



Legislation Details (With Text)

**File #:** ORD. 17-016    **Version:** 1    **Name:** Use Variance 5055 Hamilton Rd Ste. B  
**Type:** Ordinance    **Status:** Adopted  
**File created:** 3/17/2017    **In control:** City Council  
**On agenda:** 3/27/2017    **Final action:** 4/24/2017  
**Title:** AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 5055 SOUTH HAMILTON ROAD, SUITE B, PARCEL NO. 185-000912, CURRENTLY ZONED SUBURBAN OFFICE ("SO"), MARY KATHRYN TODD, APPLICANT  
**Sponsors:** Edward Dildine  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. ORD. 17-016 Use Variance Exhibit A.pdf

Date	Ver.	Action By	Action	Result
4/24/2017	1	City Council	amend	Pass
4/24/2017	1	City Council	adopt as amended	Pass
4/24/2017	1	Public Hearing	read by title	
4/10/2017	1	City Council	read by title	
4/3/2017	1	Planning & Zoning Commission	recommend approval w/condition(s)	
3/27/2017	1	City Council	referred	

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 5055 SOUTH HAMILTON ROAD, SUITE B, PARCEL NO. 185-000912, CURRENTLY ZONED SUBURBAN OFFICE ("SO"), MARY KATHRYN TODD, APPLICANT

**WHEREAS**, pursuant to Section 1193.04(a)(1) 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, and pursuant to 1193.04(a)(2), may also grant area variances in conjunction with any use variance approved by Council.

**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, Mary Kathryn Todd is granted a variance as to the permitted uses for the property located at 5055 South Hamilton Road, Suite B, Parcel No.185-000912, currently zoned SO, and as such, the proposed use to allow for training and education of dental assisting, is hereby permitted pursuant to Section 1193.04(a)(1) of the City of Groveport Zoning Ordinance provided all of the following conditions set forth by the Planning & Zoning Commission are satisfied:

- 1) Prior to site re-development to accommodate the new use and to expand or otherwise reconfigure the site parking area, a site development improvement plan shall be prepared and presented to the City of Groveport Engineering Department for review and approval. Moreover, such site plan shall meet City of Groveport standards.

2) Any change to the site driveway connection to the public street, including either its position or width, is subject to the approval of the Franklin County Engineer.

**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