



## **PLANNING AND ZONING COMMISSION STAFF REPORT**

**Monday, April 6, 2015 at 6:00 PM**

**CASE NUMBER:** #2015-02

**APPLICANT:** Stephen Redzinak

**EXISTING ZONING:** CC (Community Commercial)

**REQUEST:** **#2015-02** A request by Stephen Redzinak for a Use Variance at 480 Main St., (Parcel #185-000224).

**DESCRIPTION:** The applicant is requesting a use variance to allow for a manufacturing use at the property located at 480 Main Street. This property is currently zoned CC (Community Commercial) and as such the manufacturing use is not a permitted or conditional use in this zoning district as per the Land Use Matrix, section 1153.03(c). The applicant has stated that he would like to use the rear portion of the first floor of the property to make and assemble food products for a food trailer. The applicant has stated that he will not be selling food on the premises but would simply preparing the food, stocking the trailer, and going elsewhere to sell his products. The second floor of the structure is currently being used as a residential dwelling and will continue to be used that way.

In addition, section 1176.05(a)(3) requires that a landscape buffer of type E, be installed along the rear yard of the property, and a landscape buffer of type A is to be installed along the east lot line. The applicant is not proposing to install either of these buffers.

**CONCLUSION:** Staff has no objection to the proposed use variance.



***Engineering Department***

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***MEMORANDUM***

Office of the City Engineer

Date: April 2, 2015

To: Mayor Lance Westcamp  
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Stephen Moore, Chief Building and Zoning Official

Re: **CASE # 2015-02** -- Planning & Zoning Commission – April 6, 2015

**Case – 2015-02** Request for Use Variance

Site address: 480 Main Street  
Containing parcel (s): 185-000224

Current Zoning: CC (Community Commercial)  
Proposed Zoning: No zoning change is proposed  
Current Use: mixed use

Request: Applicant is requesting a use variance to allow for a manufacturing use at the property

**Comments:**

Application pertains to use of the existing building and does not include a change to any site (external) use or layout. No site improvements are proposed.

**Conclusion:**

Engineering Staff have no objection to the proposed use variance.