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MAY 16 2014

GC PLANNING COMMISSION

**Control number for this application #201404150017**

**To Development Department,**

**(Kimberly Shields, 614-277-3007)**

DNS Grooming is running a full service Grooming and Doggy Daycare Salon. Our customers arrive anytime from 9:00 AM to 10:30 AM dropping off dogs and pick-up times vary because customers are called when their dogs are ready for pick-ups. The grooming uses the bath room tub, cages and dryers, there also is a play area for dogs. We are not a boarding facility.

DNS has 4 parking spots one will be labeled for handicap there also is a side area with grass south of us which is used for dogs to relieve themselves. This area has tire marks from people in the upstairs apartment driving through to get to the main road (Broadway) DNS has put a cement block to keep them from doing this. DNS customers drop off and pick up only and do not use the grass area to come drop off or leave.

DNS has set appointments that vary from 2 to 10 appointments a day, normally we are off two days a week which those days vary from week to week depending on appointments.

DNS cleans with disinfectant, vacuum, and pooper scooper daily and as needed, all trash is disposed in proper trash cans and on trash day brought to the street for pick up. We are a very clean facility and have not had any complaints about smell, noise or traffic. I sent in a letter to Kimberly Shields from Chris Roach and the adjacent property explaining that they have no problems with how DNS controls the noise and odor or runs our facility.

DNS will not fence in the grass area to the south of our building. This area is used for walking dogs outside to relieve themselves and then they are brought back into building. DNS has put a cement block across the west part of the grass area to keep the tenants upstairs from driving through.

**Building Division (Laura Scott 614-277-3086)**

There will be no overnight boarding, DNS is not a boarding facility. We have a cement block blocking the west entrance to the south grass lot. We are going to have one parking spot set up to be a handicap parking spot.

If you need any more information from DNS please contact Stephanie Muetzel at 614-539-1010 or email [swtstef42@gmail.com](mailto:swtstef42@gmail.com)



Sincerely,

Stephanie Muetzel

April 29, 2014

To whom it may concern,

(DNS) Dawg N' Sudz is running a full service Grooming, Daycare and Boarding facility.

(Our hour's will vary.)

This letter is to inform you of our services and to also get your signature and approval that Charlie Adams Appliances is ok with the services we are providing.

This letter is also to inform the City of Grove City that you are approving and have no issues with DNS.

Chris Roach

 X

Owner of Property

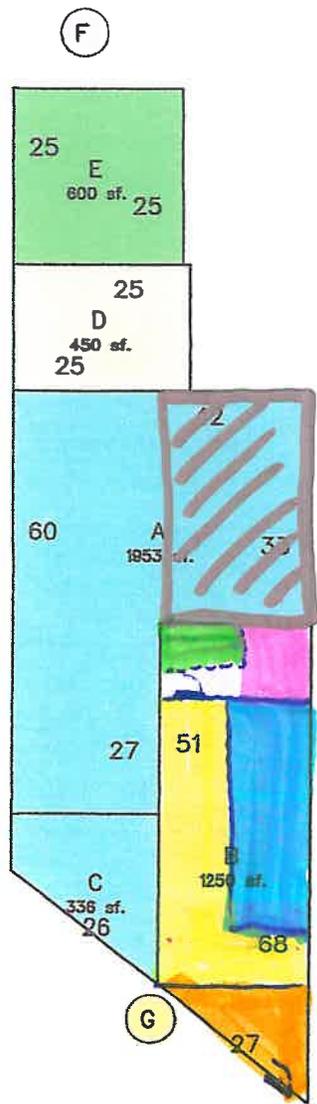
Charlie Adams Appliance

 X

4370 Broadway, Grove City, Oh 43123

No fence  
Call Stephanie  
539-1010, if you  
need anything further.

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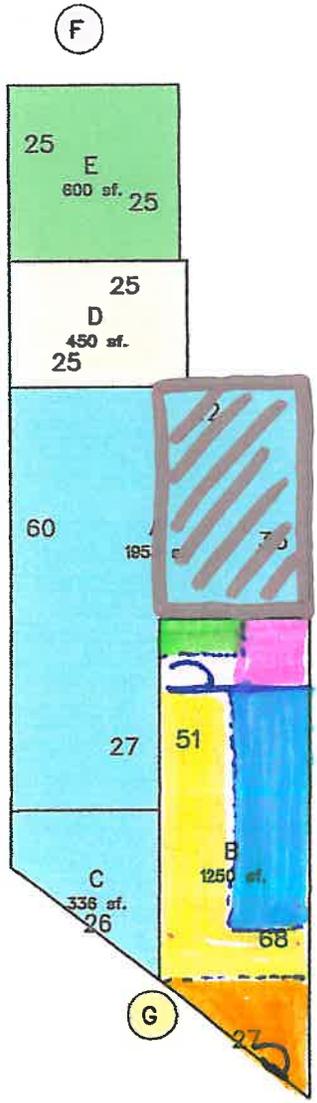


- [ 6.11 FT
- [ 9.3 FT
- [ 8.9 FT
- [ 13 FT
- We Don't use
- [ 11.7 FT
- [ 21.6 FT
- [ 36.6 FT
- [ 7.7 FT
- [ 19.5 FT
- [ 14.3 FT
- DOORS

Image Date: Fri Mar 28 12:12:55 20

<p>A ○</p> <p>B ○</p> <p>C ○</p> <p>D ○</p> <p>E ○</p> <p>F ○</p> <p>G ○</p>	<p>2SCB/S IRR</p> <p>1SCB/S IRR</p> <p>2SCB/S IRR</p> <p>2SFR/S 18X25</p> <p>1SFR/S 24X25</p> <p>1SFR/S IRR</p> <p>CNPY IRR</p>	<p>Two Story Concrete Block over Slab (Irregular)</p> <p>One Story Concrete Block over Slab (Irregular)</p> <p>Two Story Concrete Block over Slab (Irregular)</p> <p>Two Story Frame over Slab</p> <p>One Story Frame over Slab</p> <p>One Story Frame over Slab (Irregular)</p> <p>Canopy (Irregular)</p>	<p>1953</p> <p>1250</p> <p>336</p> <p>450</p> <p>600</p> <p>240</p> <p>240</p>
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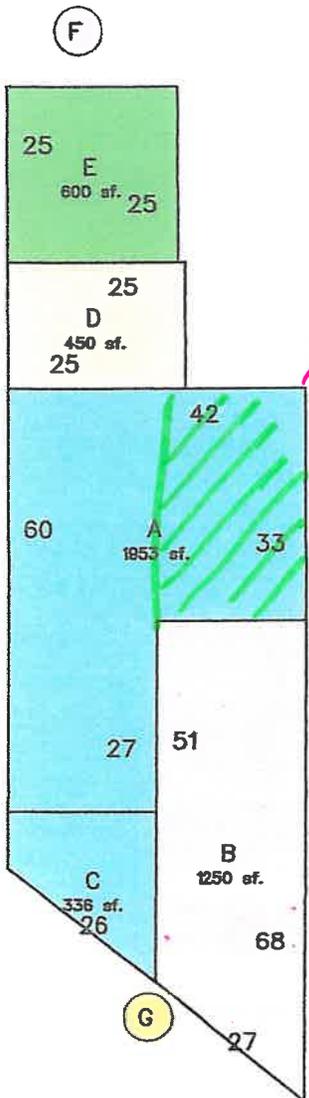


- Bathroom
- Storage
- garage area NOT OVERS
- Dog play area
- grooming Area
- Front Entrance area
- Doors

Image Date: Fri Mar 28 12:12:55 20

A	○	2SCB/S IRR	Two Story Concrete Block over Slab (Irregular)	1953
B	○	1SCB/S IRR	One Story Concrete Block over Slab (Irregular)	1250
C	○	2SCB/S IRR	Two Story Concrete Block over Slab (Irregular)	336
D	○	2SFR/S 18X25	Two Story Frame over Slab	450
E	○	1SFR/S 24X25	One Story Frame over Slab	600
F	○	1SFR/S IRR	One Story Frame over Slab (Irregular)	240
G	○	CNPY IRR	Canopy (Irregular)	240

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*We do NOT occupy this space*  
*Canopy + Storage area*

Image Date: Fri Mar 28 12:12:55 20

A	○	2SCB/S IRR	Two Story Concrete Block over Slab (Irregular)	1953
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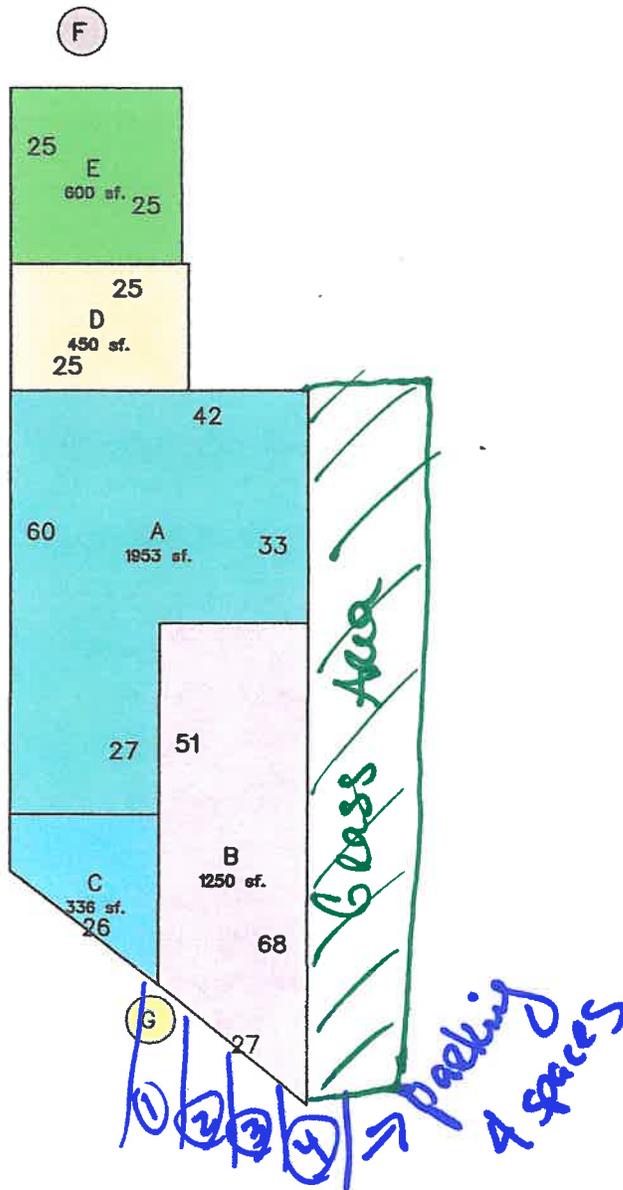


Image Date: Fri Mar 28 12:12:55 20

Code	Symbol	Area	Description	Sq. Ft.
A	○	2SCB/S IRR	Two Story Concrete Block over Slab (Irregular)	1953
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G	○	CNPY IRR	Canopy (Irregular)	240

# Clarence E. Mingo, II

Franklin County Auditor



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Location  
**GC PLANNING COMMISSION**  
**4376 BROADWAY**

## Photo

Parcel ID	Map Routing Number	Owner
<b>040-001097-00</b>	<b>040-M092D -102-00</b>	<b>BJR COMPANY INC.</b> <small>Click owner name for additional records</small>

- Parcel Info
- Primary
- Property Profile
- Building
- Improvements
- Interactive Map
- AP(GIS)
- Sketch
- Photo
- Transfer History
- MR Status
- UV Status
- Real Estate Sales Activity
- Real Estate Rentals
- Property Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Property Tax Distribution
- Initial Contact
- Property Reports

Property Photograph for 040-001097-00



**040-001097-00 04/21/2010**

File Date: Apr 22, 2011 9:34AM

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 Location

## Improvements

Parcel ID: **040-001097-00**    Map Routing Number: **040-M092D-102-00**    Owner: **[BJR COMPANY INC.](#)**  
Click owner name for additional records

**4376 BROADWAY**

### Parcel Info

- [Summary](#)
- [Property Profile](#)
- [Land](#)
- [Building](#)

### Improvements

Code	Type	Year Built	Year Remodeled	Condition	Size	Area
13	BLACK TOP PAVING	1970		FAIR		3,000

### Interactive Map

- [MAP\(GIS\)](#)
- [Sketch](#)
- [Photo](#)
- [Transfer History](#)
- [BOR Status](#)
- [CAUV Status](#)
- [Area Sales Activity](#)
- [Area Rentals](#)
- [Tax/Payment Info](#)
- [Current Levy Info](#)
- [Assessment Payoff](#)
- [Tax Distribution](#)
- [Rental Contact](#)
- [Property Reports](#)

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# Land

Parcel ID: **040-001097-00**    Map Routing Number: **040-M092D-102-00**    Owner: **BJR COMPANY INC.**  
Click owner name for additional records

4376 BROADWAY

## Parcel Info

[Summary](#)

[Property Profile](#)

**Land**



[Building](#)

[Improvements](#)

[Interactive Map](#)

[MAP\(GIS\)](#)

[Sketch](#)

[Photo](#)

[Transfer History](#)

[BOR Status](#)

[CAUV Status](#)

[Area Sales Activity](#)

[Area Rentals](#)

[Tax/Payment Info](#)

[Current Levy Info](#)

[Assessment Payoff](#)

[Tax Distribution](#)

[Rental Contact](#)

[Property Reports](#)

[Recorder's Office](#)

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[Inquiry](#)

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Areas		
Code	Area Type	Size
S1	PRIMARY SITE	14,643 SqFt
<b>Total</b>		<b>0.336 Acres</b>

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4376 BROADWAY

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## Property Profile

Parcel ID: **040-001097-00**    Map Routing Number: **040-M092D-102-00**    Owner: **BJR COMPANY INC.**  
Click owner name for additional records

### Parcel Info

Summary

### Property Profile



- [Land](#)
- [Building](#)
- [Improvements](#)
- [Interactive Map](#)
- [MAP \(GIS\)](#)
- [Sketch](#)
- [Photo](#)
- [Transfer History](#)
- [BOR Status](#)
- [CALM Status](#)
- [Area Sales Activity](#)
- [Area Rentals](#)
- [Tax/Payment Info](#)
- [Current Levy Info](#)
- [Assessment Payoff](#)
- [Tax Distribution](#)
- [Rental Contact](#)
- [Property Reports](#)

### Characteristics

Neighborhood	<b>08200</b>	<a href="#">Property Status</a>	<b>DEVELOPED</b>
<a href="#">Type</a>	<b>SUBURBAN</b>	<a href="#">Elevation</a>	<b>STREET LEVEL</b>
<a href="#">Trend</a>	<b>STABLE</b>	<a href="#">Terrain</a>	<b>FLAT</b>
<a href="#">Traffic</a>	<b>HEAVY</b>	<a href="#">Street Access</a>	<b>PAVED</b>

### Attributes

Electricity	✓	Alley	
Water (Public)	✓	Sidewalk	
Sewer (Public)	✓	Corner Lot	
Gas	✓	Land Locked	
Well		Wooded Lot	
Septic		Waterfront	
Irregular Shape		View Enhancement	
Excess Frontage		Easements	

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## Building

Parcel ID: **040-001097-00** Map Routing Number: **040-M092D-102-00** Owner: **BJR COMPANY INC.**  
Click owner name for additional records

### Parcel Info

[Summary](#)

[Property Profile](#)

[Land](#)

**Building**



[Improvements](#)

[Interactive Map](#)

[MAP\(GIS\)](#)

[Sketch](#)

[Photo](#)

[Transfer History](#)

[BOR Status](#)

[CAUV Status](#)

[Area Sales Activity](#)

[Area Rentals](#)

[Tax/Payment Info](#)

[Current Levy Info](#)

[Assessment Payoff](#)

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[Rental Contact](#)

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Address of Bldg		<b>4376 BROADWAY</b>																									
Land Use Code	<b>404 - RETAIL / APARTMENTS OVER</b>	Franchise																									
Year Built	<b>1954</b>	Year Remod	<b>1990</b>																								
Base Area	<b>4589</b>	Effective Perimeter	<b>350</b>																								
Improvement Multiplier	<b>1</b>	Unit Finish Type/No	<b>APARTMENT UNITS / 2</b>																								
<table border="1"> <thead> <tr> <th>Floor</th> <th>Use</th> <th>Wall Hgt</th> <th>Area (SqFt)</th> </tr> </thead> <tbody> <tr> <td><b>1</b></td> <td><b>RETAIL</b></td> <td><b>12</b></td> <td><b>3534</b></td> </tr> <tr> <td><b>1</b></td> <td><b>STORAGE</b></td> <td><b>10</b></td> <td><b>1055</b></td> </tr> <tr> <td><b>2</b></td> <td><b>APARTMENT</b></td> <td><b>10</b></td> <td><b>2295</b></td> </tr> <tr> <td colspan="3"><b>Total Above Grade</b></td> <td><b>6,884</b></td> </tr> <tr> <td colspan="4"><b>Total Parcel Building Area Above Grade 6,884 SqFt</b></td> </tr> </tbody> </table>		Floor	Use	Wall Hgt	Area (SqFt)	<b>1</b>	<b>RETAIL</b>	<b>12</b>	<b>3534</b>	<b>1</b>	<b>STORAGE</b>	<b>10</b>	<b>1055</b>	<b>2</b>	<b>APARTMENT</b>	<b>10</b>	<b>2295</b>	<b>Total Above Grade</b>			<b>6,884</b>	<b>Total Parcel Building Area Above Grade 6,884 SqFt</b>					
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HVAC	<b>Y</b>	Sprinkler	<b>N</b>																								
Lighting	<b>AVERAGE</b>	Plumbing Fixtures	<b>10</b>																								
Interior Finish	<b>AVERAGE</b>	Condition	<b>AVERAGE</b>																								

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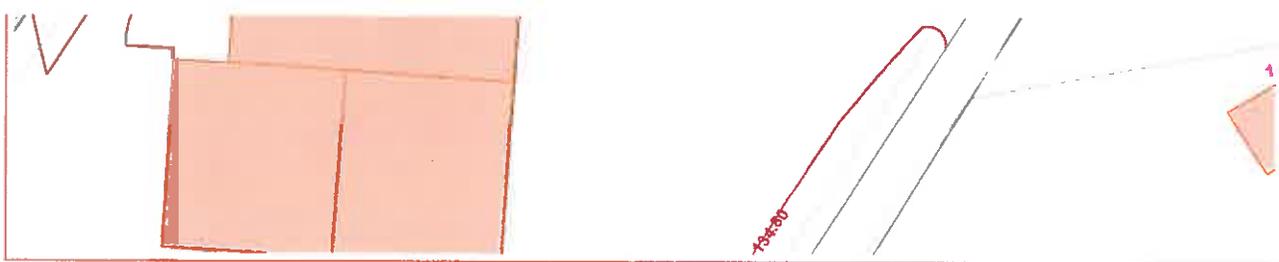


Image Date: Fri Mar 28 12:08:47 EDT 2014

Ortho Photographs taken in 201

The closest fire station from the center of this map is 3344 feet away.  
Measurements are over straight-line distances.

Closest Fire Departments	
Jackson Township - 201	3344 feet
Jackson Township - 202	1.9 miles
Jackson Township - 203	2.7 miles

County Auditor  
Excelsior

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Parcel ID: 040-001205-00  
Owner: SUBURBAN PROPANE L P

Location: 4371 BROADWAY  
Sale Amt: \$411,448

Parcel ID: 040-001098-00  
Owner: CURRY GEORGE D  
Location: 4384 BROADWAY  
Sale Amt: \$100,000

Parcel ID: 040-001097-00  
Owner: BJR COMPANY INC  
Location: 4376 BROADWAY  
Sale Amt: \$118,000

Parcel ID: 040-001220-00  
Owner: JAMES JAMES A TR  
JAMES BLEND A J TR  
Location: 4362 BROADWAY  
Sale Amt: \$0

Parcel ID: 040-001392-00  
Owner: MYERS GARRY L  
@ (2)  
Location: 3539 LEWIS CR  
Sale Amt: \$0

Parcel ID: 040-001393-00  
Owner: RECOKE LLC  
Location: 3559 LEWIS CR  
Sale Amt: \$0

Parcel ID: 040-001394-00  
Owner: STERN JASON R W  
Location: 3557 LEWIS CR  
Sale Amt: \$80,000

Parcel ID: 040-001207-00  
Owner: EVERSMAN DEVELOPMENT LLC  
Location: 4357 BROADWAY  
Sale Amt: \$283,000



## MAP(GIS)

### Parcel Info

- [Parcel Info](#)
- [Parcel Profile](#)
- [Address](#)
- [Improvements](#)
- [Tractive Map](#)
- P(GIS)**
- [Aerial](#)
- [Aerial History](#)
- [E-Status](#)
- [M-Status](#)
- [Sales Activity](#)
- [Valuation](#)
- [Payment Info](#)
- [View Long Sale](#)
- [Assessment Profile](#)
- [Distribution](#)
- [Map Contact](#)
- [Party Reports](#)
- [Mortgage & Other](#)
- [Municipal Service](#)
- [Sex Offender Inquiry](#)

Parcel ID  
**040-001097-00**

Map Routing Number  
**040-M092D -102-00**

Owner  
**BJR COMPANY INC.**  
Click owner name for additional records

Location  
**4376 BROADWAY**

[County Location](#) [Area Maps](#) [Select Items](#) [Proximity Report](#) [Theme Maps](#) [Print](#) [Legend](#)

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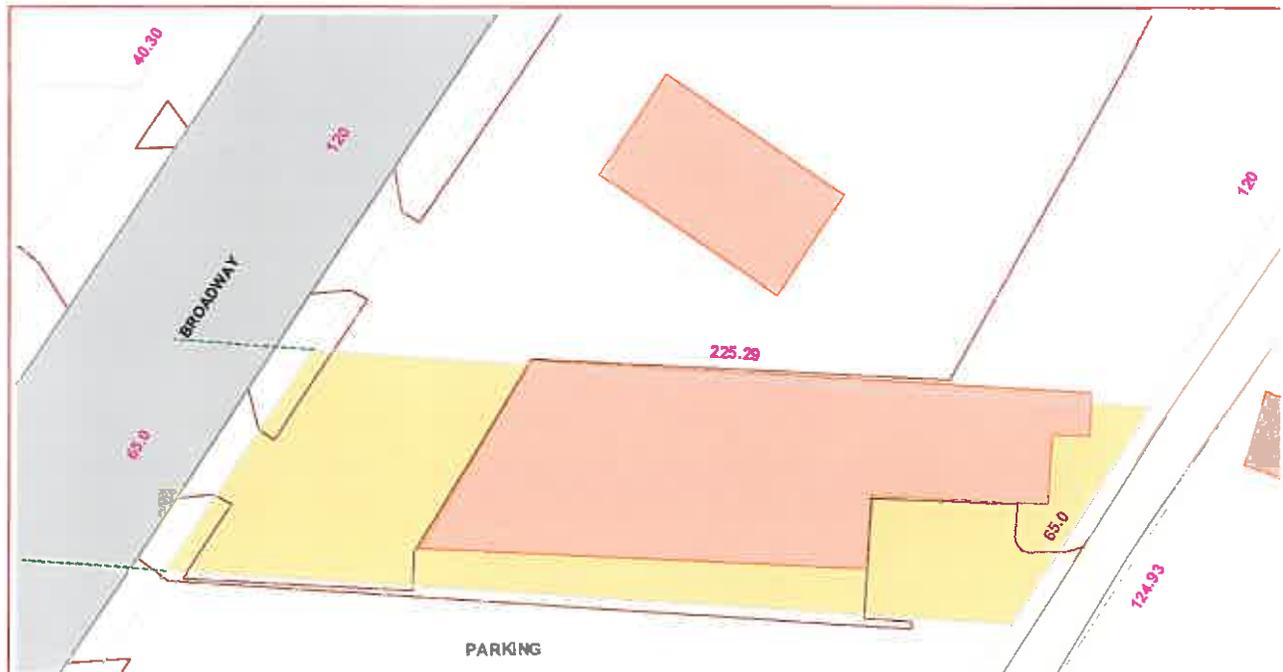
Current Map:  
297 x 219'



[Real Estate Taxes View](#)



Data updated on:  
14-03-28 06:31:22





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CC PLANNING COMMISSION  
Generated on 03/28/14 at 12:18:45 PM

**Summary**

Parcel ID: **040-001097-00**    Map Routing No: **040-M092D -102-00**    Card No: **1**    Location: **4376 BROADWAY**

**Owner**  
**BJR COMPANY INC**  
**3799 BROADWAY**  
**GROVE CITY OH 43123**  
 If the above is incorrect please call 614-525-4663

**Tax 501 Mailing Info**  
**BERKLEY J ROACH**  
**JOANNE W ROACH**  
**3980 BROADWAY**  
**GROVE CITY, OH 43123**

**Legal Description**  
**4376 S BROADWAY**  
**ENTRY 1383**  
**.296 ACRES**

Most Recent Transfer	
Sale Amount	<b>\$118,000</b>
Date of Sale	<b>12/17/2001</b>
Conveyance Type	<b>GW</b>
Conveyance Number	<b>28361</b>
Number of Parcels	<b>1</b>

Tax Year 2013	
Annual Taxes	<b>\$4,018.70</b>
Taxes Paid	<b>\$2,009.35</b>

Current Value		
	Market	Taxable
Land	<b>\$51,300</b>	<b>\$17,960</b>
Improvements	<b>\$74,700</b>	<b>\$26,150</b>
Total	<b>\$126,000</b>	<b>\$44,110</b>
Cauv	<b>\$0</b>	<b>\$0</b>

Building Data			
Year Built	<b>1954</b>	Total Sq Footage	<b>6,884</b>

2013 Tax Status			
Property Class	<b>COMMERCIAL</b>		
Land Use	<b>[404] RETAIL / APARTMENTS OVER</b>		
Tax District	<b>[040] CITY OF GROVE CITY</b>		
School District	<b>[2511] SOUTH-WESTERN CSD</b>		
Neighborhood	<b>08200</b>		
Board of Revision	<b>NO</b>	CDQ	
Homestead	<b>NO</b>	2.5% Reduction	<b>NO</b>

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