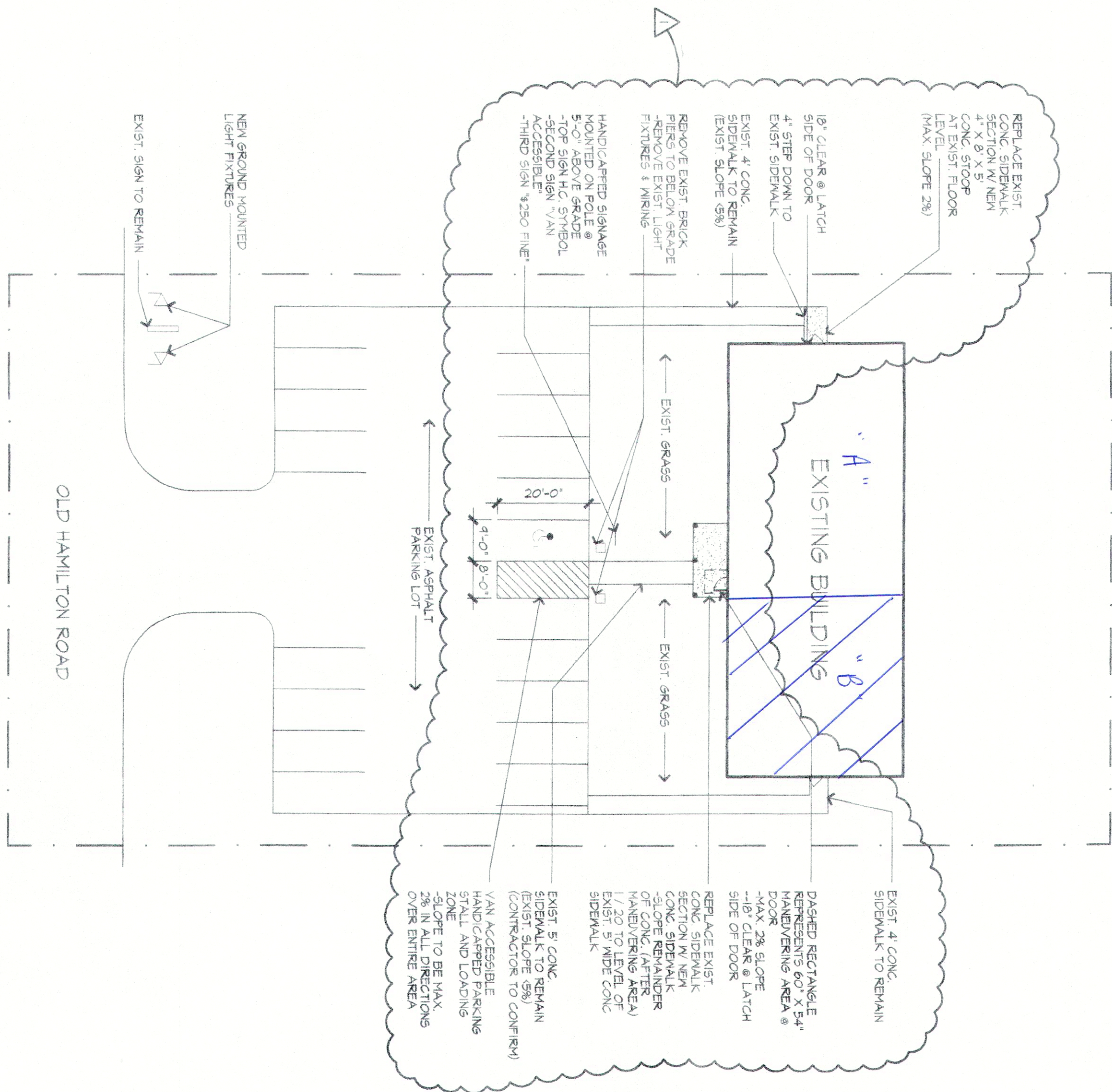
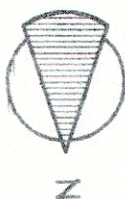


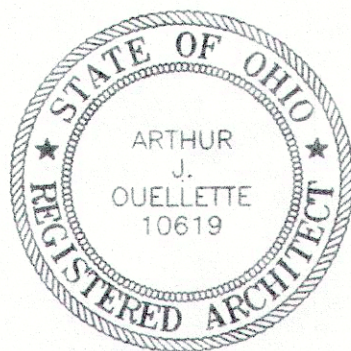
# Exhibit "A"



1 SITE PLAN  
ST11  
1" = 20'-0"



PROJECT NO	0709	GARRISON OFFICE REMODEL 1550 OLD HAMILTON ROAD GROVEPORT, OHIO  FOR DR. SACHEEN GARRISON 645 MAIN STREET GROVEPORT, OHIO 43125	
	DATE		08-20-07
	REVISIONS		<div>1</div> 11-16-07
SHEET TITLE			
SHEET NO. SITE PLAN			
ST11.1 OF 1			



Ouellette + Associates  
ARCHITECTURE

737 Melrose Avenue  
Columbus, Ohio 43224  
phone/fax (614) 263-5636



## USE VARIANCE APPLICATION TO CITY COUNCIL



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

Date: 3-3-17  
Case # 2017-02  
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 5055 S. Hamilton Road unit B Groveport, Ohio 43125

Parcel # 175-000912-00. The property is currently zoned Professional/Business.

The property is currently being used for Dental

The proposed use of the property is Dental Assisting Training and Education

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

Education of Dental Assisting beside a Dental office for HANDS ON training.

Refusal constitutes a hardship because This is our career and what we do for a living is Education

(Kathy)  
Applicant Name: Mary Kathryn Todd and Berntha Clayton Phone: 740-447-3187

Address: 7376 Heigle Road SW AMANDA, Ohio 43102

Property Owner Name: Cyleria and Sacheen Garrison Phone: 614-506-8958

Address: 1040 Heritage St Blacklick, Ohio 43004

**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.

Mary Kathryn Todd  
Applicant's Signature

740-447-3187  
Contact phone number

Mary Kathryn Todd  
Applicant's Printed Name

Ktodd1977@gmail.com  
Email address

## PROPERTY OWNERS LIST

List of all adjoining property owners, 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](http://www.franklincountyauditor.com) Go to *Your Property*, *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: 180-000412-00

Owner's Name: ERIC and Pamela S. Kessler  
Address: 4984 S Hamilton Rd  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4984 Hamilton Rd

Mail Address: Name: ERIC AND Pamela S. KESSLER  
Address: 4984 S Hamilton Rd  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001166-00

Owner's Name: Richard C and Wanda F Stedman  
Address: 420 Lowery Ct  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 420 Lowery Ct

Mail Address: Name: Richard C AND Wanda F Stedman  
Address: 420 Lowery Ct  
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001166-00

Owner's Name: Lowery Asset Management  
Address: 351 Lowery Ct Unit 6  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 0 Lowery Ct

Mail Address: Name: Lowery Asset Management Virginia and CL Lowery  
Address: 445 Market St.  
City & State: Lithopolis, Ohio Zip Code 43136

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

## PROPERTY OWNERS LIST

List of all adjoining property owners, 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.

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Parcel Number: 185-000912-00

Owner's Name: MCC Holdings LLC  
Address: 8033 State Park Ave  
City & State: Reynoldsburg, Ohio Zip Code 43068

Site Address: 5055 Hamilton Rd

Mail Address: Name: MCC Holdings LLC  
Address: 1040 Heritage St.  
City & State: Blacklick, Ohio Zip Code 43004

Parcel Number: 185-000909-00

Owner's Name: MCC Holdings LLC  
Address: 8033 State Park Ave  
City & State: Reynoldsburg, Ohio Zip Code 43068

Site Address: 4981 Hamilton Rd S

Mail Address: Name: MCC Holdings LLC  
Address: ~~8033~~ 1040 Heritage St.  
City & State: Blacklick, Ohio Zip Code 43004

Parcel Number: 180-000427

Owner's Name: Molly Krauss  
Address: 4410 London Lancaster Rd  
City & State: Groveport, OH Zip Code 43125

Site Address: 5000 Hamilton Rd S

Mail Address: Name: Same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

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



THE CITY OF GROVEPORT ZONING  
OF PROPERTY OF 5055 S.HAMILTON ROAD UNIT B

Mary Kathryn Todd (Kathy)/ Pernitha Clayton

Application: #2017-0141

We are resubmitting and appealing the denial of our zoning application due to hardship and purpose and use of the property for our career.

This property is being used for a dental office which is in zoning of business and professional. We also will be using the unit B for business and professional. It will be used to train and educate students to work professionally in dental office as dental assistants as their career. The school will be set up in a dental office setting with the dental equipment and supplies that are used in a dental office. This will help the student to understand hands on and how dentists' want dental assistant to interact with patient.

The Occupancy of the students will be 20 and 3 staff members.  
The pavement is to be expanded for parking.



## CITY OF GROVEPORT

BUILDING & ZONING DEPARTMENT  
655 BLACKLICK STREET, GROVEPORT, OH 43125  
(614) 836-5301 FAX (614) 836-1953

Mary Todd/Pernitha Clayton

Application #2017-0141

### DISAPPROVAL

\*\*\*\*\*  
ZONING REVIEW FOR DENTAL ASSISTANT TRAINING FACILITY (educational use)

LOCATION: 5055 HAMILTON RD UNIT B

As a part of the zoning compliance review, a complete review of the proposed DENTAL ASSISTANT TRAINING FACILITY was done on March 1, 2017. The item(s) listed below are not in compliance with the City of Groveport zoning code.

1. Section 1153.03(b) shows that an educational use is not a permitted or conditional use in the Suburban Office (SO) zoning district.

**A use variance will need to be obtained from Groveport City Council before a Certificate of Zoning Compliance can be issued.**

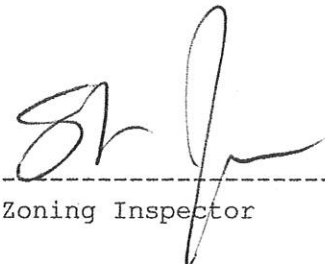
2. Section 1177.04(a)(3) & (4) require the minimum number of parking spaces for the dental office and the training facility to be thirty-three (33) spaces.

Section 1177.05 (a) states where two (2) or more uses are provided on the same lot, the total number of spaces required shall equal or exceed the sum of their individual requirements.

**Plans submitted show only 19 spaces being provided.**

The item(s) above need to be brought into compliance and shown as such on the revised application, or a variance must be obtained from the City of Groveport Board of Zoning Appeals for each item listed.

Application for a variance shall be filed with the Municipal Administrator or designee **not more than twenty (20) days from the date such denial** of the Certificate of Zoning Compliance is issued.

  
Zoning Inspector

03/01/2017  
Date