



Legislation Details (With Text)

**File #:** ORD. 16-009    **Version:** 1    **Name:** Use Variance Tim Sargent - 540 Blacklick St  
**Type:** Ordinance    **Status:** Adopted  
**File created:** 1/12/2016    **In control:** City Council  
**On agenda:** 1/25/2016    **Final action:** 2/22/2016  
**Title:** AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR PARCEL NO. 185-000254, CURRENTLY ZONED URBAN RESIDENTIAL (R-6), TIM SARGENT, 540 BLACKLICK ST LLC, APPLICANT  
**Sponsors:** Becky Hutson  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 540 Blacklick St - Use Variance Application- #2016-01 Exhibit A.pdf, 2. 540 Blacklick St - Site Plan - #2016-01 Exhibit B.pdf

Date	Ver.	Action By	Action	Result
2/22/2016	1	City Council	adopt	Pass
2/22/2016	1	Public Hearing	read by title	
2/8/2016	1	City Council	read by title	
1/25/2016	1	City Council	referred	

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR PARCEL NO. 185-000254, CURRENTLY ZONED URBAN RESIDENTIAL (R-6), TIM SARGENT, 540 BLACKLICK ST LLC, APPLICANT

**WHEREAS**, pursuant to Section 1137.03(a)(1) and (a) (2)of the City of Groveport Zoning Ordinance, Council may grant a variance to the permitted uses in an established zoning district for any parcel located in the City of Groveport.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO, A MAJORITY OF ITS MEMBERS CONCURRING:**

**Section 1:** That applicant, Tim Sargent, 540 Blacklick St., LLC, is granted a variance as to the permitted uses for the property located at 540 Blacklick Street, Parcel No. 185-000254 currently zoned R-6, and as such, the proposed use to allow for a small mechanical contracting business, is hereby permitted pursuant to Section 1137.03(a)(1) of the City of Groveport Zoning Ordinance provided all of the following conditions set forth and recommended by the Planning & Zoning Commission are satisfied:

- No equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot or outside of the building. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference that any radio or television receives off the premises, or causes fluctuations in line voltage off the premises.
- There shall be no outside storage of any kind.
- The use is limited to the front building only as shown on the application any modification or expansion will require approval from council.
- Signage shall be regulated per the Historic District sign regulations.
- Restrictions to parking of commercial vehicles used in the business.

**Section 2:** That in granting this variance, this Council has determined that said variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Groveport.

**Section 3:** That this Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

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Lance Westcamp, Mayor

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Ruthanne Sargus Ross, Clerk of Council

Approved as to form:

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Kevin C. Shannon, Law Director