

# USE VARIANCE APPLICATION TO CITY COUNCIL



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

Date: 6-2-17  
Case # 2017-06  
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 4855 Dendron Rd

Parcel # \_\_\_\_\_ The property is currently zoned C3

The property is currently being used for 185001359 Commercial Bldg & Storage

The proposed use of the property is Additional storage

I appeal to City Council for a Use Variance that will allow me to do the following: Build a  
Storage Building

Refusal constitutes a hardship because lack of storage units for community

Applicant Name: Diana Ward Phone: 614 836 9159

Address: 5141 Bixford Ave Canal Winchester 43110

Property Owner Name: Bob Ward FPL Phone: 614 836 9159

Address: 5141 Bixford Ave Canal Winchester 43110

**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.

Diana Ward  
Applicant's Signature

614 836 9159  
Contact phone number

DIANA WARD  
Applicant's Printed Name

Bobleandrentals@psbc61cb41.net  
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 - 000248

Owner's Name: Cuthbert Properties  
Address: 4950 Hendron Rd  
City & State: Groveport OH Zip Code 43125

Site Address: 4950 Hendron Rd

Mail Address: Name: Cuthbert Properties  
Address: 4900 Hendron Rd  
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000152

Owner's Name: Bonnie Cuthbert  
Address: 4924 Hendron Rd  
City & State: Groveport OH Zip Code 43125

Site Address: 4924 Hendron Rd

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

Parcel Number: 1850013 ~~75~~

Owner's Name: Mike Brandly  
Address: 811 Pike St  
City & State: Etna, OH Zip Code 43018

Site Address: 4949 Hendron Rd

Mail Address: Name: Michael Brandly  
Address: 4949 Hendron Rd  
City & State: Groveport, OH Zip Code 43125

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

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Parcel Number: 185-001116

Owner's Name: William Gibbons  
Address: 4860 Hendron Rd  
City & State: Groveport OH Zip Code 43125

Site Address: 4860 Hendron Rd

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

Parcel Number: 185-001115

Owner's Name: Baas Brother  
Address: 4868 Hendron Rd  
City & State: Groveport OH Zip Code 43125

Site Address: 4868 Hendron Rd

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

Parcel Number: 185-001117

Owner's Name: Paul Giordano  
Address: 4876 Hendron Rd  
City & State: Groveport OH Zip Code 43125

Site Address: 4876 Hendron Rd

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

### 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.franklincountyauditor.com](http://www.franklincountyauditor.com)  
Go to Your Property, Property Search, Mapping, and then Buffer Search.

\*Parcel Number: 185-001095

Owner's Name: Vanessa Riley  
Address: P.O. Box 322  
City & State: Groveport, OH Zip Code 43125

Site Address: 4871 London Groveport Rd Lot #: \_\_\_\_\_

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

\*Parcel Number: 185-001150 / 185-002949

Owner's Name: Franklin County Commissioners  
Address: 373 S. High St. FL 26  
City & State: Columbus, OH Zip Code 43215

Site Address: 4801 Hendon Rd + O Hendon Rd Lot #: \_\_\_\_\_

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

\*Parcel Number: 185-001093

Owner's Name: Robert Lingo  
Address: 4364 Landmark Rd  
City & State: Groveport, OH Zip Code 43125

Site Address: 4802-4810 Hendon Rd Lot #: \_\_\_\_\_

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

*Make copies of this form as needed.*

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Go to Your Property, Property Search, Mapping, and then Buffer Search.

\*Parcel Number: 185-001113

Owner's Name: John Goodyear  
Address: 4850 Hendron Rd  
City & State: Groveport, OH Zip Code 43125

Site Address: 4850 Hendron Rd Lot #: \_\_\_\_\_

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

\*Parcel Number: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Site Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

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

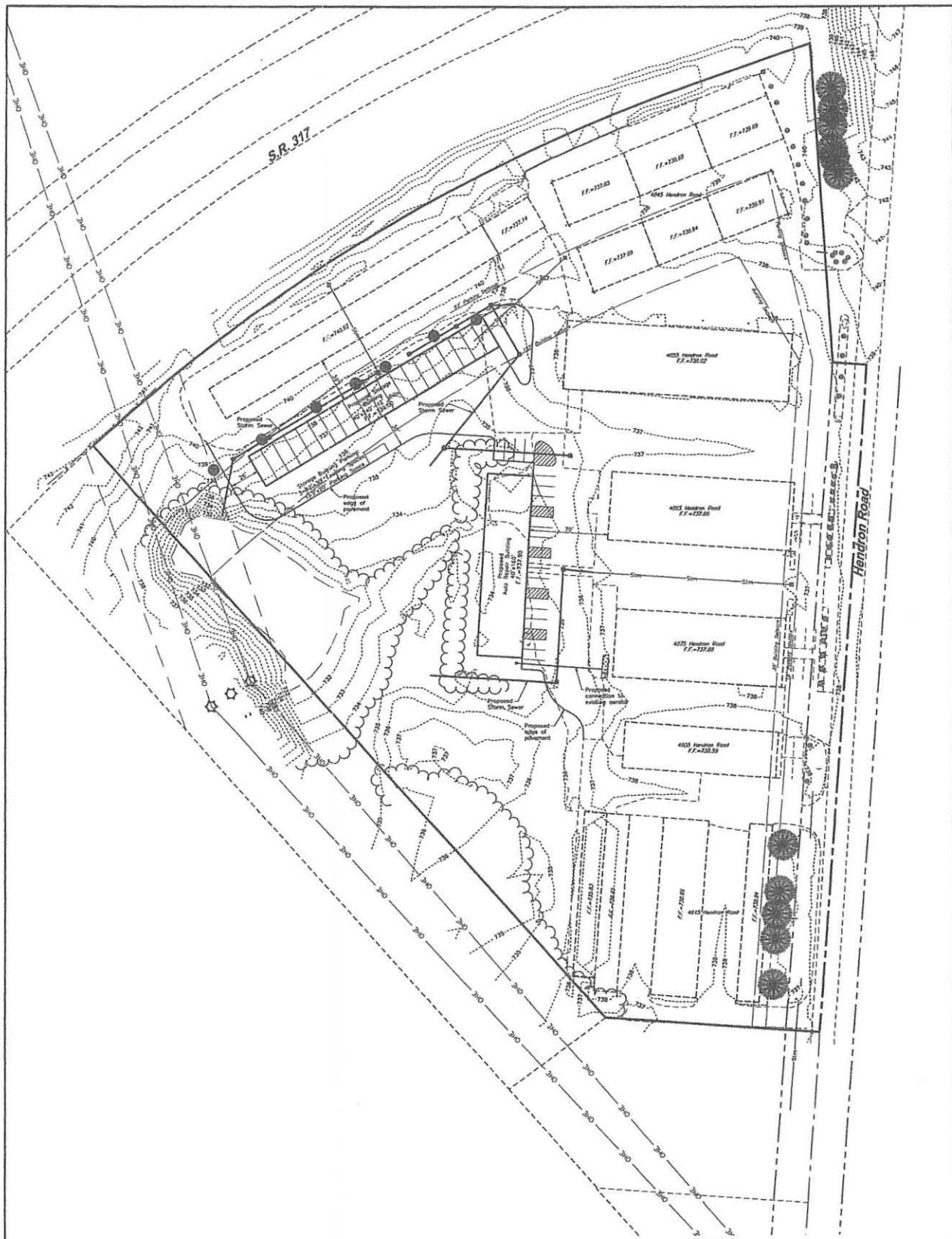
\*Parcel Number: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Site Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

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

*Make copies of this form as needed.*



Note: There will not be any trash containers at either building.

**Zoning Data:**  
 Owner: Bob Word Family LP  
 Parcel #: 185-0-00-1359-00  
 Area: 8.21 Acres  
 Zoning: CS Community Service  
 Flood Zone: X  
 FRM Panel: 39049C0432K  
 Parking Space Size: 9'x20'



**PREPARED BY:**  
**Harral and Stevenson**  
 Engineering - Surveying - Planning  
 120 E. Main Street, Suite A  
 Groveport, Ohio 43113  
 Ph: 740.497.4432  
 www.harralandstevenson.com

Craig E. Stevenson, P.E. # 80114  
 Harral and Stevenson, LLC

5/12/17  
 Date:



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**CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO**  
**HENDERSON ROAD RENTAL UNITS**  
**ZONING SITE PLAN**

Date: May 12, 2017	Scale: 1" = 40'
Project: E151017	Drawn By: CES
Client: Word Rental	Revised: