

Grove City Planning Commission  
City Hall  
4035 Broadway  
Grove City, OH 43123

RECEIVED  
JUL 31 2012  
GC PLANNING COMMISSION

To Whom It May Concern:

Hello. My name is Christina Hoover and I am writing in reference to a special use permit. I have grown up in Grove City and have watched the city flourish and develop into the exciting city it is today. For that reason I am requesting a special use permit in order to add to our growing community and open an all-breed dog grooming facility.

As you know, Grove City has a couple pet grooming locations. However, I feel with my education and past employment experiences, I can bring a lot more to the table than the average pet salon. I have work experience in both the corporate grooming salon environment as well as working as a pet stylist for a small veterinarian clinic. Also to supplement my work history I have a certification from Tolles Career and Technical Center, located in Plain City, Ohio, in all-breed dog grooming. I also have earned an Associate of Arts degree from Columbus State Community College and I am currently beginning my last semester at Franklin University where I will have completed my Bachelor's in Business Management.

I feel the space at 4157 Kelnor Drive would be an impeccable location for my new, upscale pet grooming facility. The facility would have anticipated hours from 9:00 am to 6:00 pm. These hours will accommodate all families in Grove City. Within these hours of operation, pets will be dropped off for services and picked up, all within three hours in order to keep pets happy and stress free.

The business would require a small staff including myself (groomer), a second groomer and an assistant.

Residents of Grove City deserve a pet grooming facility that offers a personal touch. My facility will treat pets and the pet parents as individuals, not a number, which seems to be a characteristic that most grooming facilities lack.

Thank you for your time and I look forward to hearing from you.

Sincerely,

*Christina Hoover*

Christina Hoover

EXHIBIT "A"

RECEIVED  
JUL 2  
GC PLANNING COMMISSION

REVISED

DESCRIPTION OF TRACT J, CITY OF GROVE CITY, OHIO  
FOR: MR. JAMES E. NORRIS

Situated in Virginia Military Survey No. 8231, City of Grove City, County of Franklin, State of Ohio. Being part of a 4.616 acre tract as conveyed to James E. and Suzanne M. Norris as shown in deed recording 4026 - M19, Franklin County, Ohio records and more particularly described as follows:

Beginning at an iron pin at a corner of said 4.616 acre tract, being also the Southwest corner of a 1.053-acre tract as conveyed to M. and H. Realty. Deed Book 3763, page 503.

Thence South  $84^{\circ} 30' 00''$  East a distance of 330.00 feet, passing an iron pin at the Southeast corner of said 1.053 acre tract at 100.00 feet, to an iron pin on the West line of a 20.00 foot wide strip of land as conveyed to the City of Grove City for proposed Kelnor Drive, deed recording 4670 H01.

Thence South  $5^{\circ} 30' 00''$  West a distance of 175.25 feet along the West line of said 20.00 foot strip of land to an iron pin.

Thence North  $84^{\circ} 30' 00''$  West a distance of 330.00 feet to an iron pin on the West line of said 4.616 acre tract, said point being referenced as being North  $5^{\circ} 30' 00''$  East a distance of 206.00 feet measured along the West line of said 4.616 acre tract from an iron pin at the Southwest corner of said 4.616 acre tract.

Thence North  $5^{\circ} 30' 00''$  East a distance of 175.25 feet along the West line of said 4.616 acre tract to place of beginning containing 1.328 acres.

Known as Tract J.

Subject however to all easements, restrictions and covenants of record.

C-32-F  
1.328 Acs  
OUT OF  
5775  
GROVE CITY

*J. K. Harvey*  
Registered Surveyor No. 2570

DESCRIPTION ACCEPTABLE  
MAYN CIRCLE  
FRANKLIN COUNTY ENGINEER  
DATE 7-20-85  
SPLIT  
TRANSFER

## Drawing Index

- G-1 COVER SHEET
- A-1 FLOOR PLAN, ELEVATIONS
- A-2 SECTIONS

Exterior Wall Modifications to Unit 4157 At:

# KELNOR DRIVE BUILDING

4155, 4157, 4159, 4161, 4163 Kelnor Drive  
Grove City, Ohio 43123

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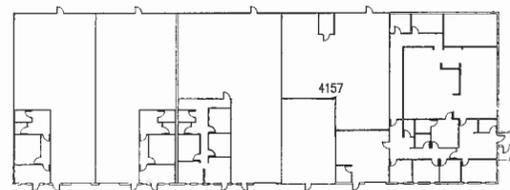
## Code Analysis Summary

Scope of Work: Scope Of This Project Is Limited To Removal Of Existing Exterior Wall Finish As Noted And Replacement With New Split Face Block And The Construction Of A New Covered Entry System

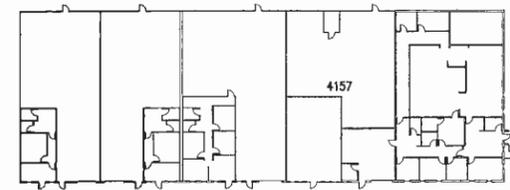
1. Use Group Classification: Business - B
2. Construction Classification Type 2B  
Fire Resistance Rating Requirements Per OBC Table 1018.1  
Structural Frame: 0 Hr.  
Bearing Walls (Interior & Exterior): 0 Hr.  
Floor Construction: 0 Hr.  
Roof Construction: 0 Hr.
3. Area Calculations: No New Square Footage Added
4. Design Loads:
 

|  |        |
|--|--------|
| A. Soil Bearing Capacity:                              | N/A    |
| B. Floor Live Load per OBC Table 1607.1:               |        |
| Office   | 50 PSF |
| C. Roof Live Load per OBC Section Table 1607.111.2.1:  | 20 PSF |
| D. Ground Snow Load per OBC Figure 1608.2:             | 20 PSF |
| E. Terrain Category Per OBC Section 1609.4:            | B      |
| F. Snow Exposure Factor per OBC Section 1608.3.1.1:    | 1      |
| G. Snow Load Importance Factor per OBC Table 1609.1.2: | 1      |
| H. Wind Load Per OBC Section 1609.1.2:                 | 90 MPH |
| I. Wind Exposure per OBC Section 1604.5:               | 1      |
| J. Wind Load Importance Factor per OBC Table 1604.5:   | 1      |

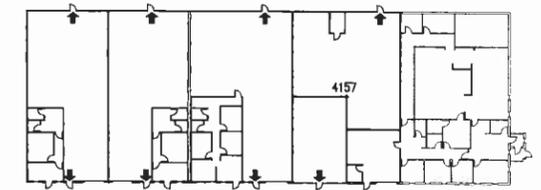
## Code Analysis Diagrams



Use or Occupancy OBC Chapter 3



Fire Resistance Ratings OBC Table 302.3.3



Means Of Egress OBC Table 1004.1.2

This Project Designed To Comply With All Federal, State, And Local Codes And Ordinances Including But Not Limited To The Latest Editions Of The Following:

- |   |   |
|---|---|
| O.B.C. — Ohio Building Code, 2011                   | Life Safety Code (NFPA 101), 2009   |
| O.M.C. — Ohio Mechanical Code, 2011                 | National Electrical Safety Code, 2008   |
| O.P.C. — Ohio Plumbing Code, 2011                   | I.E.C.C. — International Energy Conservation Code, 2009                           |
| A.D.A. Standards For Accessible Design, 2010        | O.S.H.A. — Occupational Safety And Health Administration, Publication             |
| N.E.C. — National Electric Code (NFPA-70), 2011     | S.M.A.C.N.A. — Sheet Metal And Air Conditioning National Association, Publication |
| N.F.A.C. — National Fire Alarm Code (NFPA-72), 2010 | A.M.C.A. — American Air Moving And Conditioning Association                       |
| A.S.H.R.A.E. — Guide And Data Book, 90.1-2007       | N.F.P.A. — National Fire Protection Association #90A, Publication                 |



# DESIGN GROUP

CDI Design Group, Incorporated

1675 Gateway Circle Grove City, Ohio 43123

Ph. (614) 871-3404 Fax (614) 871-4823

CDI@maverickbldr.com

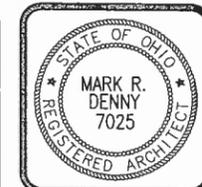
### Revised Drawings

Dates Below Indicate That Revisions Have Been Made To This Set Of Drawings. It Is The Responsibility Of The Superintendents And Sub-Contractors To Maintain Current Drawings For All Field Personnel. Changes To Work Installed Incorrectly Due To Lack Of Current Drawings Will Be Back Charged To The Sub-Contractor.

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THIS DRAWING REPRESENTS THE GENERAL SCOPE OF WORK ASSOCIATED WITH A DESIGN-BUILD CONTRACT AND IS NOT AUTHORIZED FOR USE EXCEPT BY THE DESIGN-BUILDER OR THEIR SUBCONTRACTORS.



Architect and Draftsman are not responsible for errors resulting from dimensions scaled from drawings. Dimensions noted take precedence.

|           |               |
|-----------|---------------|
| DRAWN     | R.L.W.        |
| CHECKED   | MARK R. DENNY |
| DATE      | MAY 15, 2012  |
| REVISIONS |               |

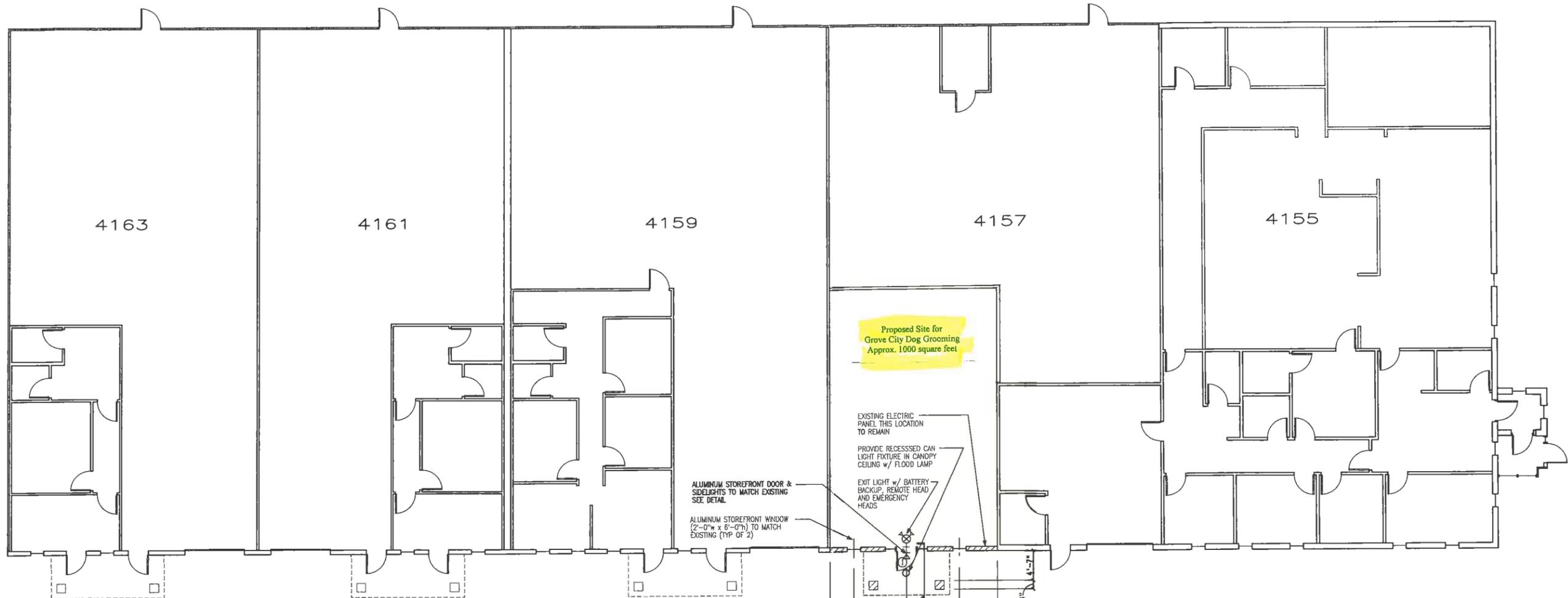
|             |       |       |         |
|-------------|-------|-------|---------|
| JOB NO.     | 12-08 | FILE: | G-1.DWG |
| SHEET       | G-1   |       |         |
| TITLE SHEET |       |       |         |

The Draftsman And The Architect Shall Not Have Control Or Charge Of And Shall Not Be Responsible For Construction Means, Methods, Techniques, Sequences Or Procedures, Or For The Safety Precautions And Programs In Accordance With The Work, For The Acts Or Omissions Of The Contractors, Owners Or Any Other Persons Performing The Work In Accordance With The Drawings And Local Codes And Ordinances.

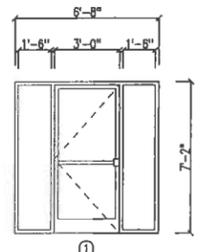
Bidders & Sub-Bidders Shall Promptly Notify The General Contractor In Writing Of Any Ambiguity, Inconsistency Or Error Which They Discover Upon Examination Of The Bidding Documents Or The Site & Local Conditions. All Work Bid Shall Include Installation Of Complete Working Systems As Indicated On The Drawings And Proper Installation According To Governing Codes & Trade Standards.

All Rough Openings Shall Be Verified With Manufacturers Specifications Prior To Construction/Installation And Coordinated With Appropriate Trades And The General Contractor.

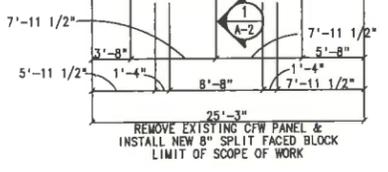
All Dimensions Are To Face Of Stud, Masonry Wall, Or Steel Line, Unless Otherwise Noted.



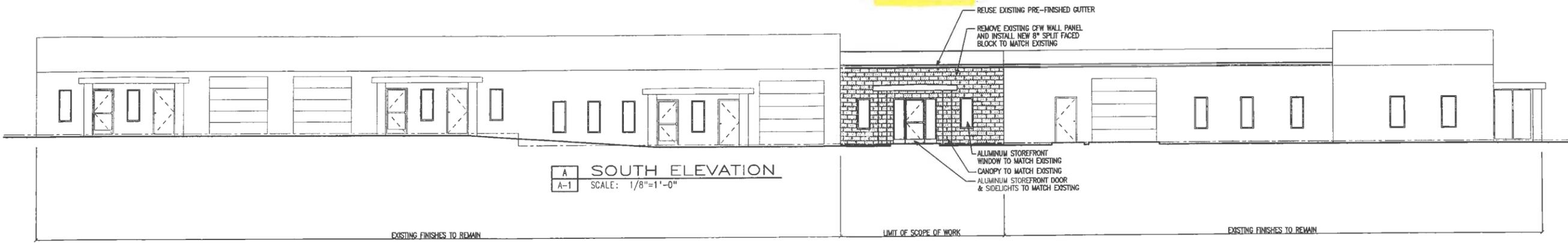
**1 FLOOR PLAN**  
A-1 SCALE: 1/8" = 1'-0"



**1**  
ALUMINUM STOREFRONT DOOR & SIDELIGHTS TO MATCH EXISTING



Proposed Entrance for Grove City Dog Grooming 4157 Kelnor Drive



**A SOUTH ELEVATION**  
A-1 SCALE: 1/8" = 1'-0"

**DESIGN GROUP**  
CDI Design Group, Incorporated  
1875 Gateway Circle Grove City, Ohio 43123  
Ph. (614) 871-9404 Fax (614) 871-4823  
cdi@cdidsgroup.com

Exterior Wall Modifications to Unit 4157 At:  
**KELNOR DRIVE BUILDING**  
4155, 4157, 4159, 4161, 4163 Kelnor Drive  
Grove City, Ohio 43123

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STATE OF OHIO  
MARK R. DENNY  
7025  
REGISTERED ARCHITECT

DRAWN R.L.W.  
CHECKED MARK R. DENNY  
DATE MAY 15, 2012  
REVISIONS  
Architect and Draftsman are not responsible for errors resulting from dimensions scaled from drawings. Dimensions noted take precedence.  
JOB NO. 12-08 FILE: PLANDWG  
SHEET  
**A-1**  
Floor Plan, Elevation

# Mid-Ohio Screen Print, Inc.

(614) 875-1774 fax (614) 875-1827

4163 Kelnor Dr., Grove City, Oh. 43123

RECEIVED

August 15, 2012

Kimberly Dooley  
City of Grove City  
Planning Commission  
4035 Broadway  
Grove City, OH 43123

GC PLANNING COMMISSION

RE: Application #201207310036

Dear Ms. Dooley:

This letter is in response to your request for further information regarding the Special Use Permit application for Grove City Dog Grooming located at 4157 Kelnor Drive.

A dog grooming service at this location will be in harmony with the existing character of the district, and will not adversely affect the essential character. The business will be located in a building which currently houses a printing company, an audiologist and a dialysis facility.

The service provided by a dog grooming facility will not adversely affect the use of the adjacent property, in that the businesses in the area are service based as well. The existing walls dividing the tenant units were constructed with sound proof board and any newly constructed walls will be built in the same manner. Any potential noise or activity will not interrupt the services of surrounding businesses. The building owner has spoken with the existing tenants informing them of the intended use of this site and they have expressed no concerns of adverse affects.

There will be no activities inside or outside of the confines of the building that would in any manner adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

The adjacent parcel to the south is currently occupied by a medical office building which is approximately 150' from the proposed use. Chiropractic offices are located on the parcel to the north of the proposed use. The parcel on the west side of the property is currently unused. A medical office building is located across the street. A dog grooming service will not adversely affect the services which they provide. There are no residential uses adjacent to the property.

The proposed tenant, Christina Hoover, has confirmed that dog grooming does not cause any unpleasant odors. The proposed tenant will provide a bag dispenser for dog owners to clean up their dog's waste. The employees will also make frequent checks and dispose of any waste that could cause an odor.

The proposed use is a grooming service only, and will not provide overnight boarding or dog walking. Most dogs will be dropped off and picked up within a 2-3 hour time span. To be consistent with other dog groomers and convenient to customers, it is anticipated that the business will be open 7 days per week, from approximately 8 a.m. to 7 p.m.

Hopefully, this satisfies your request for more information. If you need any additional clarification, please do not hesitate to contact me. We are looking forward to the September 4<sup>th</sup> meeting.

Sincerely,



Steven E. Haughn, Vice President