



Legislation Details (With Text)

File #: ORD. 17-037 **Version:** 1 **Name:** Use Variance 532 Main St. rear
Type: Ordinance **Status:** Adopted
File created: 9/6/2017 **In control:** City Council
On agenda: 11/13/2017 **Final action:** 11/27/2017
Title: AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 532 MAIN STREET, REAR, PARCEL NO. 185-000013, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC), MICHAEL S. WOODS, APPLICANT
Sponsors: Jean Ann Hilbert
Indexes:
Code sections:
Attachments: 1. ORD. 17-037 Attachment A.pdf

Date	Ver.	Action By	Action	Result
11/27/2017	1	City Council	amend	Pass
11/27/2017	1	City Council	adopt as amended	Pass
11/27/2017	1	Public Hearing	read by title	
11/13/2017	1	City Council	read by title	
11/6/2017	1	Planning & Zoning Commission	recommend approval w/condition(s)	
10/2/2017	1	Planning & Zoning Commission	tabled	
9/11/2017	1	City Council	referred	

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 532 MAIN STREET, REAR, PARCEL NO. 185-000013, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC), MICHAEL S. WOODS, 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, Michael S. Woods, is granted a variance as to the permitted uses for the property located at 532 Main Street, rear, Parcel No.185-000013, currently zoned Community Commercial (CC), and as such, the proposed use is to allow the existing building to be used for office and warehouse space for a contractor - trade service use, 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 and recommended by the Planning & Zoning Commission are satisfied:

1. An area variance shall be obtained from Council for the off-site parking and loading spaces.
2. Signed agreements from the adjoining businesses should be submitted to the City for any off-site parking, if approved by Council, prior to issuance of the Certificate of Zoning Compliance and seventy-five percent (75%) or less of the required parking spaces be off-site and adjacent to the proposed business (similar to the regulations for churches Section 1177.03(b)).

3. No fabrication shall be performed at this site.
4. 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.
5. There shall be no outside storage of any kind permitted.
6. There shall be no hazardous material storage permitted.
7. The use is limited to the existing building only as shown on the application, any modification or expansion will require approval from Council.
8. Parking restrictions such as no parking of: large trucks (over 1 ton), dump trucks, box trucks, bobcats, trailers, lifts or other similar types of vehicles or equipment shall not be permitted unless parked inside the building.

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.

Lance Westcamp, Mayor

Ruthanne Sargus Ross, Clerk of Council

Approved as to form:

Kevin C. Shannon, Law Director