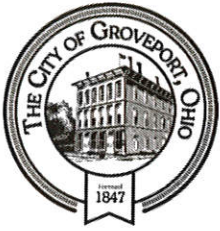


USE VARIANCE APPLICATION TO CITY COUNCIL



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

Date: 9-24-19
Case # 2019-11
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 525 MAIN ST

Parcel # 185-000044. The property is currently zoned CC.

The property is currently being used for BUSINESS OFFICE.

The proposed use of the property is Residential.

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

property to someone wishing to reside at this Address.

Refusal constitutes a hardship because limit potential market for property.

Applicant Name: Harold Scott Lockett Phone: 614-804-0976

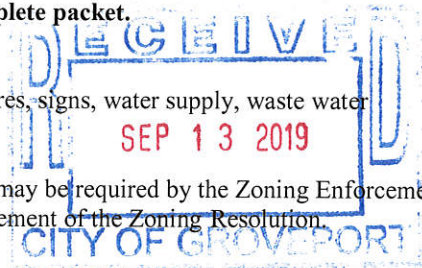
Address: 309 CANAL ST, Groveport OH 43125

Property Owner Name: Harold Scott Lockett Phone: 614-804-0976

Address: 309 CANAL ST, Groveport, OH 43125

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.

[Signature]
Applicant's Signature

614-804-0976
Contact phone number

H. Scott Lockett
Applicant's Printed Name

hlockett73@gmail.com
Email address

PROPERTY OWNERS LIST

List of all property owners within, 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 *Real Estate, 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: 185-001-402

Owner's Name: John B. and Mary K. Mashburn
Address: 518 Main St
City & State: Groveport Ohio Zip Code 43125

Site Address: 518 MAIN ST.

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

Parcel Number: 185-001-400

Owner's Name: Kelly M Michels
Address: 526 Main St
City & State: Groveport OH Zip Code 43125

Site Address: 526 MAIN ST

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

Parcel Number: 185-000-078

Owner's Name: Robert T. Arthur Jr. , Elizabeth L. Arthur
Address: 529 Main St
City & State: Groveport Ohio Zip Code 43125

Site Address: 529 MAIN ST

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

PROPERTY OWNERS LIST

List of all property owners within, 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 *Real Estate, 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: 185-000-058

Owner's Name: Christian Bullinger
Address: 12343 Winchester Rd
City & State: Ashville Ohio Zip Code 43013

Site Address: 514 main st.

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

Parcel Number: 185-000-010

Owner's Name: Harold J Kidwell
Address: 524 cherry ST
City & State: Groveport OH Zip Code 43125

Site Address: 524 cherry 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 _____

H. Scott Lockett
309 Canal St
Groveport, Ohio 43125
614-804-0976
hslockett73@gmail.com

September 12, 2019

Re: Request for Use Variance
525 Main St
Parcel ID: 185-000044-00

To Whom It May Concern:

I am requesting a use variance for the property located at 525 Main St, permitting the property to be occupied as a residence. The property is currently used as a commercial office. The current zoning for the property is CC – Community Commercial.

The property was purchased in 2004 at which time it was a residential property. We worked with the City updating it and bringing it into ADA compliance so the property could be used as professional office space. It has been used as a professional office since.

My plans are to sell the property soon. I would like the use variance so that any interested buyers may have the option of using the property as either residential or commercial. The neighborhood and nearby properties are of mixture of residences, commercial properties, bank and church.

Thank you for your assistance with this request.

Respectfully,



Scott Lockett
Owner

185N004 00600

