



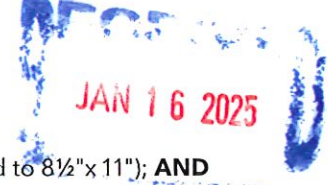
Grove City Building Division
 4035 Broadway
 Grove City, OH 43123
 614-277-3075 (Phone)
 614-277-3090 (Fax)
 GroveCityOhio.gov

BOARD OF ZONING APPEALS APPLICATION

TO: Board of Zoning Appeals
 4035 Broadway, Grove City, Ohio 43123
 Phone: 614-277-3075 - Planning & Zoning Manager
 Lscott@grovecityohio.gov

Checks Made Payable To:
 CITY OF GROVE CITY
Filing Fee \$100.00

Date: 1/8/2025



Incomplete or illegible applications will be returned and not placed on an agenda.

- Must provide: **ONE original set** including the application, all plans and attachments (folded to 8½"x 11"); **AND**
 FOUR color copies of the original set including the application, all plans and attachments; **AND**
 A .pdf file of the application, all plans and attachments.

The City of Grove City Building Inspector has refused to issue a:

C-2 zone

- Building Permit Certificate of Occupancy Sign Permit

at the following address 4048 Parkmead Dr Grove City, OH 43123 Parcel # 040-007778

as it is in violation of : Building Code No. _____ Zoning Code No. 1135.12-I Other: _____

I appeal to the Board of Zoning Appeals for a variance that will allow me to do the following:

Build a commerical building within a zoning set back for a building zoned residential to our east.

Section 1135.12: To reduce the required building setback for a commercial building next to a residential district from 60' to 6'.

Names, Address and Parcel numbers of all adjoining property owners (attach a separate sheet if needed):

- Kurtz Robin D, 4000 Parkmead DR Ste 300 Grove City OH 43123, 040-010166
- Keil Family Limited Partnership 2170-2228 Stringtown Rd Grove City Oh 43123 040-006350
- Peace of mind Properties LLC 4090 Parkmead Dr Grove City OH 43123 040-006838
- Elkhorn Grove city LLC 2332 Stringtown Rd Grove City Oh 43123 04-004289
- Edawrds Rd investment LLC Edwards Rd Grove City OH 43123 040-008978
- Edawrds Rd investment LLC Edwards Rd Grove City OH 43123 040-006351

Are you the applicant or representative? Applicant Representative Property Owner

If you are the representative, who you are representing: _____

Please note* As the representative for this application, all correspondence will be directed to you. If additional space is needed, an addendum may be attached.

Name of Applicant Phil Massinople, Michael Massinople Company ACM Realty

Address 3600 Fishinger Blvd City/State/Zip Hilliard, Ohio, 43206

Phone 614-314-8828 Fax _____ Email pmassinople@yahoo.com

Signature of Applicant Phil Massinople



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BOARD OF ZONING APPEALS STATEMENT OF HARDSHIP

Under Section 1133.02 of the Grove City Codified Ordinances, the Board of Zoning Appeals has the power to grant variances from the Zoning Code or Sign Code. No variance shall be granted unless the Board finds that **all** of the following facts and conditions exist:

- (1) The variance granted will not be contrary to public interest or adversely affect the health or safety of persons residing or working in the vicinity of the proposed development or be injurious to private property or public improvements in the vicinity.
- (2) Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Code or Sign Code to other lands or structures in the same zoning district.
- (3) A literal enforcement of the Zoning Code and Sign Code will result in unnecessary hardship by depriving the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code or Sign Code.
- (4) Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same zoning district.
- (5) The special conditions and circumstances do not result from the action of the applicant.
- (6) The variance so granted does not violate the spirit of the Zoning Code. In granting a variance, the Board may impose such requirements and/or conditions it deems necessary and are not inconsistent with substantial justice and avoiding unreasonable hardship to property owners.

I have read Section 1133.02 and believe that my application for relief satisfies each of the six criteria set forth above in the following ways (attach a separate sheet if needed):

1. This will not be contrary to public interest or adversely affect health in anyway. There are already buildings all around this area as well as in the same parcel and this would keep with precedent. This should positively impact the city by adding more retail which is in short supply in Grove City. There would be no negative impact done since the building in question is not being lived in is a large garage for storage.

2. This does not grant us any special privileges that anyone else is excluded from. This would be keeping with everything in the area including the building we have there.

3. A literal enforcement would make our land mostly unusable for any new structure. It would not take into account what the structure is being used as no one lives in it. Also we purchased this land in 1992 with the intent of developing the whole parcel. We have done one development in 1992 with a 10,000 square foot building another development in 2009 with an 8,000 square foot building and always had the intention to finish the development of this parcel. The building in question was built in 2015 and zoned residential which has enacted this setback.

4. This is true as the structure involved in not actually a residential building since its not lived in and is a large garage building used for storage.

5. This is true as the building in question is not our own. This building did not exist when we acquired the land. This was constructed 23 years after we built our first building.

6. This does not violate the spirit of the building code since the building in discussion is a large garage building used for storage and not a residential structure and there are no people living there.

Signature of Applicant Phil Massinople Date: 1/8/2025

SEIL FAMILY LIMITED PARTNERSHIP
 8010 S.W. 10TH AVE. #1000
 P.O. BOX 200330

EXISTING COMMERCIAL BUILDING

EXISTING COMMERCIAL BUILDING
 27,500 SQ. FT. 10,000 SQ. FT. 10,000 SQ. FT.
 10,000 SQ. FT. 10,000 SQ. FT. 10,000 SQ. FT.
 10,000 SQ. FT. 10,000 SQ. FT. 10,000 SQ. FT.
 10,000 SQ. FT. 10,000 SQ. FT. 10,000 SQ. FT.
 10,000 SQ. FT. 10,000 SQ. FT. 10,000 SQ. FT.

STRINGTOWN CONNECTION
 P.B. 67, PG. 86 - RESERVE A

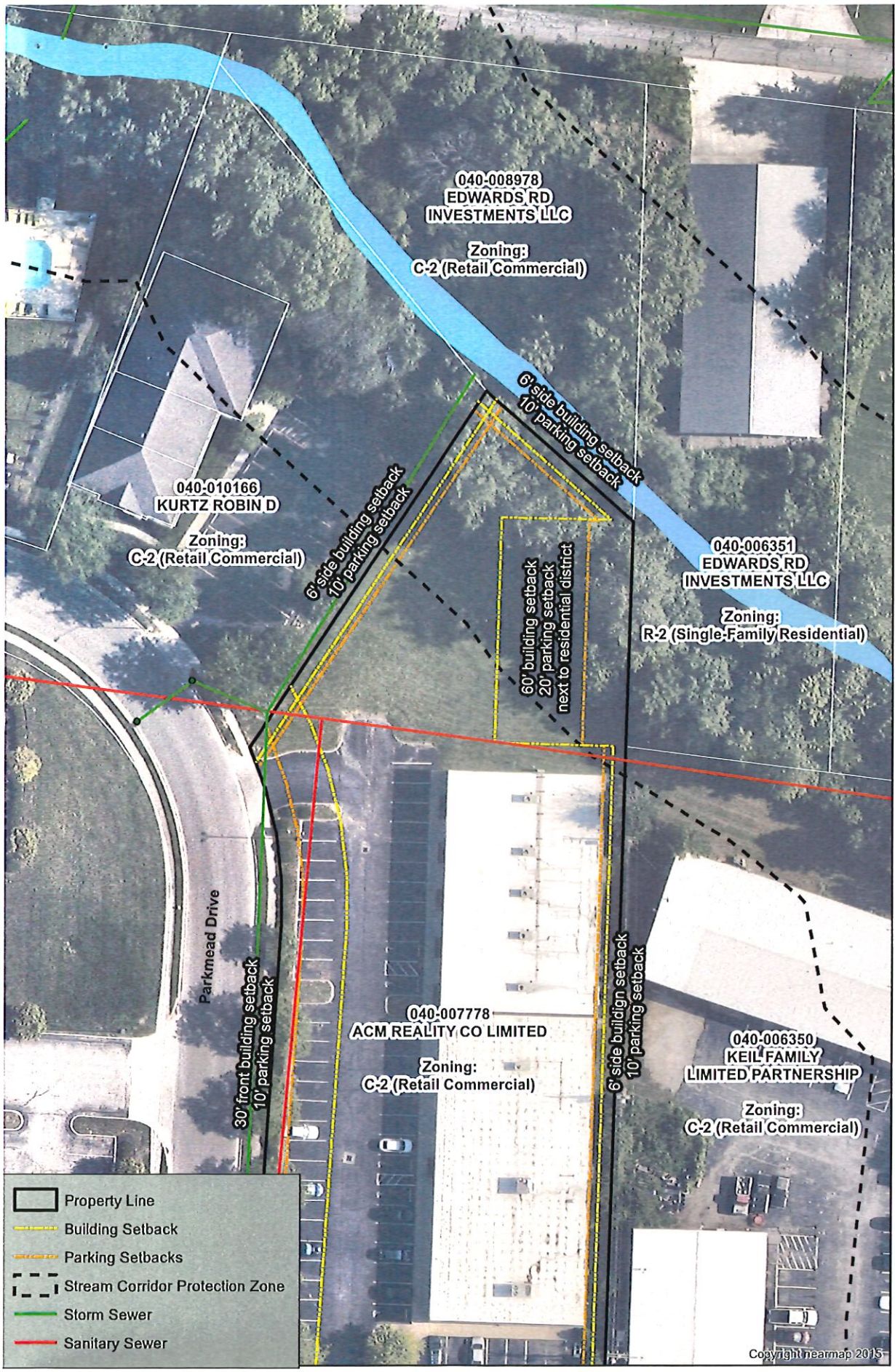
PARKMEAD DRIVE
 P.B. 67, PG. 86

STRINGTOWN CONNECTION
 P.B. 67, PG. 86
 RESERVE A

LOT 4

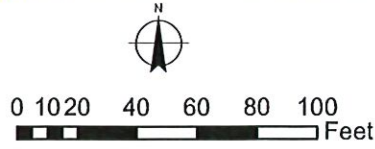
PROPOSED
 SITE PLAN
 SCALE: 1"=20'





Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from landfield surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.



For additional information, visit the City's Online Web GIS

Measure



Unit

Feet

Distance

47.15 ft

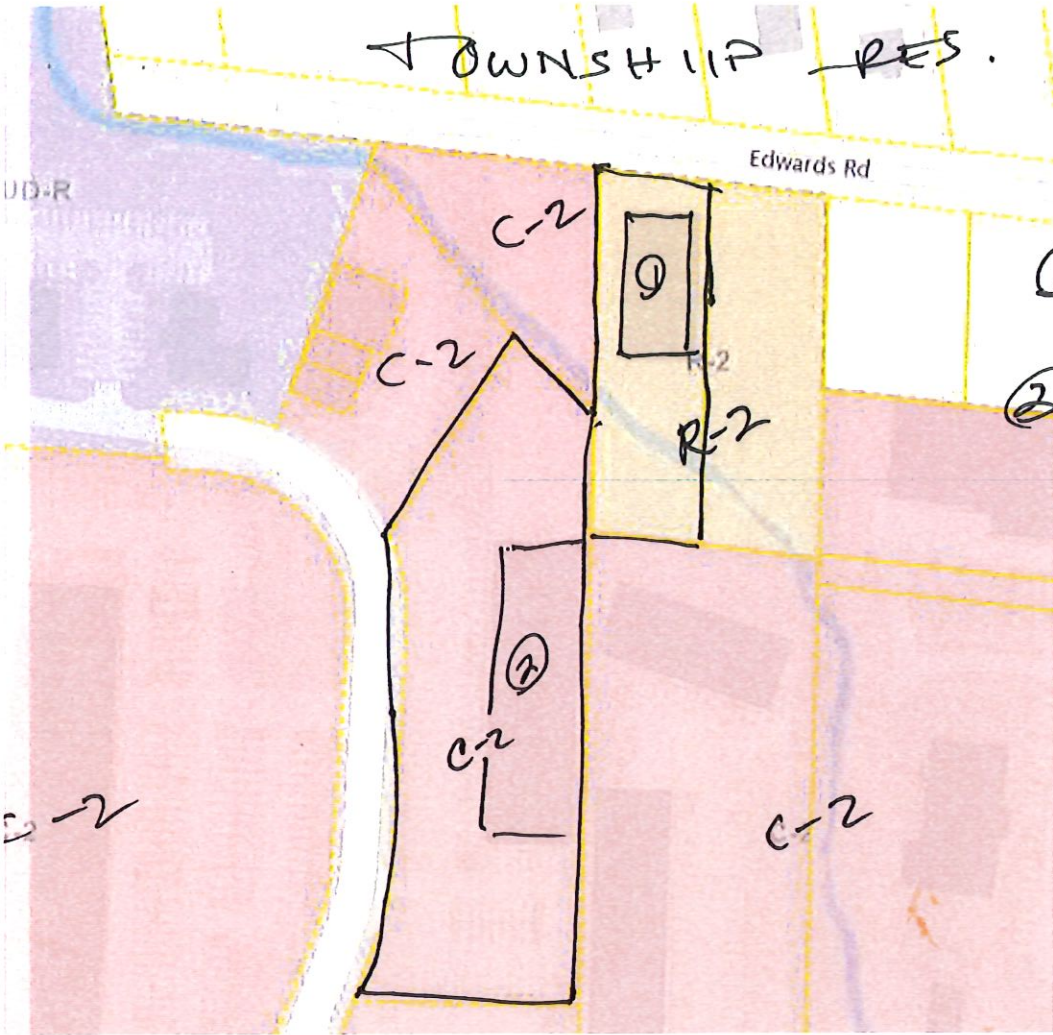
New measurement



See web site for license constraints

TOWNSHIP RES.

SURROUNDING ZONING



① 2167 Edwards Rd
Parcel 040-006351

② 4048 Parkmead Dr
040-007778

