

USE VARIANCE

Application to Planning & Zoning Commission



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

Date: 10-5-22

Case # 2022-06

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 0 Hendron Road Groveport, Ohio

Parcel # 185-000917. The property is currently zoned SO suburban office

The property is currently being used for nothing - it's a field - Vacant

The proposed use of the property is Veterinarian Clinic

I appeal to City Council for a Use Variance that will allow me to do the following: please refer to attached letter

Refusal constitutes a hardship because please refer to attached letter

Applicant Name: Karl Hoalst Phone: 513-213-3330

Address: 8817 Tulipwood Court Cincinnati, OH 45242

Property Owner Name: First Service Federal Credit Union Phone: 614-836-0100

Address: 100 Main Street 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.

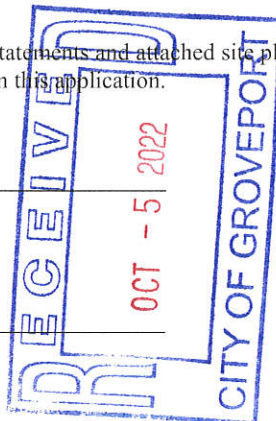
- ☒ Dimensions and size of existing and proposed lots and easements.
- ☒ Size and location of existing and proposed development such as buildings, structures, signs, water supply, waste water treatment, driveways, and parking, etc.
- ☒ Existing and proposed use of all parts of land and buildings.
- ☒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

Karl Hoalst
Applicant's Signature

Karl Hoalst
Applicant's Printed Name



513-213-3330
Contact phone number

Karl@primus-companies.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- 002878

Owner's Name: CHCT Ohio
Address: 14400 Metcalf Ave
City & State: Overland Park, KS Zip Code 66223

Site Address: 5345 Hendron Road

Mail Address: Name: CHCT Ohio
Address: 14400 Metcalf Ave
City & State: Overland Park, KS Zip Code 66223

Parcel Number: 185-000864

Owner's Name: Baker Samuel M-Elmore
Address: 3319 East Livingston Ave
City & State: Columbus, OH Zip Code 43227

Site Address: 5135- 5149 Hendron Road

Mail Address: Name: Baker Samuel M-Elmore
Address: 3319 East Livingston Ave
City & State: Columbus, OH Zip Code 43227

Parcel Number: 185- 001068

Owner's Name: Orchard Grove Apartment Complex
Address: 1161 Heatherside Road
City & State: Pasadena, CA Zip Code 91105

Site Address: 5162- 5172 Hendron Road

Mail Address: Name: Orchard Grove Apartment Complex
Address: 1161 Heatherside Road
City & State: Pasadena, CA Zip Code 91105

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

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: 185-000862

Owner's Name: Orchard Grove Apartment Complex
Address: 1161 Heatherside Road
City & State: Pasadena, CA Zip Code 91105

Site Address: 519D Orchard End

Mail Address: Name: Orchard Grove Apartment Complex
Address: 1161 Heatherside Road
City & State: Pasadena, CA Zip Code 91105

Parcel Number: 185-001442

Owner's Name: First Service Federal Credit Union
Address: 100 Main Street
City & State: Groveport, OH Zip Code 43125

Site Address: 100 Main Street

Mail Address: Name: First Service Federal Credit Union
Address: 100 Main Street
City & State: Groveport, OH Zip Code 43125

Parcel Number: 185-000928

Owner's Name: Groveport Zion Lutheran
Address: 6014 Groveport Rd
City & State: Groveport, OH Zip Code 43125

Site Address: 6014 Groveport Rd

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

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



401 8th Avenue SE
Cedar Rapids, IA 52401
Telephone: 319.393.4831
Facsimile: 319.393.0324

Architectural Design
Real Estate Development
Interior Design
Construction

10/04/2022

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

RE: Use Variance – list of Variances and hardship for Groveport Veterinary Clinic

Dear City Council:

We are submitting for a Use Variance regarding a new building for the office of Groveport Veterinary Clinic.

List of Variances applying for:

1. The current zoning of the property being proposed for the veterinary clinic is zoned Suburban Offices (SO) and the veterinary use is not have a permitted or conditional use in the (SO) district. We are asking to approve this property for Veterinary Clinic use.
2. The rear landscaping buffer is not located at the property line. We are asking for this variance because at the rear of the property line is an existing detention basin that we are planning to use for stormwater drainage, and we prefer to not place landscaping in the existing detention basin. We propose placing the landscaping as close to the detention basin as possible.
3. The required number of parking spaces is 41. We are requesting that we are allowed to have 26 parking spaces for her Veterinary Clinic. She currently has 2 exam rooms, 11 total employees with an average of 8 employees per day and has 11 parking spaces. This is adequate for her current practice. Her new building will have 7 exam rooms, 15 total employees with an average of 12 employees per day. 26 parking spaces, based on her current ratios, should be sufficient for her practice. We will provide the required number of trees based on the number of parking spaces required.

Refusal constitutes a hardship because:

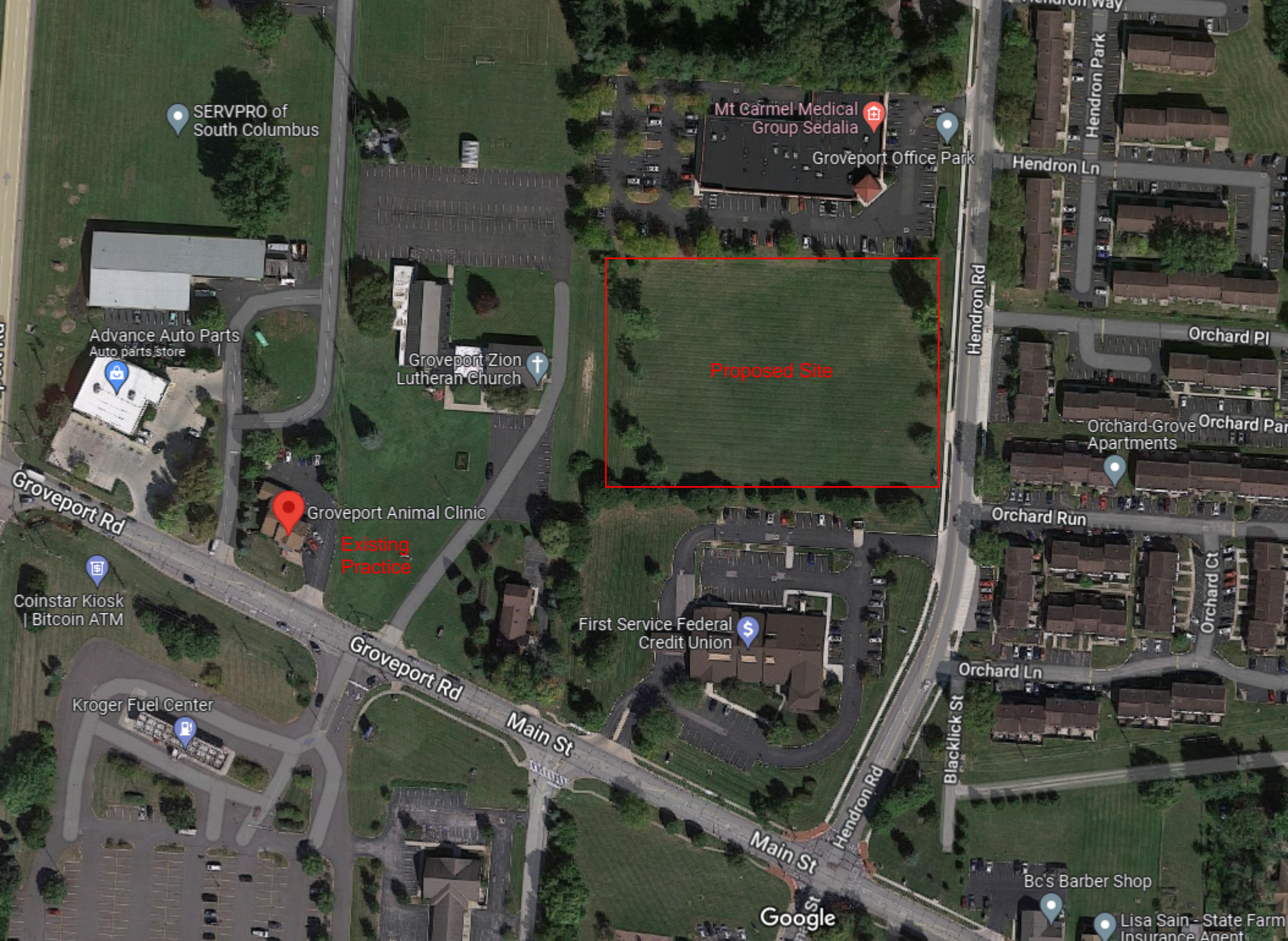
Sarah Evans currently runs a veterinary clinic in the City of Groveport and has established many clients and relationships over the years. Her existing practice has outgrown the building she currently has and needs to expand to provide care to the pet owners in and around the City of Groveport. Sarah's new building will allow her to grow her practice will be an asset to the City of Groveport. Her new building will be located approximately 250 yards from her existing site. Sarah has no intention of boarding pets in her future practice.

Please let us know if you have any additional questions or comments.

Thanks,



Karl Hoalst, Project Architect



SERVPRO of South Columbus

Mt Carmel Medical Group Sedalia

Groveport Office Park

Advance Auto Parts
Auto parts store

Groveport Zion Lutheran Church

Proposed Site

Groveport Animal Clinic

Existing Practice

First Service Federal Credit Union

Orchard-Grove Apartments

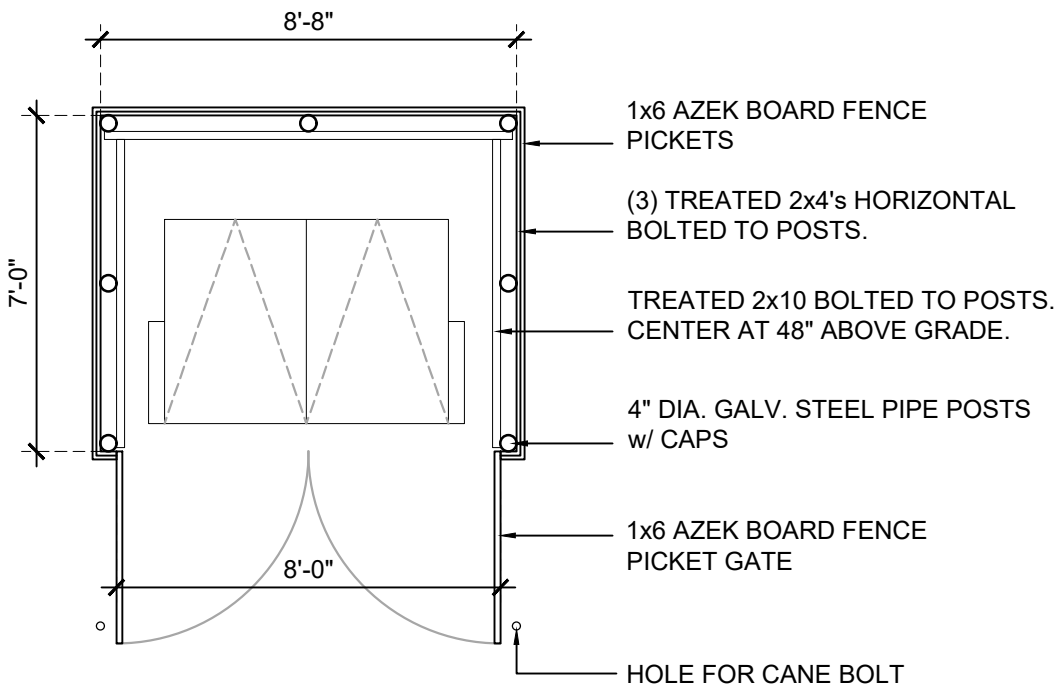
Orchard Run

Orchard Ln

Bc's Barber Shop

Lisa Sain - State Farm Insurance Agent

Google

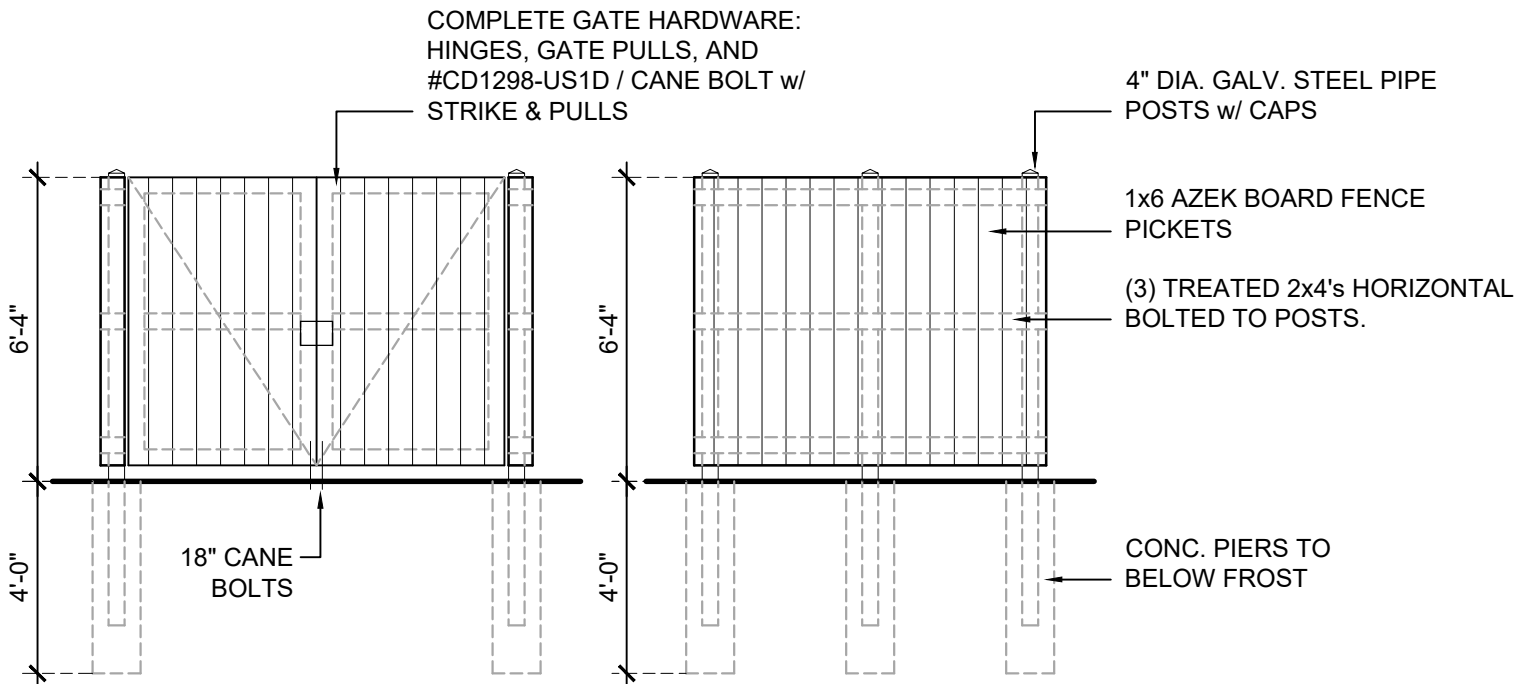


TRASH ENCLOSURE PLAN

1/4" = 1'-0"

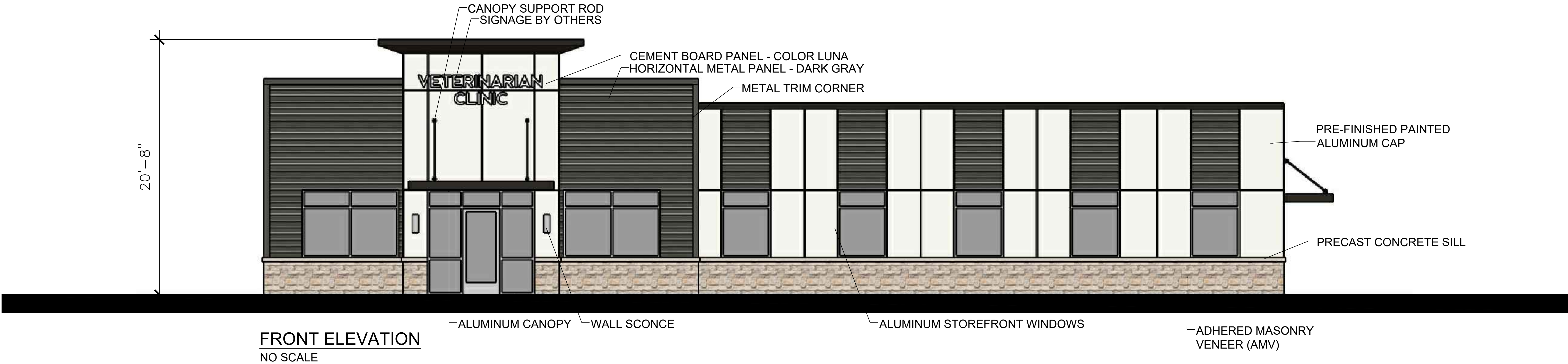
ALTERNATELY:

PROVIDE & INSTALL A TREX SECLUSIONS COMPOSITE FENCING PANELS, POSTS AND GATE DUMPSTER ENCLOSURE.



TRASH ENCLOSURE ELEVATIONS

1/4" = 1'-0"



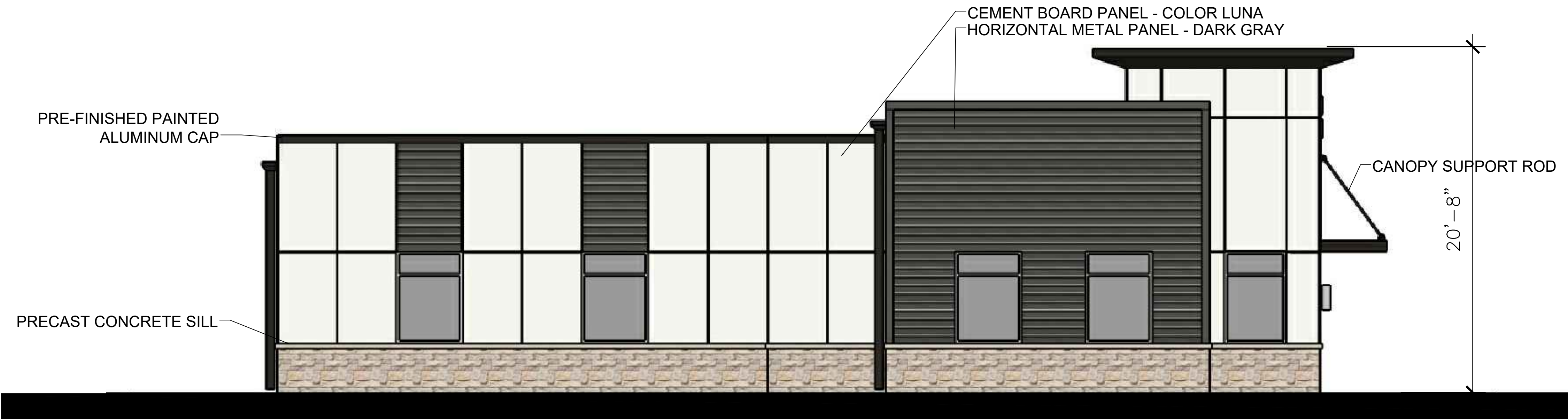
REVISION

COLOR ELEVATIONS
RM
21087
09.29.2022

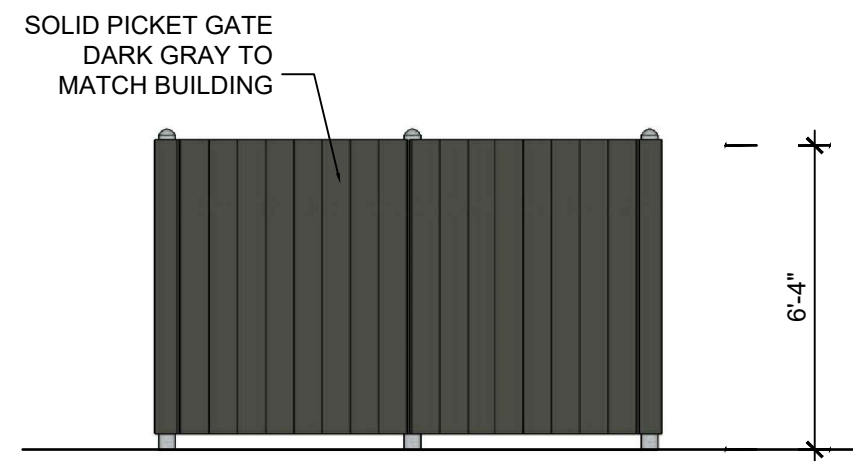
AC001



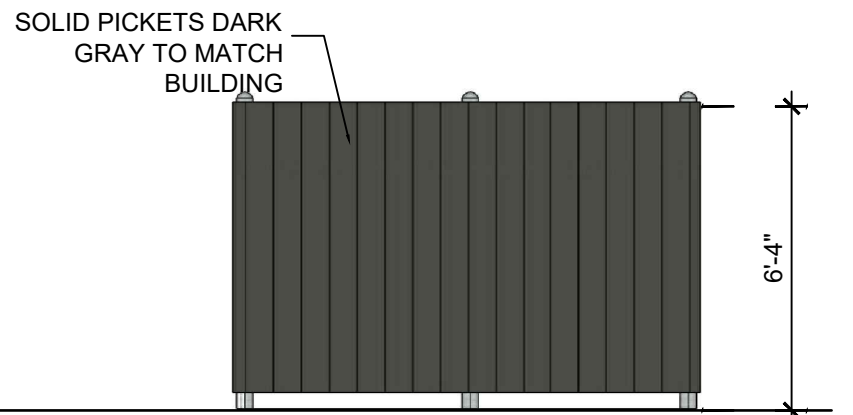
REAR ELEVATION
NO SCALE



LEFT ELEVATION
NO SCALE



TRASH ENCLOSURE FRONT
1/4" = 1'-0"



TRASH ENCLOSURE SIDE & BACK
1/4" = 1'-0"



© COPYRIGHT
THE INFORMATION DESIGN
AND CONSTRUCTION
WITHIN THIS DOCUMENT IS THE
PROPERTY OF PRIMUS
COMPANIES, INC. AND IS
PROTECTED UNDER
UNAUTHORIZED USE INCLUDING
REPRODUCTION, DISTRIBUTION
OR ANY OTHER USE WITHOUT WRITTEN
PERMISSION.

PRIMUS
COMPANIES

401 8th Ave. SE • Cedar Rapids, Iowa • 52401
Des Moines • Kansas City • Minneapolis • Omaha
www.dentalbuilders.com
319.393.4831

GROVEPORT ANIMAL CLINIC

Groveport, OH

REVISION

BUILDING PERSPECTIVE
RM
21087
09.29.2022

AC004



© COPYRIGHT
THE INFORMATION DESIGN
AND CONSTRUCTION
WITHIN THIS DOCUMENT IS THE
PROPERTY OF PRIMUS
COMPANIES. IT IS
PROTECTED UNDER
UNAUTHORIZED USE INCLUDING
REPRODUCTION, DISTRIBUTION,
OR ANY OTHER FORM OF
REPRODUCTION WITHOUT WRITTEN
PERMISSION.

PRIMUS
COMPANIES
401 8th Ave. SE • Cedar Rapids, Iowa • 52401
Des Moines • Kansas City • Minneapolis • Omaha
www.dentalbuilders.com
319.393.4831

GROVEPORT ANIMAL CLINIC
Groveport, OH

REVISION

BUILDING PERSPECTIVE
RM
21087
09.29.2022

AC005



© COPYRIGHT
THE INFORMATION, DESIGN
AND CONCEPT CONTAINED
WITHIN THIS DOCUMENT IS THE
PROPERTY OF PRIMUS
COMPANIES, INC. AND IS
PROTECTED UNDER
COPYRIGHT LAW.
UNAUTHORIZED USE INCLUDING
REPRODUCTION IS PROHIBITED
WITHOUT WRITTEN
PERMISSION.



GROVEPORT ANIMAL CLINIC
Groveport, OH

REVISION

BUILDING
PERSPECTIVE

RM
21087
09.29.2022

AC006