

USE VARIANCE
Application to Planning & Zoning Commission



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

Date: 5/4/22

Case # 2022-04

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 4400 Marketing Place

185-001361

Parcel # _____. The property is currently zoned PIP

The property is currently being used for School, Admin. Offices, Bus Maintenance

The proposed use of the property is Remove Bus Maintenance Use; Add Clinic Use

I appeal to City Council for a Use Variance that will allow me to do the following: _____

Add Clinic Use and accept the proposed parking (which has less than required on-site parking).

Refusal constitutes a hardship because Refusal would deny the District's ability to provide needed Clinic services for Community. Grant to fund a portion of the work has been obtained that requires Clinic to be operational by March of 2023. Expedited review is requested to enable construction to begin during the Summer of 2022.

Applicant Name: Christopher Dumford, Architect Phone: 513-383-1920

Address: VSWC Architects, 414 Reading Road, Mason, OH 45040

Property Owner Name: Groveport Madison Local School District Board of Education Phone: 614-492-2520

Address: 4400 Marketing Place, Suite B, 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.


Applicant's Signature

Christopher Dumford, Architect

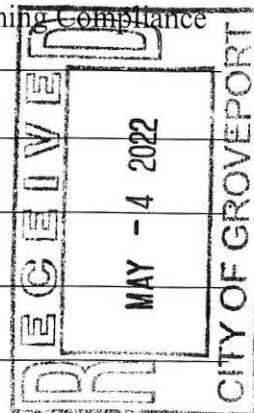
Applicant's Printed Name

513-383-1920

Contact phone number

chris@vswc.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: 185-000901

Owner's Name: State of ohio dir of adm
Address: 4465 Hamilton Rd S
City & State: Groveport, OH Zip Code 43125

Site Address: 4465 S HAMILTON RD

Mail Address: Name: Same
Address: 4465 S. Hamilton Rd.
City & State: Groveport, OH Zip Code 43125

Parcel Number: 185-000892, 185-001381, 185-001382, 185-000614

Owner's Name: Groveport Madison Local School District
Address: 4400 Marketing Place, Suite B
City & State: Groveport, OH Zip Code 43125

Site Address: 4475 S. Hamilton Rd., 0 Marketing PL, 4411 Marketing PL

Mail Address: Name: Groveport Madison Local School District
Address: 4400 Marketing Place, Suite B
City & State: Groveport, OH Zip Code 43125

Parcel Number: 185-001308, 185-000723

Owner's Name: Safety-Kleen Corp
Address: PO Box 27713
City & State: Houston, TX Zip Code 77227

Site Address: 4465 Hamilton Rd.
4465 Marketing Place

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

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

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Parcel Number: 185-001329

Owner's Name: Corporation of Presiding Bishop Church Christ Latter-Day St
Address: 4431 Marketing PL
City & State: Groveport, OH Zip Code 43125

Site Address: 4431 Marketing Place

Mail Address: Name: Same
Address: 4431 Marketing Place
City & State: Groveport, OH Zip Code 43125

Parcel Number: 185-001289, 185-001362

Owner's Name: Komar Industries
Address: 4425 Marketing Place
City & State: Groveport, OH Zip Code 43125

Site Address: 4425 Marketing Place 4441 Marketing PL

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

5/4/22

Mr. Stephen Moore, Building Official
City of Groveport
655 Blacklick St., Groveport, OH 43125

RE: Zoning Disapproval
4400 Marketing Place



Mr. Moore:

We are in receipt of the Zoning Disapproval dated 4/29/22 for the address indicated above. We offer the following responses:

- Item #1: We are seeking a Use Variance to permit the Clinic Use (professional medical office) within the current PIP Zone. See attached Application for Use Variance.
- Item #2: After the completion of Phase 2, we believe the site will be brought in to compliance (the relocation of the Bus Maintenance Facility will enable bus parking spaces to be repurposed as car parking spaces). However, during the time period between the completion of Phase 1 and the completion of Phase 2, parking on the adjacent lot will need to be used to provide the required quantity of parking spaces. Therefore, we are seeking an Area Variance to permit the use of parking on the adjacent lot.
- Item #3: The proposed temporary chain link fence will not exceed 10'. Therefore, no Variance for this item is required. A note has been added to the Plans indicating a 10' maximum height for this fence.

Per direction from Building/Zoning personnel last week, we have enclosed 20 copies of the previously-submitted plans, reduced to 11x17 size. We are happy to provide larger drawings if that is necessary. The only change to the Drawings is the addition of the fence height note referenced above.

As indicated on the Application for Zoning Use Variance, we are requesting expedited review and action on the Variances. A grant has been obtained to partially fund the Clinic construction. This grant is contingent upon completion of the Clinic by March 2023. To ensure completion in that time period, construction needs to start this summer. Expedited approval would enable construction to begin in the timeframe needed to meet this deadline.

If anything else is needed to process this request, please contact me right away and we will provide whatever is needed.

Sincerely,

Christopher Dumford, RA, President
VSWC Architects

The following documents are being provided as part of this Submission:

- This Cover Letter
- Completed Application for Zoning Use Variance
- Zoning Disapproval
- Zoning Submission Drawings (reduced to 11x17)
 - Z1 Site Plan showing proposed development
 - Z2 Partial Building Plan showing preliminary development design
 - Z3 Site Survey showing propertylines and easements

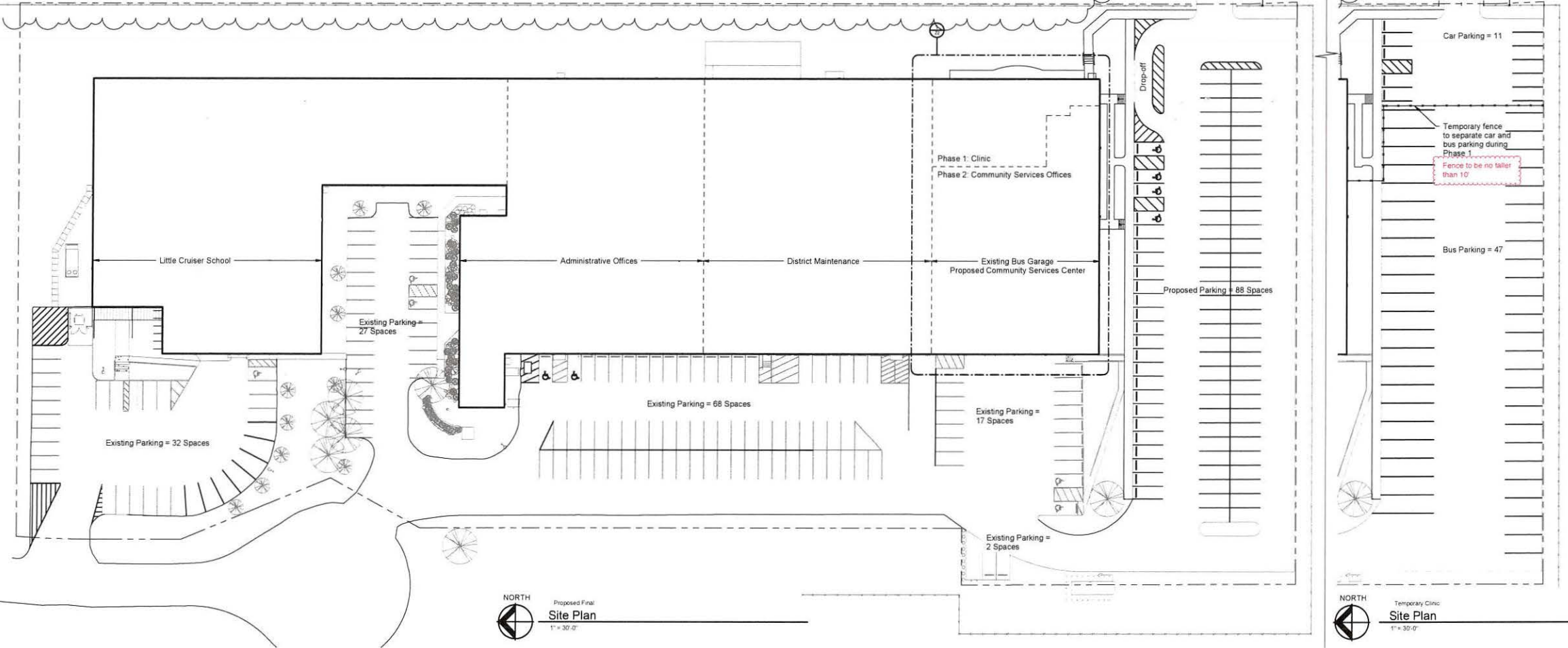
4/25/2022 11:28:46 AM
BLM 300/244-19 Groveport Community Center/244-19 Community Services_Ctr_ RVT1.rvt

Community Services Center for Groveport Madison Local School District

Zoning Submission

Drawing Index - Zoning

- Z1 Zoning Site Plan
- Z2 Zoning Floor Plan
- Z3 Zoning Survey

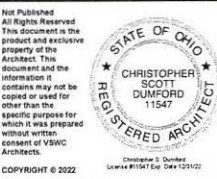


Set Issuance
4/25/2022 Zoning

Revision

Community Services
Center
for
Groveport Madison LSD
4400 Marketing Pl. Groveport, Ohio 43125

Zoning

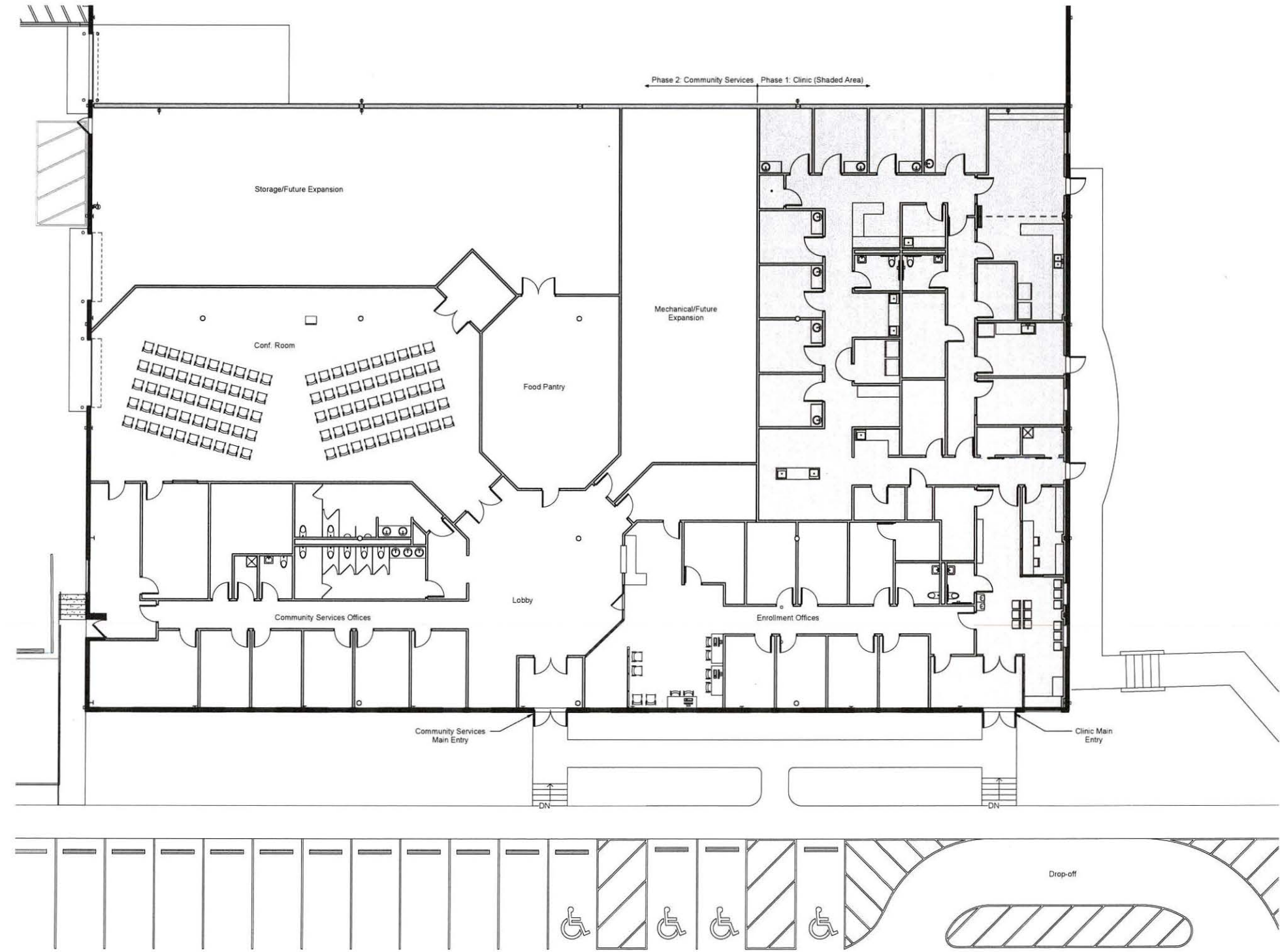


VSWC Project Number:244-19

Zoning Site Plan

Z1

4/22/2022 11:25:07 AM
B:\303724-19 Groveport Community Center\244-19 Community Services_Center_RVT1.rvt



Set Issuance
4/25/2022 Zoning

Revision

Community Services Center
for
Groveport Madison LSD
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Zoning

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VSWC Project Number: 244-19

Zoning Floor Plan

Z2

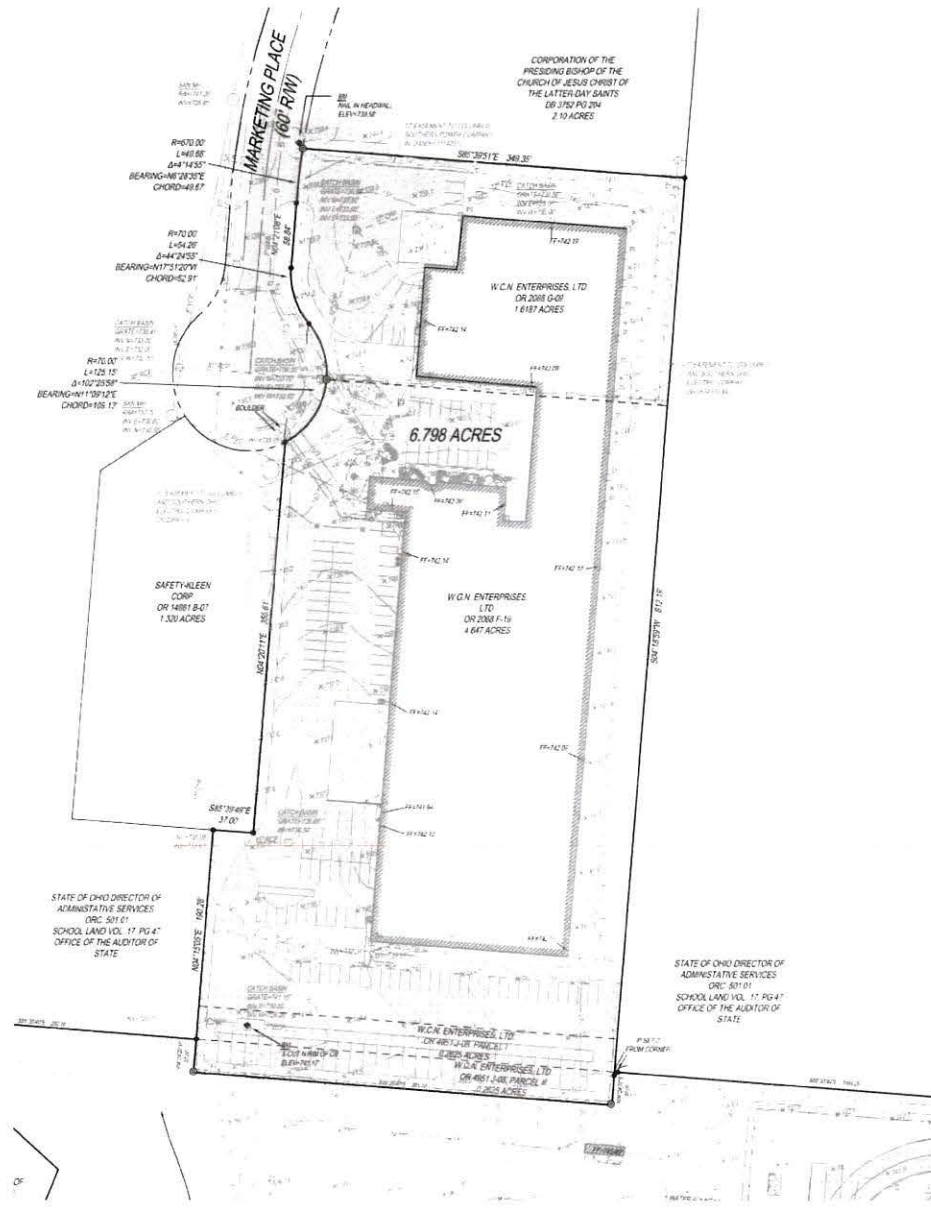
INSPIRED PEOPLE  CREATIVE DESIGN  TRANSFORMING COMMUNITIES

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- 1" IRON PIPE FOUND
- MONUMENT FOUND
- NAIL FOUND
- BENCHMARK
- UTILITY POLE
- GUY WIRE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- HYAC UNIT
- TRANSFORMER
- GROUND LIGHT
- ELECTRIC BOX
- LIGHT POLE
- UNDERGROUND TELEPHONE
- OVERHEAD TELEPHONE

LEGEND

- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS MAIN
- GAS VALVE
- UNDERGROUND CABLE TV
- WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- MANHOLE
- CLEAN OUT
- SANITARY SEWER
- STORM SEWER
- CATCH BASIN
- INLET
- YARD DRAIN

- DOWN SPOUT
- TRAFFIC CONTROL CABINET
- TRAFFIC SIGNAL POLE
- SSGN
- GUARD POST (PIPE BOLLARD)
- FLAG POLE
- FENCE
- HARDWOOD TREE
- CONTOUR LINES
- CONCRETE
- GRAVEL
- ASPHALT



- NOTES
- 1) OCCUPATION IN GENERAL FITS SURVEY WITH NO ENCROACHMENTS NOTED
 - 2) SOURCE DOCUMENTS AS NOTED
 - 3) ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED
 - 4) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SPCS), OHIO SOUTH ZONE BASED ON A GPS SURVEY UTILIZING CORS STATION "COSP" AND MONUMENT "10025 8807". THE PROJECT COORDINATES ARE BASED ON SPCS AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.000007801 APPLIED AT BASE POINT N 885.000.00 E 1,880.000.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT
 - 5) VERTICAL DATUM IS NAVD83 BASED ON SOURCE 881.06
 - 6) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON DECEMBER 12, 2014. OUPS TICKET #A335-201-257 & A335-201-252 AND ON SEPTEMBER 14, 2015. OUPS TICKET #A335-202-447 & A335-202-451
 - 7) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN DECEMBER, 2014; JANUARY, 2015 AND SEPTEMBER, 2015



I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION
MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978

10/01/15
DATE



NO DATE DESCRIPTION

W.C.N. ENTERPRISES, LTD
SEC. 16, TWP. 11N, R. 21W, CONGRESS LANDS VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO

PROJECT NO. 140346.002
DATE OCT. 1, 2015

SCALE 1"=60'
0 30 60 120

SHEET NAME
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NO.
1 OF 1

Note: This survey was completed prior to previous remodeling project, but is included to show property lines and easements.

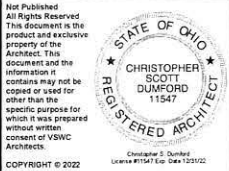


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Zoning



VSWC Project Number:244-19

Zoning Survey

Z3