

Dear Mr. Rauch, AICP

Planning and Development Officer,

Thank you for your timely response of our Special Use Permit. application #200903240012. The following pages should address all of the concerns and requests of the Development Department.

I believe The Breeze Custom Rides will be a great addition to the businesses operating in Grove City. The area in which we would like to operate in seems to be well suited. Several of the adjacent businesses are also zoned as a commercial garage #455, and many of the past businesses have been similar.

I have been a lifetime resident of Grove City and look forward to working and operating a business in the city I live in.

I look forward to working with you in the future and appreciate all of your help.

Sincerely,

Steve Sauls

A.

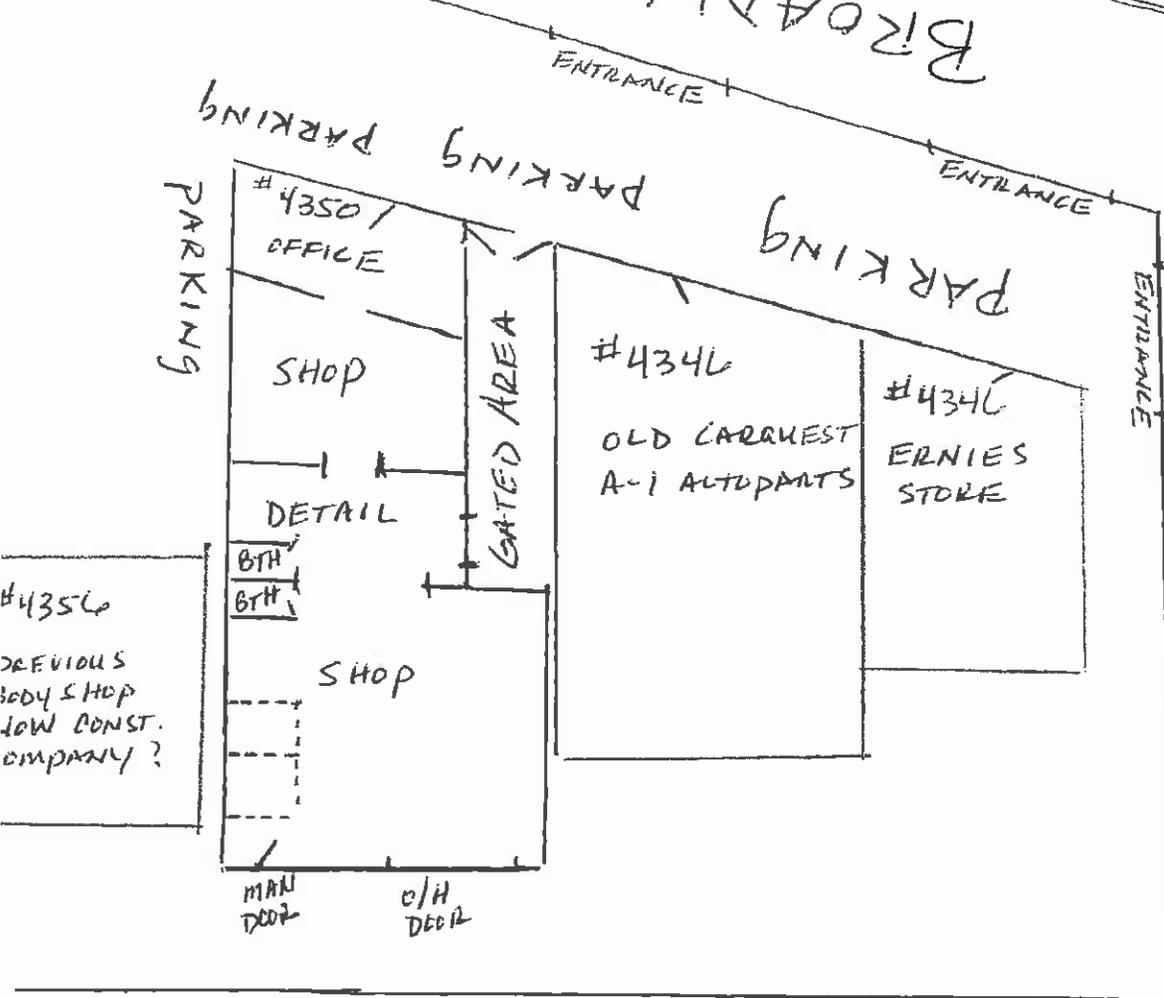
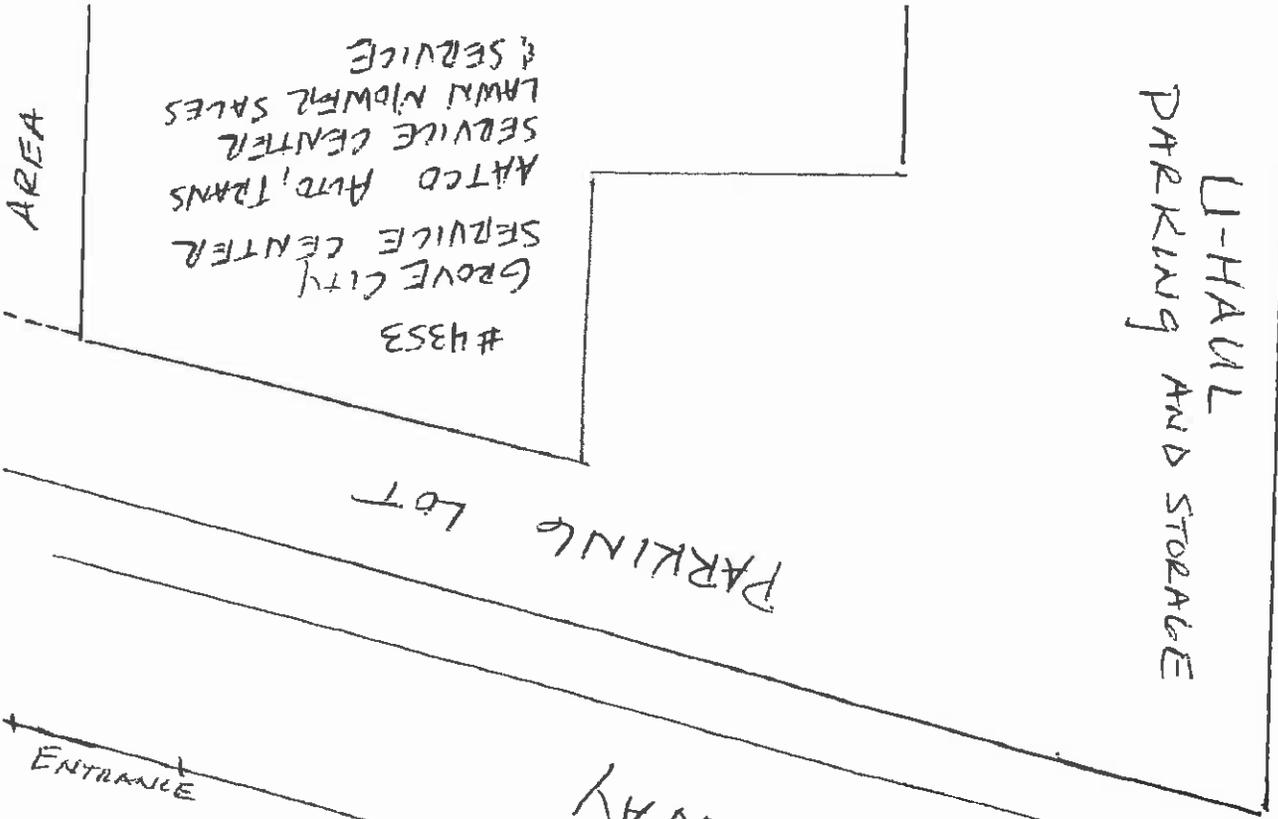
Existing Use of Property

The existing use of #4350 Broadway, otherwise known as parcel I.D. #040-001221-00 is zoned #455 Commercial Garage. In the past it had operated as a machine shop, Clear View Auto Glass, Grove City Auto Upholstery, and Adventure Motorcycle's, a mechanical, body repair, and sales facility. The property next door (South), #4356 also known as parcel I.D. #040-001358-00 is also zoned #455 Commercial Garage. It is currently a construction/landscaping company. In the past for many years it operated as the Painten Place, an auto body and repainting business. The building next door, (North), #4346 also known as parcel I.D. #040-003770-00 is zoned # 420 Small Retail Structure. This property has been unoccupied for some time. The property had operated in the past as CarQuest Auto Parts, and A-1 Auto parts for many years. These businesses sold auto parts, tools and auto body painting and repair supplies. On the corner of Paul St. and Broadway, # 4326 also known as parcel I.D. #040-001212-00 is also zoned #455 Commercial Garage. The business has operated for many years as Bill's On Broadway Tire and Service Center, this business does mechanical repairs on cars and trucks. Directly across the street #4353 Broadway, also known as parcel # 040-001211-00 is also zoned #455 Commercial Garage. This business operates as The Grove City Service Center, AATCO Transmission and Auto Service, and T.N.T. Service Center, servicing and selling lawn and power equipment. It also operates a U-Haul renting and storing facility.

There should be no needed adjustments to entry way, exits and or parking that would upset the normal flow of traffic or hinder adjacent properties or businesses. Landscaping can remain the same, standard public utilities will serve the business well.

The signage we would like to use would be consistent with local businesses and will mount on the upper front face of the building. A low voltage rope style lighting will softly light the sign and face of the building without producing any glare.

Please see attached illustration for neighboring businesses.



#4346
BILLS ON
BROADWAY
TIRE AND
SERVICE

#4356
PREVIOUS
BODY SHOP
LOW CONST.
COMPANY?

← ALLEY WAY

B-1

Description and proposed activities

The type of work proposed for the shop will be mechanical and collision repairs on all makes of motorcycles and scooters. In addition we will also sell helmets, t-shirts and other accessories for these types of vehicles. The hours of operation will be Monday thru Friday, from 10 a.m. until 7 p.m., Saturday from 10 a.m. until 6 p.m. The type of work performed at the shop and the tools used will be comparable to adjacent and other local businesses. All repairs will be done inside of the building, which will eliminate or minimize any outside noise. A self filtering prep station will be used inside of the building to control odors inside the building from escaping. Vehicle noise levels will be no different than local traffic produces. There will be no customer seating inside of the business.

Please see attached illustrations.

E.

Noise control Measures

There will be no interior or exterior loud speakers. Noise levels and equipment used will be comarable to other adjaciant and local businesses. All operations of this business will be located and maintained inside of the business.

F.

Other features of construction

No changes on the exterior of the building will need to be done, other than repair and covering of the gated area existing in the front of the building. Also the installation of a sign on the upper front face of the building comparable to other businesses in the immediate area.

G.

Hours and methods of operation

The proposed hours will be Monday thru Friday from 10 a.m. until 7 p.m., Saturdays from 10 a.m. until 7 p.m. No Sunday hours are proposed.

H.

Means of Control

The sign and building will be lighted with a low voltage rope style lighting that will produce no glare or obstruct traffic in any way. Any hazardous materials will be stored inside the building until removed by Veolia Environmental Services located in West Carrollton, Ohio. Metal barrels and cabinets will house any hazardous materials used by the shop. Dust or overspray will be maintained by an air/exhaust self filtering prep station inside the shop with no exterior discharge from the building. There will be no water carried waist discharged from the building. Storm and sewer water will drain thru the properties previously installed sump pump and drainage system.

I.

Parking, Entrance and Exits

The front and side parking lots are sufficient for employee and customer parking. Any motorcycles or other vehicles operated by the shop will be kept inside the building or gated area after normal business hours. No damaged motorcycles or vehicles will be stored outside of the shop or gated area at any time. Motorcycles or vehicles awaiting pick up will also be stored inside of the building or gated area after normal business hours. Motorcycles or vehicles awaiting disposal will be stored inside the building or gated area at all times.

J.

Outdoor Repairs or Prep

All repairs ,preparation, and or cleaning will only be done inside the building. No scrap parts or damaged vehicles will be stored outside of the building or gated area. Any scrap metal or plastic will be stored inside the building until removal from the premises. Basic trash will be stored inside of the building until normal trash pick up day. There will be no exterior or sidewalk sales outside of the building.

Thank you for your consideration, copies of the Franklin County Auditors reports are also attached for each property listed in these explanations.

TURN

BROADWAY

GRASS AREA

TURN IN

PARKING AREA

PARKING AREA

CUSTOMER ENTRANCE

DISPLAY SALES

OFFICE

OFFICE

GATED AREA

BENCH

METAL PLASTIC REPAIR

CLEAN UP AREA

B1

B2

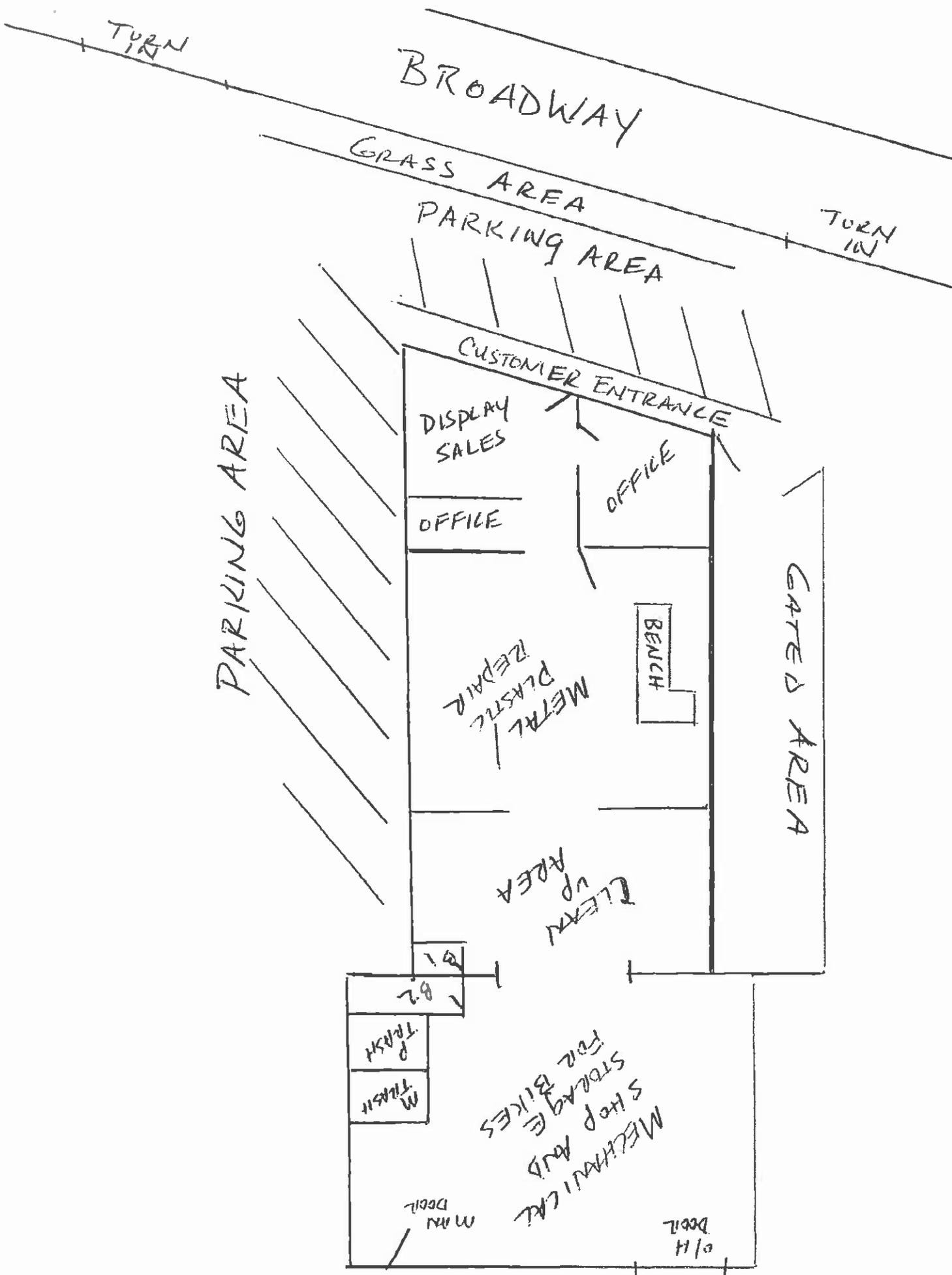
P TRASH

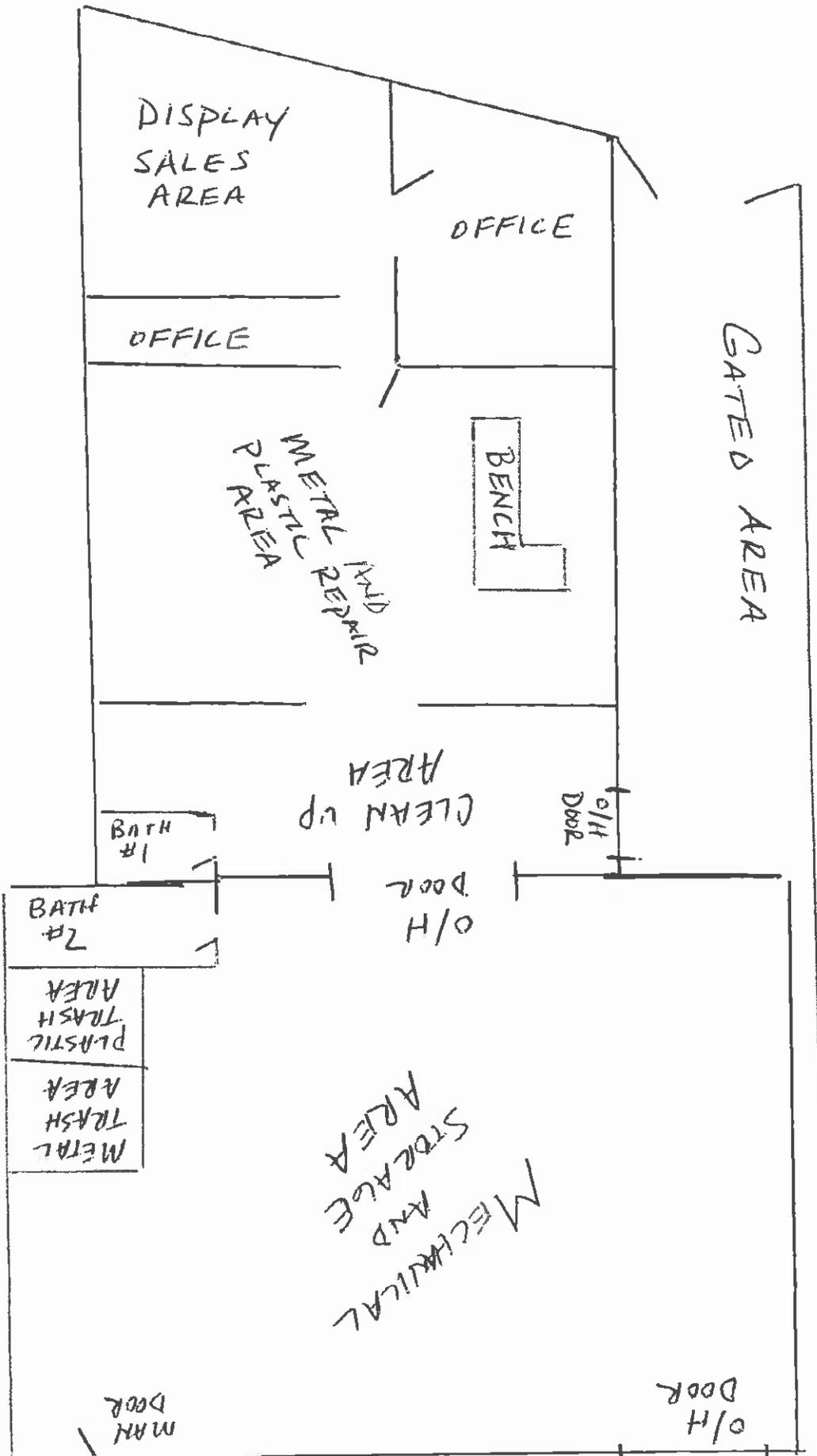
M TRASH

MECHANICAL SHOP STORAGE FOR BIKES

MAN DECK

O/H DECK







Joseph W. Testa
Auditor, Franklin County, Ohio

Geographic Information System

PD: 040-001221
BJR COMPANY INC
3789 BROADWAY, GROVE CITY OH 43123



Image Date: 04/13/2009 03:31:34



040-001221-00 03/13/2008

Image Date: 3/13/2008 3:36:10 PM

Owner Name BJR COMPANY INC
Site Address 4350 BROADWAY
Mall Address BJ & JOANNE ROACH
3980 BROADWAY
GROVE CITY, OH 43123-2204
Tax District CITY OF GROVE CITY
Description 4350 BROADWAY
ACRE .202 ENTRY 1383
LOTS 8-9

Transfer Date 08/06/2002
Sale Amount \$65,000
Year Built 1952
Auditor's Map M092D 099.00
Neighborhood 08200
School Name SOUTH-WESTERN CSD
Annual Taxes \$2,805.58

Auditor's Appraised Values

	Non Exempt	Exempt	Other Exempt
Land	\$26,200	\$0	\$0
Building	\$79,400	\$0	\$0
Total	\$105,600	\$0	\$0

Accessed Acreage 0.243
Landuse 455 - COMMERCIAL GARAGE
CAUV \$0
Homestead NO
Property Class COMMERCIAL

Building Information

Rooms	0	Baths	0
Bedrooms	0	Half Baths	0

Number of Cars 1
Square Feet 0
Air Cond. 0
Fireplaces 0
Stories 0

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



Joseph W. Testa
Auditor, Franklin County, Ohio

Geographic Information System

PID: 040-001358
BJR CO
2563 HOOVER CROSSING, GROVE CITY OH 43123

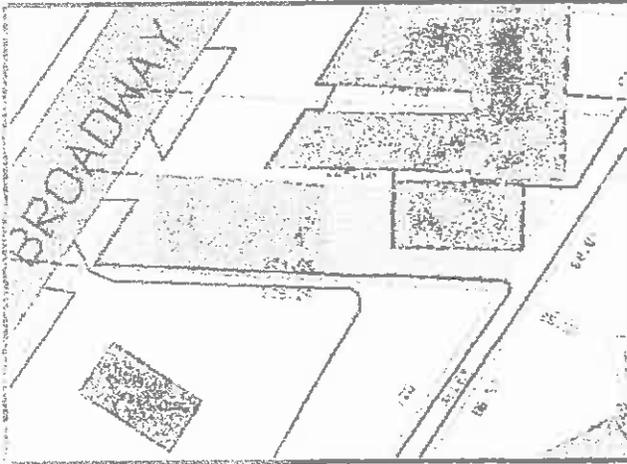


Image Date: 04/13/2009 03:10:03



Image Date: 3/13/2008 3:36:37 PM

Owner Name BJR CO
Site Address 4356 BROADWAY
Mall Address BJ & JOANNE ROACH
3980 BROADWAY
GROVE CITY, OH 43123-2204
Tax District CITY OF GROVE CITY
Description 4356 S BROADWAY
ACRES .254

Transfer Date 02/21/2002
Sale Amount \$48,200
Year Built 1960
Auditor's Map M092D 100.00
Neighborhood 08200
School Name SOUTH-WESTERN CSD
Annual Taxes \$1,987.28

Auditor's Appraised Values

	Non Exempt	Exempt	Other Exempt
Land	\$29,800	\$0	\$0
Building	\$45,000	\$0	\$0
Total	\$74,800	\$0	\$0

Accessed Acreage 0.277
Landuse 455 - COMMERCIAL GARAGE
CAUV \$0
Homestead NO
Property Class COMMERCIAL

Building Information

Rooms 0 **Baths** 0
Bedrooms 0 **Half Baths** 0

Number of Cards 1
Square Feet 0 **Fireplaces** 0
Air Cond. **Stories** 0

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PID: 040-003770
MICOTTO DANIEL J
13745 WOODS OPUSSUM RN RD, MOUNT STERLING OH 43143

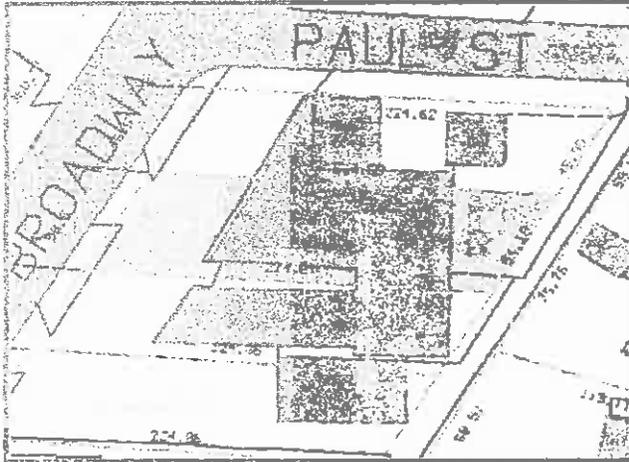


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Image Date: 3/13/2008 3:35:46 PM

040-003770-00 03/13/2008

Owner Name MICOTTO DANIEL J
Site Address 4346 BROADWAY
Mall Address DELOITTE TAX LLP
191 PEACHTREE ST STE 1500
ATLANTA GA 30303
Tax District CITY OF GROVE CITY
Description 4346 HARRISBURG PIKE
ACRES .239
ENTRY 1383

Transfer Date 05/16/2008
Sale Amount \$0
Year Built 1958
Auditor's Map M092D 098.00
Neighborhood 08200
School Name SOUTH-WESTERN CSD
Annual Taxes \$3,127.44

Auditor's Appraised Values

	Non Exempt	Exempt	Other Exempt
Land	\$30,100	\$0	\$0
Building	\$87,800	\$0	\$0
Total	\$117,700	\$0	\$0

Assessed Acreage 0.279
Landuse 420 - SMALL RETAIL STRUCTURE
CAUV \$0
Homestead NO
Property Class COMMERCIAL

Building Information

Rooms 0 **Baths** 0
Bedrooms 0 **Half Baths** 0

Number of Cards 1
Square Feet 0 **Fireplaces** 0
Air Cond. **Stories** 0

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PID: 040-001212
BROADWAY LAND LLC
4326 S BROADWAY, GROVE CITY OH 43123

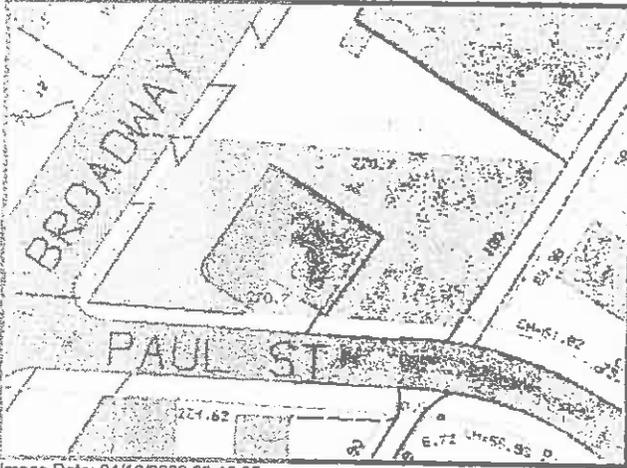


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040-001212-00 03/13/2008

Image Date: 3/13/2008 3:35:07 PM

Owner Name BROADWAY LAND LLC
Site Address 4326 BROADWAY
Mail Address REPUBLIC BANK COMMERCIAL
FIRST AMERICAN RE TAX SRV
1721 MOON LAKE BLVD #400
HOFFMAN ESTATES, IL 60169
Tax District CITY OF GROVE CITY
Description 4326 HARRISBURG PIKE
ACRES .441
ENTRY 1383

Transfer Date 07/27/2006
Sale Amount \$240,000
Year Built 1947
Auditor's Map M092D 002.00
Neighborhood 08200
School Name SOUTH-WESTERN CSD
Annual Taxes \$6,376.32

Auditor's Appraised Values

	Non Exempt	Exempt	Other Exempt
Land	\$55,200	\$0	\$0
Building	\$184,800	\$0	\$0
Total	\$240,000	\$0	\$0

Accessed Acreage 0.507
Landuse 455 - COMMERCIAL GARAGE
CAUV \$0
Homestead NO
Property Class COMMERCIAL

Building Information

Rooms 0 **Baths** 0
Bedrooms 0 **Half Baths** 0

Number of Cards 1
Square Feet 0 **Fireplaces** 0
Air Cond. **Stories** 0

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PID: 040-001211
GROVE CITY SERVICE CENTER
4353 BROADWAY, GROVE CITY OH 43123

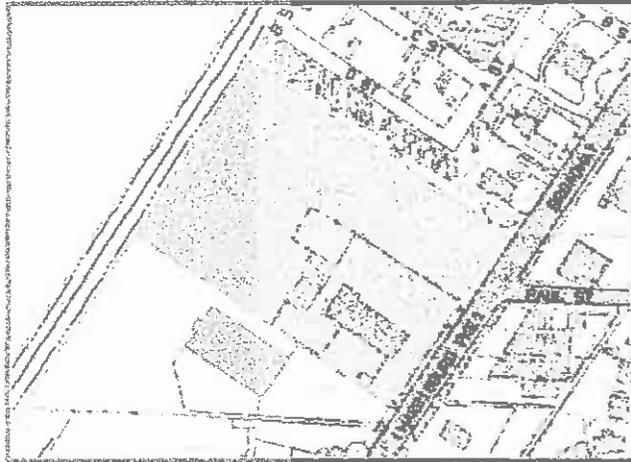


Image Date: 04/13/2009 03:11:52



Image Date: 5/18/2008 7:58:06 AM

040-001211-00 05/18/2008

Owner Name GROVE CITY SERVICE CENTER LLC
Site Address 4353 BROADWAY
Mall Address GROVE CITY SERVICE CENTER LLC
4353 BROADWAY
GROVE CITY OH 43123
Tax District CITY OF GROVE CITY
Description 4353 BROADWAY
ENTRY 1383
4.484 ACRES

Transfer Date 02/01/2006
Sale Amount \$0
Year Built 1955
Auditor's Map O031F 025.00
Neighborhood 08200
School Name SOUTH-WESTERN CSD
Annual Taxes \$10,813.18

Auditor's Appraised Values

	Non Exempt	Exempt	Other Exempt
Land	\$293,400	\$0	\$0
Building	\$113,800	\$0	\$0
Total	\$407,000	\$0	\$0

Accessed Acreage 4.484
Landuse 455 - COMMERCIAL GARAGE
CAUV \$0
Homestead NO
Property Class COMMERCIAL

Building Information

Rooms 0
Bedrooms 0
Baths 0
Half Baths 0

Number of Cars 2
Square Feet 0
Air Cond. 0
Fireplaces 0
Stories 0

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Marlborough, MA
800-354-2382

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800-626-1461

Flanders, NJ
800-426-2382

West Carrollton, OH
800-722-1179

Philadelphia, PA
800-423-2382

Gurabo, PR
787-744-0070

Baytown, TX
800-624-9302

Port Washington, WI
262-243-8900

Veolia ES Technical Solutions, L.L.C.

700 E. Butterfield Road,
Suite 201
Lombard, IL 60148
Phone 630-218-1500
Fax 630-627-2983

Environmental Tips

Earth Day is April 22

Sponsor a Household Hazardous Waste Collection Day!

- Help employees dispose of HHW safely
- Veolia will plan, set up, collect and dispose of waste
- Be a good corporate neighbor and include the community!

Service Spotlight

Ethanol Recovery

Products that qualify include

- Alcoholic and nonalcoholic beverages, cosmetics, perfume, flavorings, mouthwash, and industrial ethanols
- Turnkey services assure brand protection
- RCRA exemption

Specials

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