

APPLICATION TO CITY COUNCILUSE VARIANCE APPLICATION**CITY OF GROVEPORT**

City Council
655 Blacklick St.
Groveport, Ohio 43125

Application # _____
Case # 2016-01
Filing Fee: **\$150.00**

Make Check Payable to: City of Groveport

Applicant: Tim Sargent / 540 Blacklick St., LLC
Address: 4816 Bixby Ridge Dr E. Groveport, Ohio 43125

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

540 Blacklick St. Groveport, Ohio 43125

as it is in violation of the Zoning Code No. _____

185-000254

Existing Zoning: _____ Existing Use of Property: Residential

Proposed Use of Property: Commercial

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

Run a Small Mechanical Contracting Business out of the front building.

Refusal constitutes a hardship because:

There are no other options for an office/warehouse close by

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.
- 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 site plan are, in all respects true and accurate descriptions of the existing status and proposed plans for the property identified in this application.

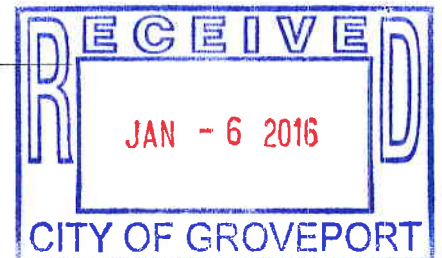
[Signature]
Applicant's Signature

1/6/2015
Date

Tim Sargent
Applicant's Printed Name

614-506-0735
Phone Number

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

Parcel Number: 185-000265

Owner's Name: James Smith

Address: 546 Blackhawk St

City & State: Groveport, Ohio Zip Code: 43125

Site Address: SAME

Mail Address: Name: James Smith

Address: 5 Brook TER.

City & State: Asheville, NC Zip Code: 28805

Parcel Number: 185-000164

Owner's Name: Hoepker Joseph Olson - Hoepker Mandy

Address: 128 Church St

City & State: Groveport, Ohio Zip Code: 43125

Site Address: SAME

Mail Address: Name: Elizabeth R. Cook

Address: SAME

City & State: _____ Zip Code: _____

Parcel Number: 185-000323

Owner's Name: SAME AS 185-000164

Address: _____

City & State: _____ Zip Code: _____

Site Address: SAME AS ABOVE

Mail Address: Name: _____

Address: SAME

City & State: _____ Zip Code: _____

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Parcel Number: 185-000208

Owner's Name: DAVID Stout, GEARLEEN Stout

Address: 7500 LANG RD

City & State: Canal Winchester, Ohio Zip Code 43110

{ Lang Rd?
Lang Rd? }

Site Address: 115 Church St

Mail Address: Name: David Stout, Gearleean Stout

Address: 7500 Lang Rd

City & State: Canal Winchester, Oh Zip Code 43110

Parcel Number: 185-000470

Owner's Name: Timothy J. Henry

Address: 139 Church St

City & State: Groveport, Ohio Zip Code 43125

Site Address: SAME

Mail Address: Name: Huntington Mortgage Corp

Address: PO Box 182661

City & State: Columbus, Ohio Zip Code 43218

Parcel Number: 185-000188

Owner's Name: COOK Elizabeth R Hoepker Joseph C

Address: 128 Church St

City & State: Groveport OH Zip Code 43125

Site Address: 526 Blacklick St

Mail Address: Name: ELIZABETH R. COOK Joseph C Hoepker

Address: 526 Blacklick St

City & State: Groveport, Ohio Zip Code 43125

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

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Parcel Number: 185-000061

Owner's Name: David A Hubner
Address: 7131 Coonpath Rd
City & State: Carroll, Ohio Zip Code 43112

Site Address: 521 Blacklick St

Mail Address: Name: David A Hubner
Address: 7131 Coonpath Rd
City & State: Carroll, Ohio Zip Code 43112

Parcel Number: 185-000032

Owner's Name: Marvin Leigh
Address: 537 Blacklick St
City & State: Groveport, Ohio Zip Code 43125

Site Address: 537 Blacklick St

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

Parcel Number: 185-000127

Owner's Name: DAVID A Flowers
Address: _____
City & State: _____ Zip Code _____

Site Address: 0 Blacklick St

Mail Address: Name: DAVID A. Flowers
Address: 547 Blacklick St
City & State: Groveport, Ohio Zip Code 43125

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