



Legislation Details (With Text)

File #: ORD. 17-026 **Version:** 1 **Name:** Use Variance 4855 Hendron Rd
Type: Ordinance **Status:** Adopted
File created: 6/9/2017 **In control:** City Council
On agenda: 6/26/2017 **Final action:** 8/14/2017
Title: AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4855 HENDRON ROAD, PARCEL NO. 185-001359, CURRENTLY ZONED COMMUNITY SERVICE (CS), DIANA WARD, APPLICANT, AND THE DECLARATION OF AN EMERGENCY
Sponsors: Scott Lockett
Indexes:
Code sections:
Attachments: 1. 4855 Hendron Rd - Use Variance attachment.pdf

Date	Ver.	Action By	Action	Result
8/14/2017	1	City Council	amend	Pass
8/14/2017	1	City Council	amend	Pass
8/14/2017	1	City Council	adopt as emergency legislation	Pass
8/14/2017	1	Public Hearing	read by title	
7/26/2017	1	City Council	postpone to a date certain	Pass
7/10/2017	1	City Council	read by title	
7/3/2017	1	Planning & Zoning Commission	recommend approval w/condition(s)	
6/26/2017	1	City Council	referred	

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4855 HENDRON ROAD, PARCEL NO. 185-001359, CURRENTLY ZONED COMMUNITY SERVICE (CS), DIANA WARD, APPLICANT, AND THE DECLARATION OF AN EMERGENCY

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, Diana Ward is granted a variance as to the permitted uses for the property located at 4855 Hendron Rd., Parcel No.185-001359, currently zoned Community Service (CS), and as such, the proposed use is to allow the construction of an additional storage building with the existing commercial building, is hereby permitted pursuant to Section 1193.04(a)(1) of the City of Groveport Zoning Ordinance provided that the following conditions set forth by the Planning & Zoning Commission are satisfied:

1. Site development associated with this new building must conform with City of Groveport development and engineering standards.
2. In the event the site development for this project is to involve installation of water and sewer service to this building, and as this address is not in close proximity to public water and public sanitary sewer, the establishment of water and sewer service shall also meet the requirements of the County Board of Health and Ohio EPA, particularly if a well is to be used for water service and a site sewage treatment system is proposed.

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 be deemed an emergency measure necessary for the preservation of the health, safety, and general welfare of the community as the applicant's construction schedule will be unduly delayed unless this legislation is enacted in a timely fashion; **WHEREFORE**, this Ordinance shall take effect and be in full force upon its passage by Council and signature of the Mayor.

Lance Westcamp, Mayor

Ruthanne Sargus Ross, Clerk of Council

Approved as to form:

Kevin C. Shannon, Law Director