



# APPLICATION TO CITY COUNCIL

## USE VARIANCE APPLICATION

### THE CITY OF GROVEPORT

City Council  
655 Blacklick Street  
Groveport, Ohio 43125

Application # 2015-0088

Case # 2015-02

Filing Fee: \$150.00

Make Check Payable to: City of Groveport

Applicant: Stephen Redzinak  
Address: 3384 Drake Ave. Groveport 43125 Phone: 614-715-3210

The Zoning Inspector of the City of Groveport, Ohio, has refused to issue a Certificate of Zoning Compliance at the following address:  
480 Main St. Groveport, Oh. 43125  
as it is in violation of the Zoning Code No. \_\_\_\_\_

Existing Zoning: CC Existing Use of Property: Mixed Use - 1<sup>st</sup> Floor - vacant, 2<sup>nd</sup> Floor - residential

Proposed Use of Property: Commisary, manufacturing, delivery (food)

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

Produce or manufacture Pierogi (food) for a food cart, bulk supply for delivery.

Refusal constitutes a hardship because:

Startup local business with limited funds

### SITE PLAN REQUIREMENTS:

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

- 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; and
- Names, addresses and parcel numbers of all adjoining property owners including property owners across the street, as shown on the Franklin County tax maps.
- 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.

Stephen Redzinak  
Applicant's Signature

3-6-15  
Date

Stephen Redzinak  
Applicant's Printed Name

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

SophiesPierogi@gmail.com

MAR -6 2015

### 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: 185-000200-00

Owner's Name: KENNETH E. STEBLETON

Address: 6600 COONPATH ROAD

City & State: CARROLL OH 43112 Zip Code 43112

Site Address: 490 MAIN STREET Lot #: 144 ES LOT 2

Mail Address: Name: KENNETH E STEBLETON

Address: 490 MAIN ST

City & State: GROVEPORT, OH 43 Zip Code 43125

Parcel Number: 185-000288-00

Owner's Name: GALE DAVID L TR, GALE JENNIFER L TR

Address: 462 MAIN ST

City & State: GROVEPORT, OH Zip Code 43125

Site Address: 00000 MAIN ST Lot #: MAIN ST 3

Mail Address: Name: DAVID L GALE TR, JENNIFER L GALE TR

Address: 462 MAIN ST

City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 185-000225-00

Owner's Name: PETTY SHARON L

Address: 475 ELM ST

City & State: GROVEPORT, OH Zip Code 43125-1119

Site Address: 475 ELM ST Lot #: ELM ST JOSEPH DODSON AND 9

Mail Address: Name: WELLS FARGO REAL ESTATE, MAIL X2302-040

Address: 1 HOME CAMPUS

City & State: DES MOINES, IA Zip Code 50328

### 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: 185-000131-00

Owner's Name: THOMPSON VIRGIL R & DIANA L

Address: 221 COLLEGE ST

City & State: GROVERPORT, OH Zip Code 43125-1114

Site Address: 221 COLLEGE ST Lot #: COLLEGE ST CAMPBELL LOT 10

Mail Address: Name: OLIVER LOW SERVICES LLC

Address: 1661 WORTHINGTON RD #100

City & State: WEST PALM, FL Zip Code 33409

Parcel Number: 185-000030-00

Owner's Name: MARLATT CHARLES M & REBECCA S SUSHOR

Address: 481 MAIN ST

City & State: GROVERPORT, OH Zip Code 43125-1133

Site Address: 481 MAIN ST Lot #: MAIN ST 17

Mail Address: Name: CHARLES MARLATT

Address: 481 MAIN ST

City & State: GROVERPORT, OH Zip Code 43125

Parcel Number: 185-000031-00

Owner's Name: PICKETT PATRICK M & PAIGE K

Address: 471 MAIN ST

City & State: GROVERPORT, OH Zip Code 43125

Site Address: 471 MAIN ST Lot #: MAIN ST 43.75 FT ES LOT 16

Mail Address: Name: PATRICK M PICKETT, PAIGE K PICKETT

Address: 471 MAIN ST

City & State: GROVERPORT, OH Zip Code 43125