



APPLICATION TO CITY COUNCIL

JAN 5 2014

USE VARIANCE APPLICATION

**THE CITY OF GROVEPORT**

City Council  
655 Blacklick Street  
Groveport, Ohio 43125

Application # 2014-0051  
Case # 2014-01  
Filing Fee: \$150.00

Make Check Payable to: City of Groveport

Applicant: JOANNE CASSELY  
Address: 557 BLACKLICK ST Phone: 614 833-1555

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 the Zoning Code No. \_\_\_\_\_

Existing Zoning: (R-4) SMALL SHOP Existing Use of Property: SMALL SHOP - GLASS COMPANY

Proposed Use of Property: SMALL SHOP - COMPUTER REPAIR

I appeal to the City Council for a use variance that will allow me to do the following:

RENT A 390 SQUARE FOOT ROOM  
TO A PC REPAIR BUSINESS

Refusal constitutes a hardship because:

OLD BUILDING TO BE DEMOLISHED

**SITE PLAN REQUIREMENTS:**

Applicant shall submit TWENTY (20) folded and collated copies of a survey accurately drawn to scale clearly illustrating the following items:

- a. Dimensions and size of existing and proposed lots and easements:
- b. Size and location of existing and proposed development such as buildings, structures, signs, water supply, waste water treatment, driveways and parking, etc.:
- c. Existing and proposed use of all parts of land and buildings; and
- d. Names, addresses and parcel numbers of all adjoining property owners including property owners across the street, as shown on the Franklin County tax maps.
- e. 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 a site plan are, in all respects true and accurate descriptions of the existing status and proposed plans for the property identified in this application.

Joanne Cassely 3 JAN 2014  
Applicant's Signature Date  
JOANNE CASSELY  
Applicant's Printed Name

If additional space is needed, an addendum may be attached.

JAN 5 2014

**PROPERTY OWNERS LIST**

(List of owners of property within, contiguous to, 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.co.franklin.oh.us/auditor](http://www.co.franklin.oh.us/auditor) and you will need to look under Geographic Information System maps.)

Parcel Number: 185-N002-040-00

Owner's Name: DAVE FLOWERS  
Address: 547 BLACKLICK ST  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Site Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Mail Address: Name: TROY & TAMM WHITE - 185-N002-038-00  
Address: 565 BLACKLICK ST PH 614-836-3995  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

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

Owner's Name: JAMES SMITH 185-N002-030-00  
Address: 546 BLACKLICK ST  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Site Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Mail Address: Name: JOE LESKO - 185-N002-033-00  
Address: 576 BLACKLICK ST  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

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

Owner's Name: RANDALL CLARK - 185-N002-032-00  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code PH 614-483-5458

Site Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

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



PID: 185-000059  
 CASSERLY BRIAN P  
 385 MAIN ST, GROVEPORT OH 43125



Image Date: 01/13/2014 11:14:47

**Owner Name** CASSERLY BRIAN P  
 CASSERLY JOANNE R  
**Site Address** 557 BLACKLICK ST  
**Mail Address** BRIAN CASSERLY  
 JOANNE CASSERLY  
 385 MAIN ST  
 GROVEPORT OH 43125  
**Tax District** MADISON TWP-GROVEPORT CORP.  
**Description** BLACKLICK ST 64

**Transfer Date** 12/20/2011  
**Sale Amount** \$101,000  
**Year Built** 1940  
**Auditor's Map** N002 039.00  
**Neighborhood** 07100  
**School Name** GROVEPORT MADISON LSD  
**Annual Taxes** \$5,284.68

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$38,300	\$0	\$0
Building	\$158,700	\$0	\$0
Total	\$197,000	\$0	\$0

**Accessed Acreage** 0.275  
**Landuse** 370 - SMALL SHOP  
**CAUV** \$0  
**Homestead** NO  
**Property Class** INDUSTRIAL

**Building Information**

**Rooms** 0      **Baths** 0  
**Bedrooms** 0      **Half Baths** 0

**Number of Cards** 1  
**Square Feet** 10,502      **Fireplaces** 0  
**Air Cond.**      **Stories** 0

**Disclaimer**

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PID: 185-000150  
 CLARK RANDALL R  
 83 BLACKLICK ST, GROVEPORT OH 43125

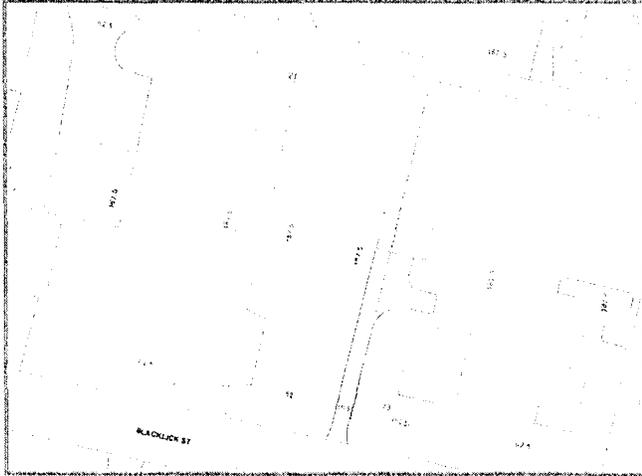


Image Date: 01/13/2014 01:27:01

**Owner Name** CLARK RANDALL R  
 CLARK CALIDA L  
**Site Address** 00000 BLACKLICK ST  
**Mail Address** RANDALL CLARK  
 9543 WALNUT CREEK PIKE  
 GROVEPORT OH 43125  
**Tax District** MADISON TWP-GROVEPORT CORP.  
**Description** BLACKLICK ST 52FT  
 WS 83

**Transfer Date** 07/03/2006  
**Sale Amount** \$20,000  
**Year Built**  
**Auditor's Map** N002 032.00  
**Neighborhood** 07100  
**School Name** GROVEPORT MADISON LSD  
**Annual Taxes** \$616.90

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$23,000	\$0	\$0
Building	\$0	\$0	\$0
Total	\$23,000	\$0	\$0

**Accessed Acreage** 0.220  
**Landuse** 499 - COMMERCIAL STRUCTURE  
**CAUV** \$0  
**Homestead** NO  
**Property Class** COMMERCIAL

**Building Information**

**Rooms** 0      **Baths** 0  
**Bedrooms** 0      **Half Baths** 0

**Number of Cards** 1  
**Square Feet** 0      **Fireplaces** 0  
**Air Cond.**      **Stories** 0

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PID: 185-000009  
 ENTINGH JOHN C TR  
 8659 CADET DR, GALLOWAY OH 43119

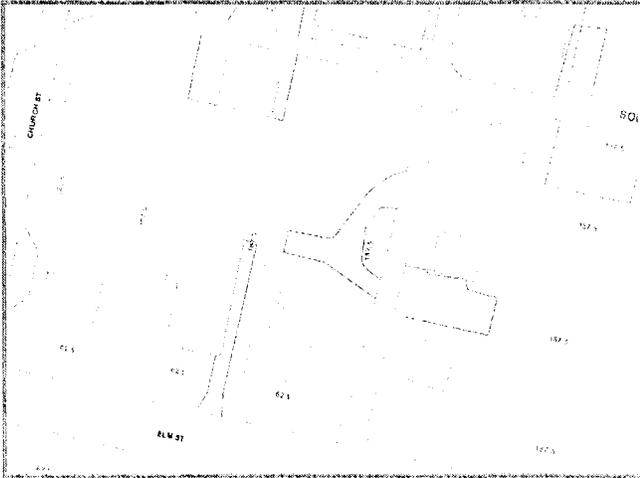


Image Date: 01/13/2014 01:28:35

**Owner Name** ENTINGH JOHN C TR  
 ENTINGH KELLY L TR  
**Site Address** 548 ELM ST  
**Mail Address** CITIMORTGAGE INC  
 95 METHODIST HILL DR  
 ROCHESTER, NY 14623  
**Tax District** MADISON TWP-GROVEPORT CORP.  
**Description** ELM ST OUT 51

**Transfer Date** 05/29/2009  
**Sale Amount** \$0  
**Year Built** 1920  
**Auditor's Map** N002 051.00  
**Neighborhood** 07100  
**School Name** GROVEPORT MADISON LSD  
**Annual Taxes** \$1,478.56

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$25,400	\$0	\$0
Building	\$40,500	\$0	\$0
Total	\$65,900	\$0	\$0

**Accessed Acreage** 0.270  
**Landuse** 510 - ONE-FAMILY DWELLING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** RESIDENTIAL

**Building Information**

**Rooms** 6      **Baths** 1  
**Bedrooms** 2      **Half Baths** 1

**Number of Cards** 1  
**Square Feet** 1,112      **Fireplaces** 0  
**Air Cond.** CENTRAL      **Stories** 1.0

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PID: 185-000101  
 FARLEY GWEN M

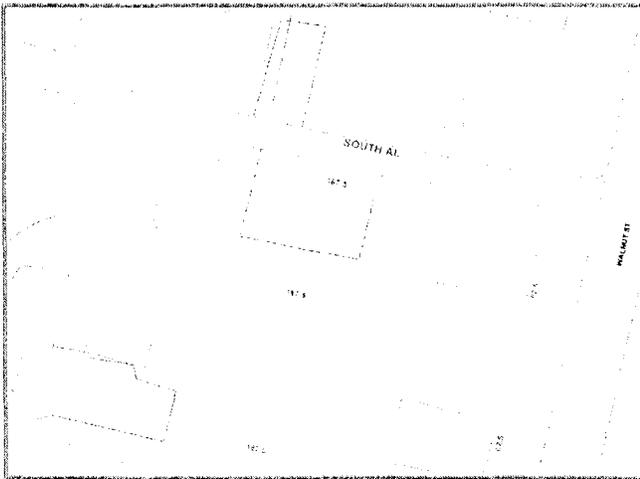


Image Date: 01/13/2014 01:29:47

**Owner Name** FARLEY GWEN M  
**Site Address** 185 WALNUT ST  
**Mail Address** GWEN FARLEY  
 185 WALNUT ST  
 GROVEPORT OH 43125  
**Tax District** MADISON TWP-GROVEPORT CORP.  
**Description** WALNUT ST ARNOLDS 3

**Transfer Date** 01/03/1984  
**Sale Amount** \$0  
**Year Built** 1912  
**Auditor's Map** N002 052.00  
**Neighborhood** 07100  
**School Name** GROVEPORT MADISON LSD  
**Annual Taxes** \$1,719.18

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$27,200	\$0	\$0
Building	\$76,600	\$0	\$0
Total	\$103,800	\$0	\$0

**Accessed Acreage** 0.270  
**Landuse** 510 - ONE-FAMILY DWELLING  
**CAUV** \$0  
**Homestead** YES  
**Property Class** RESIDENTIAL

**Building Information**

**Rooms** 7      **Baths** 1  
**Bedrooms** 4      **Half Baths** 0

**Number of Cards** 1  
**Square Feet** 1,576      **Fireplaces** 0  
**Air Cond.** CENTRAL      **Stories** 2.0

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PID: 185-000127  
FLOWERS DAVID A



Image Date: 01/13/2014 01:30:59

**Owner Name** FLOWERS DAVID A  
**Site Address** 00000 BLACKLICK ST  
**Mail Address** DAVID A FLOWERS  
 547 BLACKLICK ST  
 GROVEPORT OH 43125  
**Tax District** MADISON TWP-GROVEPORT CORP.  
**Description** BLACKLICK ST W 1/2  
 OUT 65

**Transfer Date** 08/12/1994  
**Sale Amount** \$0  
**Year Built**  
**Auditor's Map** N002 041.00  
**Neighborhood** 07100  
**School Name** GROVEPORT MADISON LSD  
**Annual Taxes** \$282.64

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$12,600	\$0	\$0
Building	\$0	\$0	\$0
Total	\$12,600	\$0	\$0

**Accessed Acreage** 0.135  
**Landuse** 510 - ONE-FAMILY DWELLING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** RESIDENTIAL

**Building Information**

**Rooms** 0      **Baths** 0  
**Bedrooms** 0      **Half Baths** 0

**Number of Cards** 1  
**Square Feet** 0      **Fireplaces** 0  
**Air Cond.**      **Stories** 0

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PID: 185-000001  
 HUBER MICHAEL S  
 528 ELM ST, GROVEPORT OH 43125

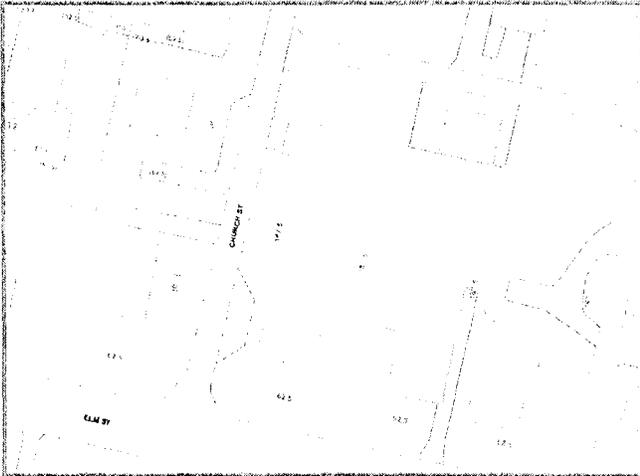


Image Date: 01/13/2014 01:32:36

**Owner Name** HUBER MICHAEL S  
**Site Address** 528 ELM ST  
**Mail Address** FIFTH THIRD BANK  
 DFW4-2  
 1 FIRST AMERICAN WAY  
 WESTLAKE, TX 76262  
**Tax District** MADISON TWP-GROVEPORT CORP.  
**Description** 528 ELM ST  
 OUT LOT 49

**Transfer Date** 08/29/2006  
**Sale Amount** \$114,000  
**Year Built** OLD  
**Auditor's Map** N002 049.00  
**Neighborhood** 07100  
**School Name** GROVEPORT MADISON LSD  
**Annual Taxes** \$2,100.44

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$25,400	\$0	\$0
Building	\$70,900	\$0	\$0
Total	\$96,300	\$0	\$0

**Accessed Acreage** 0.270  
**Landuse** 510 - ONE-FAMILY DWELLING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** RESIDENTIAL

**Building Information**

**Rooms** 6                      **Baths** 2  
**Bedrooms** 3                    **Half Baths** 0

**Number of Cards** 1  
**Square Feet** 1,568            **Fireplaces** 0  
**Air Cond.** CENTRAL            **Stories** 2.0

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PID: 185-000043  
 SCOTT DOUGLAS S  
 538 ELM ST, GROVEPORT OH 43125-1213



Image Date: 01/13/2014 01:34:12

**Owner Name** SCOTT DOUGLAS S  
**Site Address** 538-540 ELM ST  
**Mail Address** DOUGLAS S SCOTT  
 538 ELM ST  
 GROVEPORT OH 43125  
**Tax District** MADISON TWP-GROVEPORT CORP.  
**Description** ELM ST LOT 50

**Transfer Date** 06/25/1992  
**Sale Amount** \$105,900  
**Year Built** 1967  
**Auditor's Map** N002 050.00  
**Neighborhood** 07100  
**School Name** GROVEPORT MADISON LSD  
**Annual Taxes** \$3,260.48

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$25,400	\$0	\$0
Building	\$122,000	\$0	\$0
Total	\$147,400	\$0	\$0

**Accessed Acreage** 0.270  
**Landuse** 520 - TWO-FAMILY DWELLING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** RESIDENTIAL

**Building Information**

<b>Rooms</b>	12	<b>Baths</b>	2
<b>Bedrooms</b>	6	<b>Half Baths</b>	2

**Number of Cards** 1  
**Square Feet** 1,944  
**Air Cond.** CENTRAL  
**Fireplaces** 0  
**Stories** 1.0

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PID: 185-000265  
 SMITH JAMES M  
 546 BLACKLICK ST, GROVEPORT OH 43125

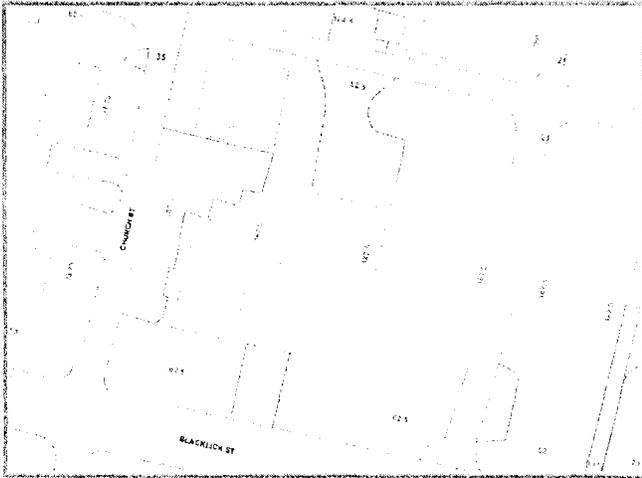


Image Date: 01/13/2014 01:35:24

**Owner Name** SMITH JAMES M  
**Site Address** 546 BLACKLICK ST  
**Mail Address** JAMES M SMITH  
 5 BROOK TER  
 ASHEVILLE NC 28805  
**Tax District** MADISON TWP-GROVEPORT CORP.  
**Description** 546 BLACKLICK ST  
 LOT 81

**Transfer Date** 01/15/2002  
**Sale Amount** \$152,500  
**Year Built** 1930  
**Auditor's Map** N002 030.00  
**Neighborhood** 07100  
**School Name** GROVEPORT MADISON LSD  
**Annual Taxes** \$2,875.32

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$36,600	\$0	\$0
Building	\$70,600	\$0	\$0
Total	\$107,200	\$0	\$0

**Accessed Acreage** 0.263  
**Landuse** 499 - COMMERCIAL STRUCTURE  
**CAUV** \$0  
**Homestead** NO  
**Property Class** COMMERCIAL

**Building Information**

<b>Rooms</b>	0	<b>Baths</b>	0
<b>Bedrooms</b>	0	<b>Half Baths</b>	0

**Number of Cards** 1  
**Square Feet** 3,600  
**Air Cond.**  
**Fireplaces** 0  
**Stories** 0

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PID: 185-000185  
 WHITE TAMMY S & TROY J  
 565 BLACKLICK ST, GROVEPORT OH 43125-1203

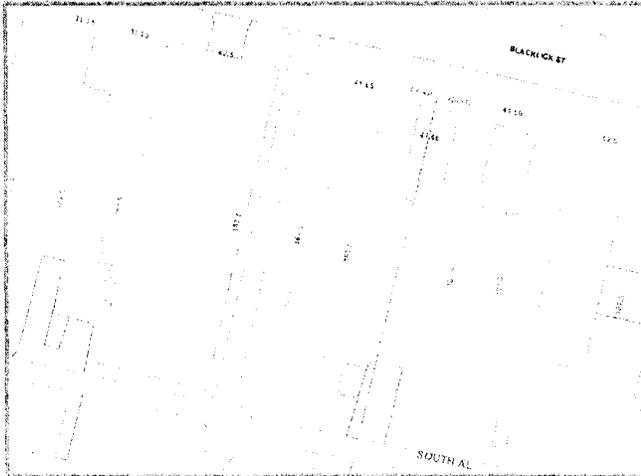


Image Date: 01/13/2014 01:36:37

**Owner Name** WHITE TAMMY S & TROY J  
**Site Address** 565 BLACKLICK ST  
**Mail Address** CHASE HOME FINANCE LLC  
 1 CORELOGIC DR  
 WESTLAKE, TX 76262  
**Tax District** MADISON TWP-GROVEPORT CORP.  
**Description** BLACK LICK ST 41.66  
 FT W S OUT 63

**Transfer Date** 10/19/1998  
**Sale Amount** \$86,000  
**Year Built** 1920  
**Auditor's Map** N002 038.00  
**Neighborhood** 07100  
**School Name** GROVEPORT MADISON LSD  
**Annual Taxes** \$2,050.62

**Auditor's Appraised Values**

	Taxable	Exempt	Other Exempt
Land	\$16,900	\$0	\$0
Building	\$77,100	\$0	\$0
<b>Total</b>	<b>\$94,000</b>	<b>\$0</b>	<b>\$0</b>

**Accessed Acreage** 0.180  
**Landuse** 510 - ONE-FAMILY DWELLING  
**CAUV** \$0  
**Homestead** NO  
**Property Class** RESIDENTIAL

**Building Information**

<b>Rooms</b>	6	<b>Baths</b>	2
<b>Bedrooms</b>	3	<b>Half Baths</b>	0

**Number of Cards** 1  
**Square Feet** 1,264  
**Air Cond.** NONE  
**Fireplaces** 0  
**Stories** 2.0

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