



## Legislation Details (With Text)

**File #:** ORD. 15-015 **Version:** 1 **Name:** Use Variance Stephen Redzinak  
**Type:** Ordinance **Status:** Adopted  
**File created:** 3/9/2015 **In control:** City Council  
**On agenda:** 4/27/2015 **Final action:** 4/27/2015  
**Title:** AN ORDINANCE GRANTING A VARIANCE TO STEPHEN REDZINAK AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 480 MAIN STREET, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC)  
**Sponsors:** Donna Drury  
**Indexes:**  
**Code sections:**

**Attachments:** 1. 480 Main St- application- Use variance Exhibit A.pdf, 2. 480 Main St- Use Variance Exhibit B.pdf

Date	Ver.	Action By	Action	Result
4/27/2015	1	City Council	adopt	Pass
4/27/2015	1	Public Hearing	read by title	
4/13/2015	1	City Council	read by title	
3/23/2015	1	City Council	referred	

AN ORDINANCE GRANTING A VARIANCE TO STEPHEN REDZINAK AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 480 MAIN STREET, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC)

**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, Stephen Redzinak is granted a variance as to the permitted uses for the property located at 480 Main Street, currently zoned CC, and as such, the proposed use to allow Stephen Redzinak to manufacture food for a food cart and bulk supply for delivery, is hereby permitted pursuant to Section 1137.03 (a)(1) of the City of Groveport Zoning Ordinance.

**Section 2:** That the applicant is also granted the following area variances as to the use approved above: The applicant is not required to install landscape buffers as mandated in Section 1176.05(a)(3) of the Groveport Zoning Code.

**Section 3:** 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 4:** 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 Shannon, Law Director