



## Legislation Details (With Text)

**File #:** ORD. 17-022   **Version:** 1   **Name:** Use Variance 4833 Hendron Rd  
**Type:** Ordinance   **Status:** Adopted  
**File created:** 4/12/2017   **In control:** City Council  
**On agenda:** 5/1/2017   **Final action:** 5/22/2017  
**Title:** AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4833 HENDRON ROAD, PARCEL NO. 185-001095, CURRENTLY ZONED RURAL, VANESSA RILEY, APPLICANT  
**Sponsors:** Shawn M. Cleary  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 4833 Hendron Rd - Exhibit A.pdf

Date	Ver.	Action By	Action	Result
5/22/2017	1	City Council	amend	Pass
5/22/2017	1	City Council	adopt as amended	Pass
5/22/2017	1	Public Hearing	read by title	
5/8/2017	1	City Council	read by title	
5/1/2017	1	Planning & Zoning Commission	recommend approval w/condition(s)	
4/24/2017	1	City Council	referred	

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4833 HENDRON ROAD, PARCEL NO. 185-001095, CURRENTLY ZONED RURAL, VANESSA RILEY, 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, Vanessa Riley is granted a variance as to the permitted uses for the property located at 4833 Hendron Rd., Parcel No.185-001095, currently zoned Rural, and as such, the proposed use to allow residential use in an existing commercial building, is hereby permitted pursuant to Section 1193.04(a)(1) of the City of Groveport Zoning Ordinance provided that the owner shall bring the septic system into compliance with the Franklin County Public Health Department regulations and that the building shall be brought into compliance with the Ohio Building Code within sixty (60) days of zoning approval.

**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