

APPLICATION TO CITY COUNCIL**USE VARIANCE APPLICATION****CITY OF GROVEPORT**

City Council
655 Blacklick St.
Groveport, Ohio 43125

Application # 2015-0700
Case # 2015-11
Filing Fee: **\$150.00**

Make Check Payable to: City of Groveport

Applicant: Christopher Dumford, Architect for Groveport Madison Local School District

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

The Zoning Inspector of the City of Groveport, Ohio, has refused to issue a Certificate of Zoning Compliance at the following address:

4400 Marketing Place

#185-001361

1153.03(c), 1176.05(d)(1)(A), 1176.05(d)(2)(A),
as it is in violation of the Zoning Code No. 1176.05(d)(3)(A), 1176.08(a), 1177.02, 1177.04(a), 1177.05(a)

Planned Industrial

Existing Zoning: Park (PIP) Existing Use of Property: Manufacturing

Proposed Use of Property: Bus Garage, Administrative Offices, Education, Warehouse/Storage

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

1. Locate Bus Garage, Administrative Offices, and Education Uses (currently not permitted).
2. Provide revised/additional parking in general compliance with attached Plan:
 - A. Omit Lot Screening, Permeable Area, and Additional Tree/Landscaping requirements.
 - B. Provide Parking Stalls with width as narrow as 8' and length as short as 18'.
 - C. Provide Quantity of approx. 200 Parking Spaces (60 Buses + 140 Cars).
3. Apply for future Zoning/Building reviews without submitting a Landscape Plan.

Refusal constitutes a hardship because:

1. Space for additional parking spaces and landscape islands does not exist on site.
2. Existing (on-site) and adjacent (off-site) conditions are non-compliant in terms of parking lot screening and permeability.
3. Proposed design does not adversely affect adjacent Uses.

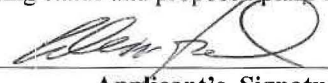
SITE PLAN REQUIREMENTS:

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.
- 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.

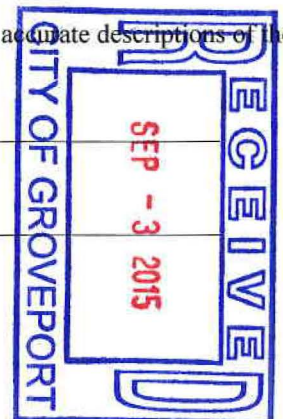
APPLICANT'S AFFIDAVIT:

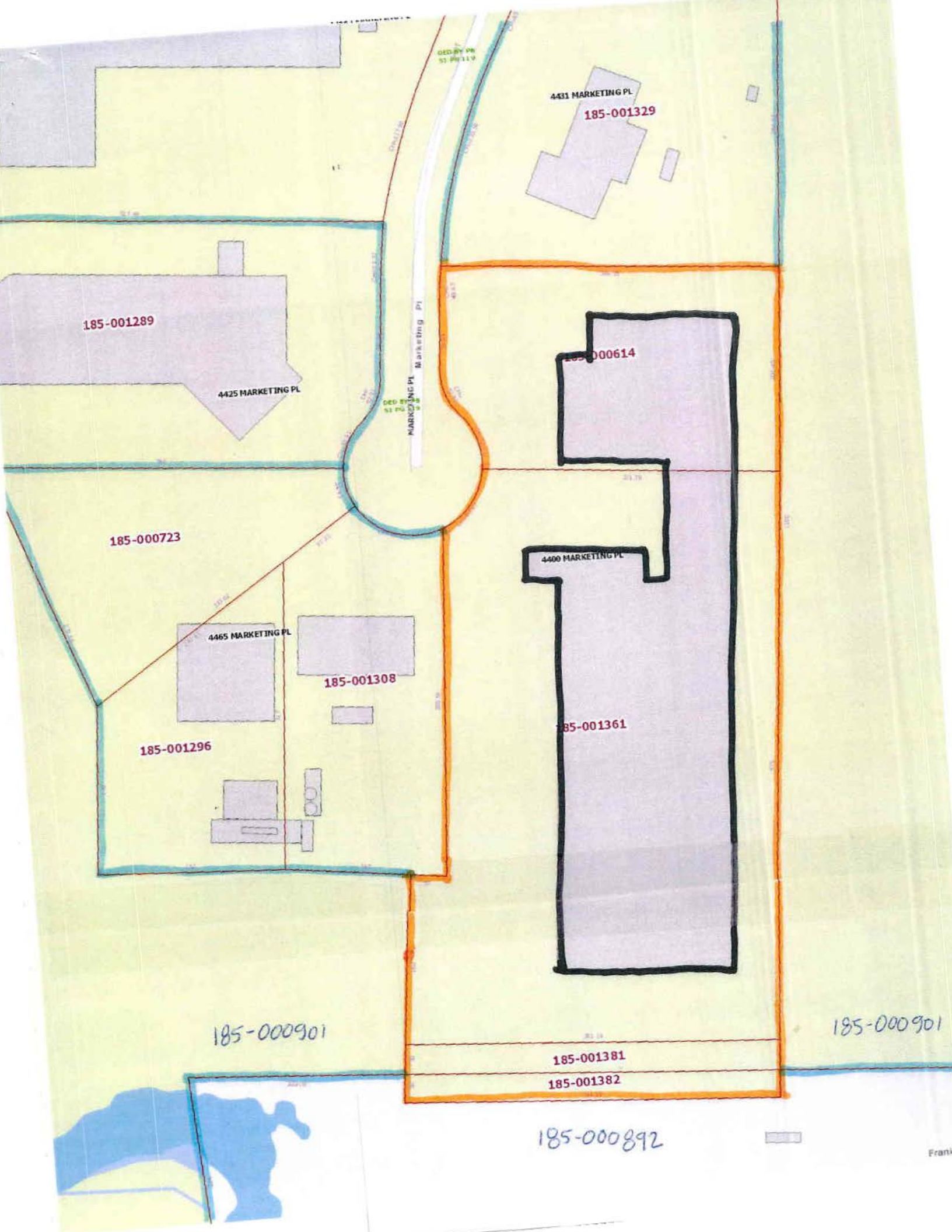
To the best of my (our) knowledge, the above statements and attached site plan are, in all respects true and accurate descriptions of the existing status and proposed plans for the property identified in this application.

| | |
|---|---------------------|
|  | 9/3/15 |
| Applicant's Signature | Date |
| Christopher Dumford, Architect for Groveport Madison Local School District | 513-398-4931 |
| Applicant's Printed Name | Phone Number |

chris@vswc.com

Applicant's Email Address





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.franklincountyooh.metacama.com
You will need to look under Address or Parcel number, Map (GIS), Proximity Reports.

Parcel Number: 185-001308, 185-001296, 185-000723

Owner's Name: Safety-Kleen Corp.
Address: PO Box 27713
City & State: Houston, TX Zip Code 77227-7713

Site Address: 4465 Marketing Place

Mail Address: Name: Safety-Kleen c/o Ind Valuation Svcs LLC
Address: PO Box 92108
City & State: Austin, TX Zip Code 78709-2108

Parcel Number: 185-001289

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

Site Address: 4425 Marketing Place

Mail Address: Name: Komar Industries Inc.
Address: 4425 Marketing Place
City & State: Groveport, OH Zip Code 43125

Parcel Number: 185-001329

Owner's Name: Corporation of Presiding Bishop Church Jesus
Address: 50 E. North Temple
City & State: Salt Lake City, Utah Zip Code 84150

Site Address: 4431 Marketing PL

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

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Parcel Number: 185-000901

Owner's Name: State of Ohio Dir of Adm Services ORC 501.02
Address: 30 E Broad St
City & State: Columbus, OH Zip Code 43215-3414

Site Address: 4465 S Hamilton Rd

Mail Address: Name: State of Ohio Dir of Adm Services ORC 501.02
Address: 30 E Broad St
City & State: Columbus, OH Zip Code 43215-3414

Parcel Number: 185-000892

Owner's Name: Madison Local School District
Address: 5940 Clyde Moore Dr
City & State: Groveport, OH Zip Code 43125-2009

Site Address: 4475 S Hamilton Rd

Mail Address: Name: Madison Local School District
Address: 5940 Clyde Moore Dr
City & State: Groveport, OH Zip Code 43125-2009

Parcel Number: 185-000614

Owner's Name: WCN Enterprises LTD
Address: 4241 Williams Rd
City & State: Groveport OH Zip Code 43125

Site Address: 4411 Marketing PL

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

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