepker  
Address: 128 CHURCH ST  
City & State: GROVEPORT, OHIO Zip Code 43125

Site Address: 128 CHURCH ST

Mail Address: Name: JOSEPH HOEPKER & Mandy Olson-Hoepker  
Address: 128 CHURCH ST  
City & State: GROVEPORT, OHIO Zip Code 43125

Parcel Number: 185-000208

Owner's Name: ARTHUR GROUP  
Address: PO BOX 502  
City & State: CANAL WINCHESTER, OHIO Zip Code 43110

Site Address: 115 CHURCH ST

Mail Address: Name: ARTHUR GROUP  
Address: PO BOX 502  
City & State: CANAL WINCHESTER, OHIO Zip Code 43110

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

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Parcel Number: 185-000470

Owner's Name: TIMOTHY HENRY  
Address: 139 CHURCH ST  
City & State: GROVEPORT, OHIO Zip Code 43125

Site Address: 139 CHURCH ST

Mail Address: Name: TIMOTHY HENRY  
Address: 139 CHURCH ST  
City & State: GROVEPORT, OHIO Zip Code 43125

Parcel Number: 185-000188

Owner's Name: ELIZABETH COOK & JOSEPH HOEPKER  
Address: 128 CHURCH ST  
City & State: GROVEPORT, OHIO Zip Code 43125

Site Address: 526 BLACKLICK ST

Mail Address: Name: ELIZABETH COOK & JOSEPH HOEPKER  
Address: 128 CHURCH ST  
City & State: GROVEPORT, OHIO Zip Code 43125

Parcel Number: 185-000061

Owner's Name: DAVID HUBNER  
Address: 7131 COONPATH RD  
City & State: CARROLL, OHIO Zip Code 43112

Site Address: 521 BLACKLICK ST

Mail Address: Name: DAVID HUBNER  
Address: 7131 COONPATH RD  
City & State: CARROLL, OHIO Zip Code 43112

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Parcel Number: 185-000032

Owner's Name: CASA-SKANI PROPERTIES  
Address: PO BOX 172  
City & State: BRICE, OHIO Zip Code 43109

Site Address: 537 BLACKLICK ST

Mail Address: Name: CASA-SKANI PROPERTIES  
Address: PO BOX 172  
City & State: BRICE, OHIO Zip Code 43109

Parcel Number: 185-000127

Owner's Name: DAVID FLOWERS  
Address: 547 BLACKLICK ST  
City & State: GROVEPORT, OHIO Zip Code 43125

Site Address: 0 BLACKLICK ST

Mail Address: Name: DAVID FLOWERS  
Address: 547 BLACKLICK ST  
City & State: GROVEPORT, OHIO Zip Code 43125

Parcel Number: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Site Address: \_\_\_\_\_

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

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



## CITY OF GROVEPORT

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

Alex Medvec

Application # 2022-1109

### DISAPPROVAL

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#### ZONING REVIEW FOR CHANGE OF USE TO PROFESSIONAL OFFICE USE

LOCATION: 540 BLACKLICK STREET (FRONT BUILDING)

As a part of the zoning compliance review, a complete review of the proposed CHANGE OF USE was done on December 30, 2022. The item(s) listed below are not in compliance with the City of Groveport zoning code.


This property is zoned Urban Residential (R6), per section 1153.03(c) Professional Office Use is not a permitted or conditional use within the R6 zoning district.

**1. A use variance or zoning amendment must be obtained before a certificate of zoning compliance can be issued.**

Section 1177.04(b)(3) requires one (1) parking space per one hundred (100) square feet of gross floor area.

**2. As submitted there are only nine (9) parking spaces provided, which does not meet the minimum 22 spaces required.**

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

  
Zoning Inspector

12/30/2022  
Date

## USE VARIANCE – APPLICATION TO CITY COUNCIL

RE: 540 Blacklick St, Groveport, Ohio 43125

Use/Business Description:

Dear Sirs and/or Madams,

We are asking for a use variance for the warehouse/office building at 540 Blacklick in order to use as office space for our outpatient mental health counseling company that treats substance use disorder, depression, and anxiety. We hope to open a women's program at the site with an all-female staff that would help with not only the administration of the company, but also as licensed counselors for the female patients in treatment. Our area is severely underserved for the female population dealing with these issues, specifically with a gender specific track that separates females from males.

In the one year of business that we've been open in Groveport, we've made amazing strides and grown immensely. We've helped hundreds of individuals get their lives back on track and go on to become positive working members of the communities in which we live. We started off employing six people, and now we are fast approaching employing 50 people in the city of Groveport. We've had very positive interactions with the Groveport Police and Fire Departments. We also plan on partnering with Groveport Fire in the future and providing our staff to directly help with overdose and addiction calls, not only providing a much-needed level of support to our area, but also saving the taxpayers money.

As a secondary location and not our headquarters, our staff would be limited to 7-9 employees and would run M-F 8am- 5pm business hours, with no external visitors to the building – staff and patients in treatment only. We believe our neighborhood impact would be minimal compared to the previous variance use given for the HVAC company that had more than dozen employees with numerous delivery trucks, utilizing tow motors and heavy equipment during the day. Our services are done inside with no patients allowed to exit the premises unsupervised and minimal staff coming and going.

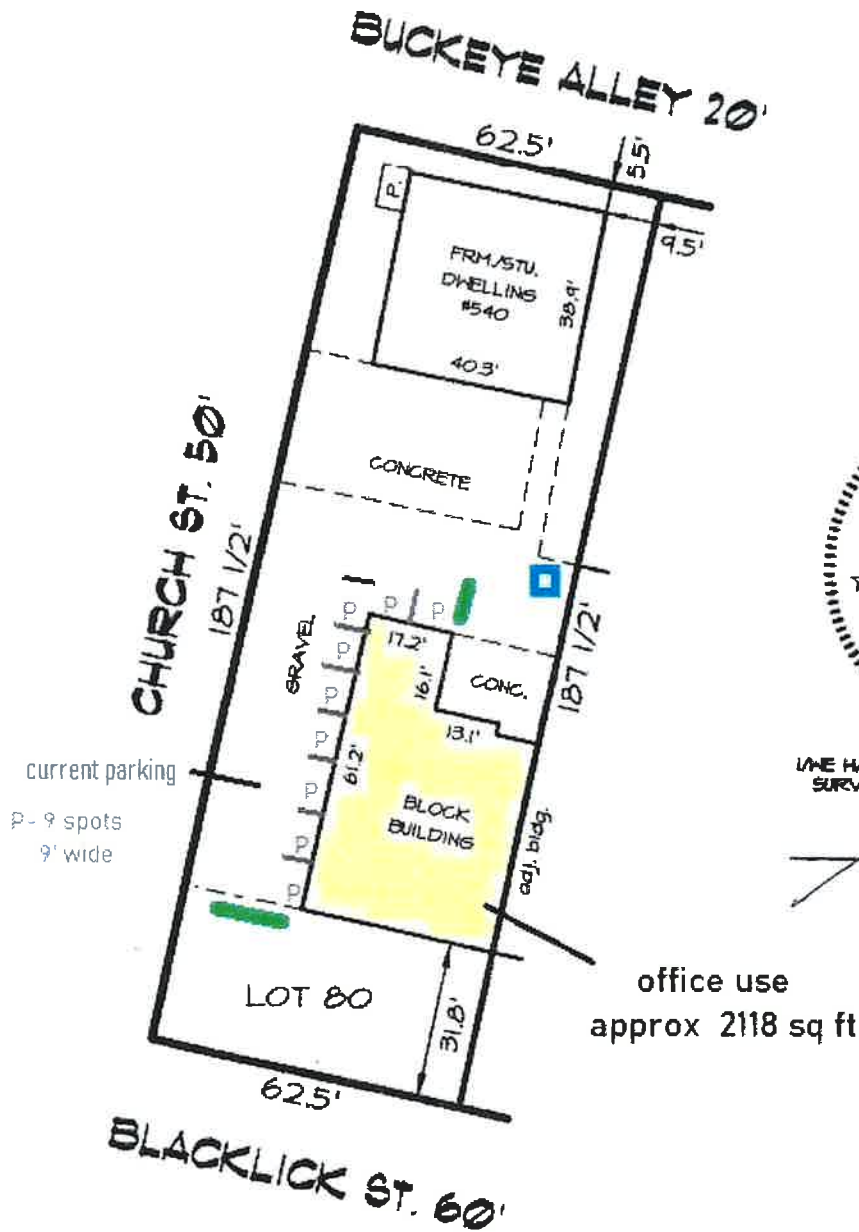
Please feel welcome to reach out with any questions or concerns. We are open to additional operational conditions if it helps alleviate any worries.

Respectfully,



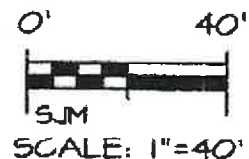
Alex Medvec – Groveport Investments/ Forward Health

540 Blacklick St  
 Groveport, OH 43125  
 parcel: 185-000254-00  
 Floodplain Zone X



I HAVE RECEIVED A COPY OF THIS  
 SURVEY AND FIND THE CONDITIONS  
 ACCEPTABLE TO MEAS.

*[Signature]*  
 BUYER/OWNER



Key of proposed changes:

- - dumpster with 6ft  
fence surround
- - aborvitae bushes  
privacy screen