

## ORDINANCE C-23-99

### AN ORDINANCE FOR THE REZONING OF 3800 BROADWAY FROM PSO, PROFESSIONAL SERVICES TO PUD-R, PLANNED UNIT DEVELOPMENT-RESIDENTIAL

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on April 13, 1999; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from PSO - Professional Services to PUD-R - Planned Unit Development - Residential:

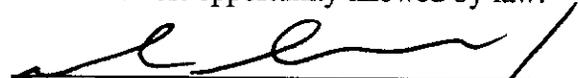
Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey No. 1388, and being part of a five (5) acre Tract of land conveyed to Charles White, by deed shown of record in Official Record, Recorder's Office, Franklin County, Ohio and being more fully described in Exhibit "A" attached hereto and made a part hereof.

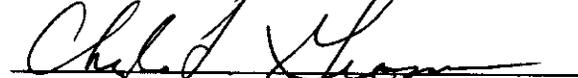
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

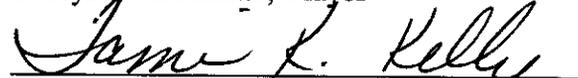
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.  
(Emergency)

Passed: 6-7-99  
Effective: 6-7-99

Attest:

  
Michael Milovich, Jr. President of Council

  
Cheryl D. Grossman, Mayor

  
Tami K. Kelly, CMC/AAE, Clerk of Council

I Certify that this ordinance  
is correct as to form.

  
Thomas Clark, Director of Law

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
 614-235-8677 FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

**Landsel Title Agency Inc. - West and/or Principal Residential Mortgage, Inc.**

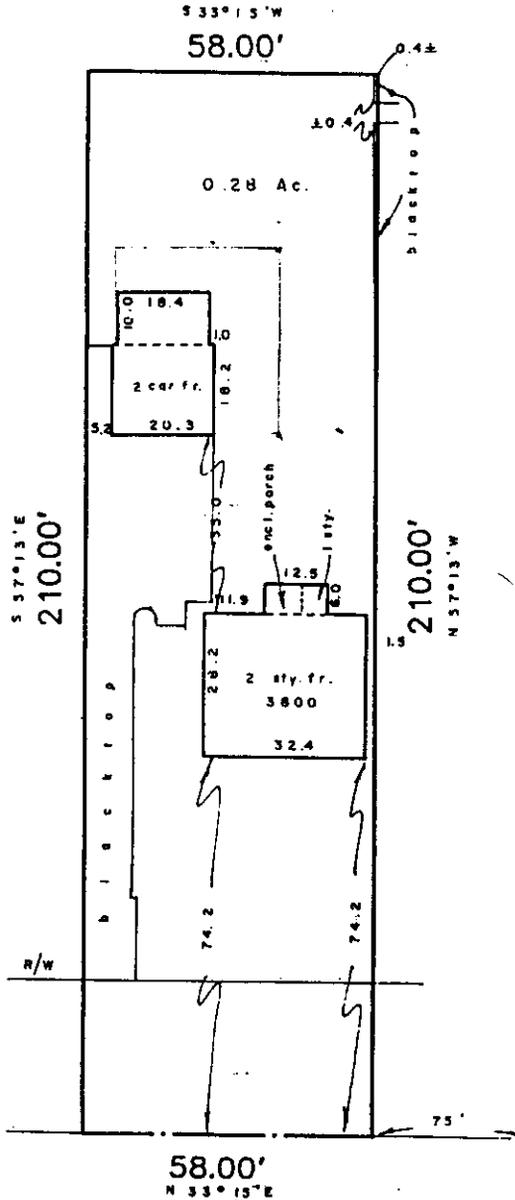
**Legal Description:** Situated in Ohio, County of Franklin, City of Grove City, Being 0.28 Acres, Part of 5.0 Acres in Virginia Military Survey No. 1388

**Applicant:** Gary & Lelah James LW-10980

**Posted Address:** 3800 North Broadway, Grove City, Ohio

**F.E.M.A. Flood Zone Designation:** Flood Zone "X" as per F.I.R.M. 390173 0239G

**Apparent Encroachments:** 1) Blacktop Over Property Line.



Scale: 1" = 30'

Date: 9-25-98

**NORTH BROADWAY**

( COLUMBUS-HARRISBURG PIKE )



Myers Surveying Co., Inc.

By *Albert J. Myers*  
 Professional Surveyor

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

**THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.**

Myers Order No. - 3-09/18/98

Rec.

Field

DWG

Ltr.

Ck.

March 18, 1999

Ike Stage  
Development Director  
The City of Grove City  
Grove City OH 43123

Dear Mr. Stage:

My name is Gary Neil James owner and occupant of the house at 3800 Broadway, Grove City, OH 43123. My wife, my son and my mother currently reside with me. In recent weeks, I have spoken to several people in your offices regarding the following plans. I have tried on several different occasions to reach someone by telephone this week and have been unable to do so.

We would like to submit the Application for Rezoning our property from commercial to residential in order to raze the existing garage and build a larger garage. We are enclosing the \$50 application fee to ask for approval from the commission as an emergency situation.

My wife and I are expecting our 2nd child on or before August 4. Our first child was born 5 1/2 weeks prematurely and we are anticipating an early arrival of this child also. Another reason for our wanting to be approved right away is that my mother is living with us, as her house sold more quickly than we thought and we would like her to live in the apartment on our property.

We would like to begin building a new garage in back of our house as soon as the weather permits. The garage apartment will not be rented at any time. Our garage is in need of major repair and we thought it would be more economical to build a garage with an apartment above. We have contacted a builder from the Mansfield, OH area because we wanted to build a gambrel style garage to match the style of our house.

The following is a description of our property to be rezoned:

Situated in the State of Ohio, County of Franklin, and in the City of Grove City and described as follows:

Being a part of a five (5) acre tract of land conveyed to Charles White by deed of record in D.B. 769, page 557, Recorder's Office, Franklin County, Ohio, in Survey No. 1388, Virginia Military Lands, and more particularly bounded and described as follows:

Beginning at a point in the center of the Columbus and Harrisburg Pike (North Broadway) said point being North 33 degrees 15' East a distance of 75 feet from a tract of land conveyed by Frank Meller and Addie S., his wife, to Hattie B. Heskett by deed dated July 25, 1924, of record in D.B. 792, page 500, said Recorder's Office; thence along the center of said Columbus and Harrisburg Pike North 33 degrees 15' East a distance of 58 feet to a point; thence South 57 degrees 13' East a distance of 210 feet to a stake (passing a stake at 20 feet from the center of said Pike); thence South 33 degrees 15' West and parallel with the center of said Pike a distance of 58 feet to a stake; thence North 57 degrees 13' West a distance of 210 feet to the place of beginning (passing a stake at 190 feet). Also known as: 3800 North Broadway, Grove City, OH 43123.

We are also attaching a Map of the Area to be rezoned.

The Proposed Use is that we would like to build a structure 24 x 36 that would have an area to park three vehicles in the garage (two front and one in rear) and an area for storage on the first level. The second level would be an apartment that would include two bedrooms, a bath and laundry area combined, a dining area, living room and kitchen all combined in an open (great room) area.

We would like to ask your permission to attend the Council Meeting scheduled for March 23 at 3:30 p.m. Our builder would also like to attend this meeting. At that time, we would present the Final Development Plan Application for the new structure with all information requested.

I will be out of town until Monday, March 22. I would appreciate you contacting my wife, Lelah James at 871-4641 to let her know if we could attend the meeting next week. If you should be unable to reach her, we do have an answering service.

Thank you for your consideration to us.

Respectfully,

  
Gary N. James