

USE VARIANCE APPLICATION TO CITY COUNCIL



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

Date: 8-31-17
Case # 2017-08
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 532 MAIN ST - REAR

AUG 31 2017

Parcel # 185-000013-00

The property is currently zoned _____

The property is currently being used for PRINT SHOP - CURRENTLY EMPTY

The proposed use of the property is OFFICE - MATERIAL STORAGE

I appeal to City Council for a Use Variance that will allow me to do the following: USE THE BUILDING
STORE PIPE & FITTINGS
FOL OFFICE SPACE IN THE FRONT PORTION - IN THE REAR BUILDING, WITH
AN OPEN TRAILER IN STORAGE

Refusal constitutes a hardship because I NEED ALL OF THE BUILDING, NOW RENTING 4
SPACES, LESS MONEY FOR RENT IN NEW LOC.

Applicant Name: MICHAEL S. WOODS

Phone: 614-374-1530

Address: 4875 HENDON RD UNIT 1 GROVEPORT, OHIO 43125

Property Owner Name: Sara Corville - BLUE GARLAND TRUST

Phone: 614-361-7272

Address: 6175 DILEY RD CANAL WINCHESTER OHIO 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. SEE LETTER

☒ 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.

SEE LETTER

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.

Michael Woods
Applicant's Signature

614-374-1530
Contact phone number

Michael S. Woods
Applicant's Printed Name

MWOODS@RRONHO.COM
Email address

PO BOX 449 - GROVEPORT

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 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: 185-000445

Owner's Name: Chad Keyes
Address: 545 1/2 Hickory Alley
City & State: Groveport OHIO Zip Code 43125

Site Address: 545 1/2 Hickory AL

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

Parcel Number: 185-000115-0

Owner's Name: BUCKEYE STATE ARMORY
Address: 532 MAIN ST
City & State: Groveport, OHIO Zip Code 43125

Site Address: 532 MAIN ST

Mail Address: Name: BUCKEYE STATE ARMORY
Address: 532 MAIN ST
City & State: Groveport OHIO Zip Code _____

Parcel Number: 185-000356-00

Owner's Name: Eds Sommer Properties
Address: 41 W Third Ave
City & State: Columbus, OH Zip Code 43201

Site Address: 530 MAIN ST

Mail Address: Name: EDS SOMMER PROPERTIES
Address: Same
City & State: _____ Zip Code _____

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 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: 185-000067

Owner's Name: Mark Brigner & Ronda Brigner
Address: 555 Elm St
City & State: Groveport, OH Zip Code 43125

Site Address: 555 Elm St

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

Parcel Number: 185-000165

Owner's Name: Huntington National Bank - Bank Property Division
Address: P.O. Box 182334
City & State: Columbus, OH Zip Code 43218

Site Address: 556 Main St

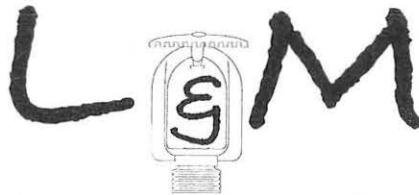
Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: _____

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

Site Address: _____

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



Fire Protection Services

4875 Hendron Road, #1

Groveport, OH 43125

August 31, 2017

City of Groveport
Department of Building and Zoning
655 Blacklick Street
Groveport, Ohio 43125

To Whom It May Concern:

The building in question is located at 532 Main Street, Rear. It has been used for the last 25+ years as a print shop and t-shirt printing.

The new use is requesting to be office and warehouse for my company L&M Fire Protection Services, LLC. We install fire protection sprinkler systems, service and repair sprinkler systems and service and repair backflow devices.

The front section of the building will be used for offices and office equipment. The rear portion of the building will be used for equipment storage. We will need to store pipe, fittings, tools, ladders, large toolboxes, and material that will be shipped and or installed within a short period of time.

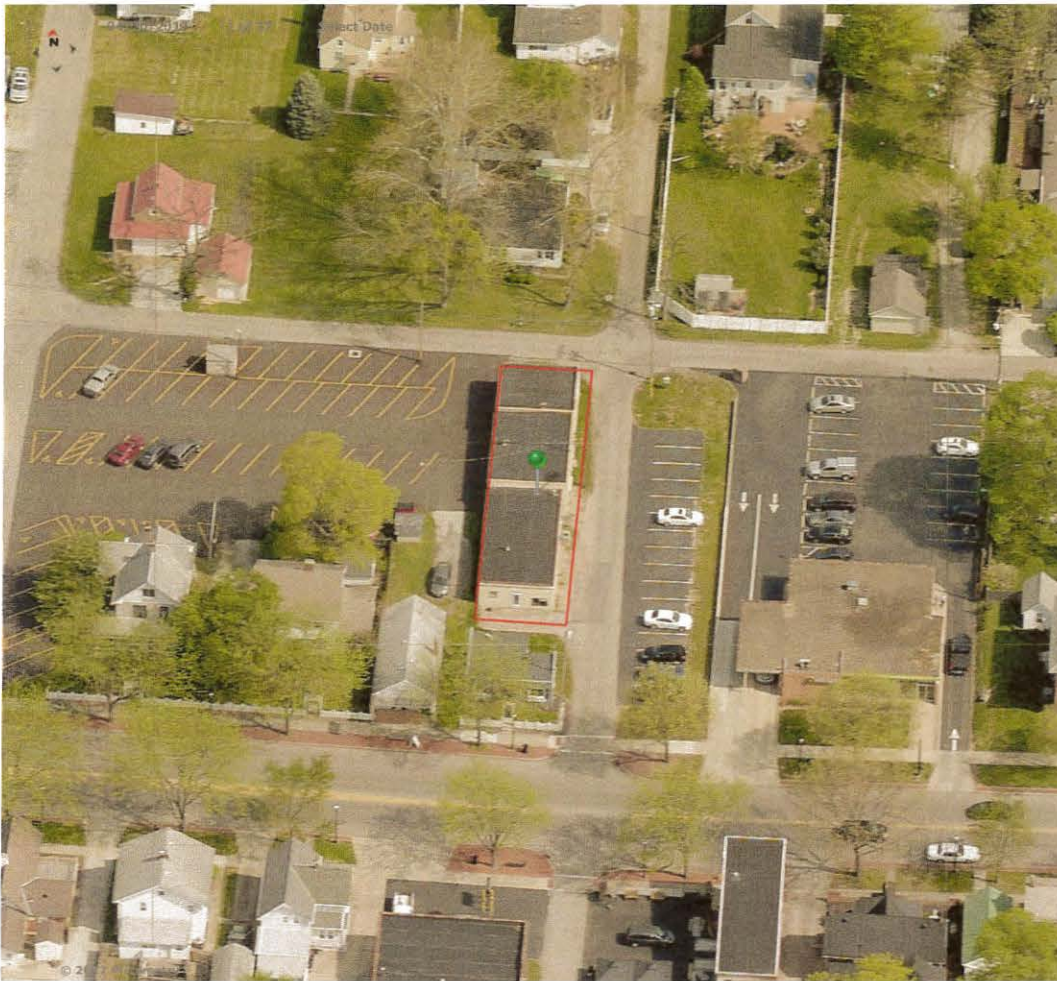
No hazardous material will be stored, nor will fabrication be performed at this site.

I may wish to store one 16'x15' open trailer in the building. I have also checked with surrounding businesses and property owners to see if I am able to use additional space for parking, if needed. (Huntington Bank, Insurance Solutions and Groveport United Methodist Church have agreed.)

I am available for questions anytime.

Respectfully submitted,

Michael S. Woods
Owner, L&M Fire Protection
Cell - (614) 374-1530







ParcelID: 185-000013-00
CONVILLE SARA TR (BLUE GARLAND
TRUST)

Map-Rt: 185-N002 -193-00
532 MAIN ST

1 of 1

[Return to Search Results](#)

Actions

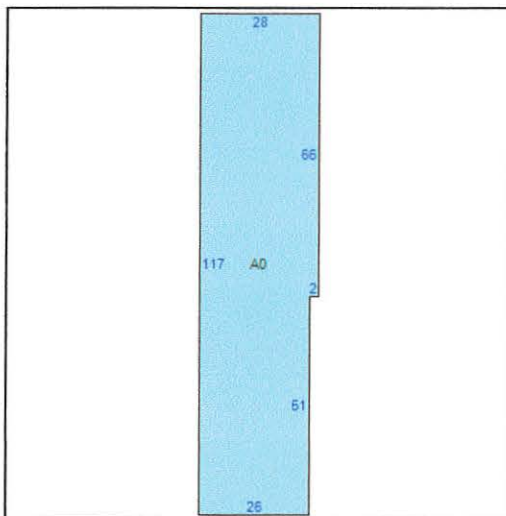
-  Neighborhood Sales
-  Proximity Search
-  Printable Version
-  Custom Report Builder

Reports

- [Proximity Report](#)
- [Map Report](#)
- [Parcel Summary](#)
- [Parcel Detail](#)

[Go](#)

Social Media Links

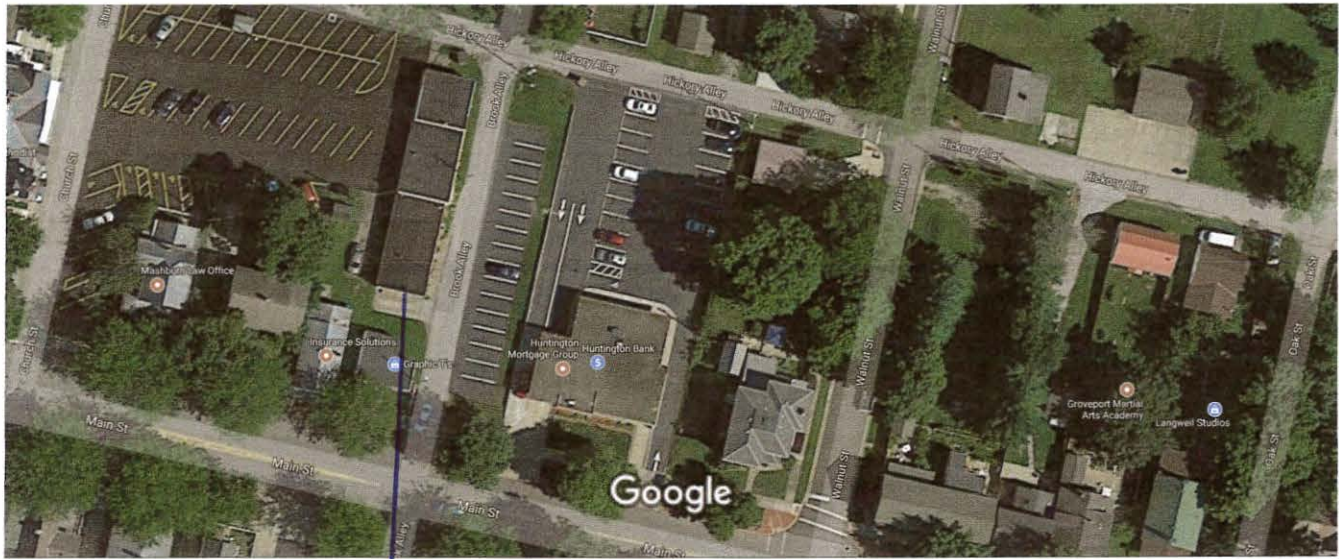


Options

Type	Line #	Item	Area
Commercial	1	A0 - 034:RETAIL STORE	1,873
Commercial	2	- 053:OFFICES	1,301
Commercial Feature	1	- DCB:DEMISING WALL CB	1,500

Click on an item to display it independently.

Google Maps



BLOG

Map data ©2017 Google United States 20 ft

**Michael S. Woods
4875 Hendron Rd; Unit 1
Groveport, OH 43125**

**Sara Conville
Blue Garland Trust
6175 Diley Rd
Canal Winchester, OH 43110**

**Buckeye State Armory
532 Main St
Groveport, OH 43125**

**Eds Sommer Properties
41 W Third Ave
Columbus, OH 43201**

**Chad Keyes
545 ½ Hickory Alley
Groveport, OH 43125**

**Mark & Ronda Brigner
555 Elm St
Groveport, OH 43125**

**Huntington National Bank
Bank Property Division
PO Box 182334
Columbus, OH 43218**