



## Legislation Details (With Text)

|                       |  |                      |   |                      |                                  |
|-----------------------|--|----------------------|---|----------------------|----------------------------------|
| <b>File #:</b>        | Ord. 2022-023  | <b>Version:</b>      | 2 | <b>Name:</b>         | Use Variance - 4400 Marketing PI |
| <b>Type:</b>          | Ordinance  | <b>Status:</b>       |   | <b>Status:</b>       | Adopted                          |
| <b>File created:</b>  | 5/11/2022  | <b>In control:</b>   |   | <b>In control:</b>   | City Council                     |
| <b>On agenda:</b>     | 6/27/2022  | <b>Final action:</b> |   | <b>Final action:</b> | 6/27/2022                        |
| <b>Title:</b>         | AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4400 MARKETING PLACE, PARCEL NO. 185-001361, CURRENTLY ZONED PLANNED INDUSTRIAL PARK (PIP), CHRISTOPHER DUMFORD, APPLICANT, AND THE DECLARATION OF AN EMERGENCY |                      |   |                      |                                  |
| <b>Sponsors:</b>      | Scott Lockett  |                      |   |                      |                                  |
| <b>Indexes:</b>       |  |                      |   |                      |                                  |
| <b>Code sections:</b> |  |                      |   |                      |                                  |
| <b>Attachments:</b>   | 1. Ord. 2022-023 Exhibit A.pdf   |                      |   |                      |                                  |

| Date      | Ver. | Action By                    | Action  | Result |
|-----------|------|------------------------------|---|--------|
| 6/27/2022 | 1    | City Council                 | amend   | Pass   |
| 6/27/2022 | 1    | City Council                 | suspend the rules as to the three readings and the effective date | Pass   |
| 6/27/2022 | 1    | City Council                 | adopt as emergency legislation                                    | Pass   |
| 6/27/2022 | 1    | Public Hearing               | read by title   |        |
| 6/6/2022  | 1    | Planning & Zoning Commission | recommend approval w/condition(s)                                 |        |
| 5/23/2022 | 1    | City Council                 | referred  |        |

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4400 MARKETING PLACE, PARCEL NO. 185-001361, CURRENTLY ZONED PLANNED INDUSTRIAL PARK (PIP), CHRISTOPHER DUMFORD, 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, Christopher Dumford, VSWC Architects, is granted a variance as to the permitted uses for the property located at 4400 Marketing Place, Parcel No.185-001361, currently zoned Planned Industrial Park (PIP), and as such, the proposed use to allow for clinic use, is hereby permitted pursuant to Section 1193.04(a)(1) of the City of Groveport Zoning Ordinance provided that the following condition set forth by the Planning & Zoning Commission is satisfied:

1. Site / building re-development associated with this new use must conform with City of Groveport development and engineering standards.

**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 is hereby deemed an emergency measure necessary for the immediate preservation of the health, safety, and general welfare of the community as the use sought for approval will involve the construction and operation of a health clinic for use by the Groveport Madison School District and the citizens of Groveport; **WHEREFORE**, this Ordinance shall be in full force and effect after passage by Council and signature of the Mayor.

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Lance Westcamp, Mayor

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Ruthanne Sargus Ross, CMC  
Clerk of Council

Approved as to form:

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Kevin C. Shannon, Law Director