

Modification to Development Plan Application

Application to the Planning & Zoning Commission



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

Date: 9-18-23

Case # 2023-04

Fee: \$150.00

Address of property 325 Main St located on the South side of

main st. street / road / avenue.

Parcel # 185-003037 185-003038

Applicant Name: 325 main, llc Phone: 6143535604

Address: 137 s columbia ave, columbus, OH 43209

Owner Name: aaron carroll Phone: 6143535604

Address: 137 S Columbia ave, Columbus, OH 43209

The property is currently being used for: residential

The property is currently zoned: SCPD

I am requesting modification to the following items in the development plan:

SEE ATTACHED LETTER

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. Also, submit an electronic version on a CD, thumb drive, or send by PDF to buildingclerk@groveport.org.

☒ Drawings, site plan, information, and any other plans that may be applicable.

☒ Statement of how the proposed modification will affect the original development plan and the reasons for such modification.

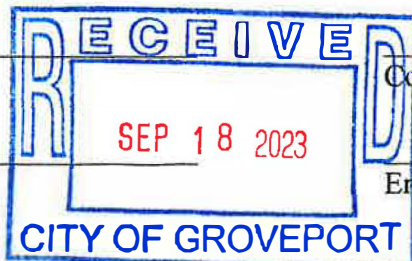
☒ Any additional information that may be helpful to the Planning & Zoning Commission.

Applicant's Signature
aaron carroll

Applicant's Printed Name

Contact phone number

carroll.253@gmail.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: 185-000451

Owner's Name: Theadore Fout & Joyce Fout
Address: 301 Main Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 301 Main Street, Groveport, Ohio 43125

Mail Address: Name: Theadore Fout & Joyce Fout
Address: 301 Main Street
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000452

Owner's Name: Brian & Jennifer Bass
Address: 276 Lesleh Ave
City & State: Groveport, Ohio Zip Code 43125

Site Address: 276 Lesleh Avenue, Groveport, Ohio, 43125

Mail Address: Name: Brian & Jennifer Bass
Address: 276 Lesleh Avenue
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000897

Owner's Name: June Badger
Address: 310 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 310 Cherry Street, Groveport, Ohio 43125

Mail Address: Name: June Badger
Address: 310 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

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Parcel Number: 185-001073

Owner's Name: Sandra Quick & Doris Luellen
Address: 330 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 330 Cherry Street, Groveport, Ohio 43125

Mail Address: Name: Sandra Quick & Doris Luellen
Address: 330 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000375

Owner's Name: Danny Darst JR & Jettie Darst
Address: 275 Frank Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 340 Cherry St, Groveport, Ohio 43125

Mail Address: Name: Danny Darst JR & Jettie Darst
Address: 275 Frank Street
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000.204

Owner's Name: JKF Investments
Address: 1413 Fairway Drive
City & State: Grove City, Ohio Zip Code 43123

Site Address: 341 Main Street, Groveport, Ohio 43125

Mail Address: Name: JKF Investments
Address: 1413 Fairway Drive
City & State: Grove City, Ohio Zip Code 43123

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Parcel Number: 185-000136

Owner's Name: 336 Main Street LLC
Address: 13291 Sandover Place
City & State: Pickerington, Ohio Zip Code 43147

Site Address: 336 Main Street, Groveport, Ohio 43125

Mail Address: Name: 336 Main Street LLC
Address: 13291 Sandover Place
City & State: Pickerington, Ohio Zip Code 43147

Parcel Number: 185-000407

Owner's Name: Certified Oil Corp
Address: 949 King Avenue
City & State: Columbus, Ohio Zip Code 43212

Site Address: 326 Main Street, Groveport, Ohio 43125

Mail Address: Name: Certified Oil Corp
Address: 949 King Avenue
City & State: Columbus, Ohio Zip Code 43212

Parcel Number: 185-000574

Owner's Name: Geo J I Limited
Address: 10890 Winter Rd
City & State: Amanda, OH Zip Code 43102

Site Address: 296 Main St

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

Proposed changes to approving Landscaping Plan

We propose eliminating the fifteen(15) Spartan Junipers that need to be at planting along the West property line. The property at 325 main St. is a personal residence an we plan to keep it that way for the foreseeable future. The adjacent property owner has requested that we neither plant these trees along the perimeter nor extend the fence as it inhibits his ability to maneuver along his driveway. Additionally both he and I prefer to have this area open. We hope that this will not be a problem and that this modification may be accepted.

Thanks for your consideration

Aaron Carroll

