

**SUPPLEMENTAL INFORMATION FOR SPECIAL USE PERMIT
FOR
3586 BROADWAY, GROVE CITY, OHIO**



Applicant Alvaro Rangel, owner of Broadway Auto Group submits this Application for Special Use Permit to operate a used automobile dealer facility at 3586 Broadway in Grove City. Applicant will maintain an inventory for sale of 25-30 low mileage used automobiles from the subject property. House of operation will be 10:00 am to 8:00 pm.

The existing physical facility has five (5) garage bays and an office. Applicant will use the office for business administration and the bays as follows:

- (2) Light mechanics repairs
- (1) Auto detailing
- (1) Internet and marketing photographs
- (1) Classic automobile showroom

Applicant will provide light mechanical repairs for his own inventory only. Repair service will not be available to the general public. Light mechanical repairs will only be to the extent needed to put the inventory of automobiles in top mechanical condition for sale. These repairs will include brakes, tires, shocks, alignment, batteries, oil changes, and light mechanical work. Applicant will not replace engines or transmissions or other complex, heavy mechanical work. All repair and detailing work will be completed inside the bays. No repair, assembly, or disassembly of automobiles will be done outside.

Applicant will not provide body shop services or sell petroleum products. Any retail sales, if any, will be from inside the facility. Applicant will maintain a site for trash, etc. in an area surrounded by a 6' fence.

Applicant expects to employ 3-5 employees.

The facility is located on the south east corner of Broadway and Southwest Boulevard in Grove City. Immediately to the east of the lot is a residential apartment complex Landis Highland Terrace 3121-129 Southwest Boulevard. Immediately to the south is Bonded Oil Company at 3612 Broadway. See attached Exhibit "A" for aerial view of lot.

Applicant does not anticipate that the proposed business will have a significant impact on the existing traffic circulation or traffic volume. Any activity producing noise or vibrations, etc. will be conducted inside the building to minimize impact. Applicant does not anticipate the business will produce unreasonable glare, odor, fumes, or increased storm waters.

Applicant anticipates adopting of landscape improvements proposed by the City of Grove City Planning and Zoning (Attached as Exhibit B) and in compliance with Grove City Ordinances 1136.05, 1136.06, and 1136.09.

EXHIBIT
"A"

RECEIVED

OCT 27 2014

GC PLANNING COMMISSION



040-003199
SOUTHWEST BL
ECKHART VICTORIA A TR

040-003032
3586 BROADWAY
CHARLES RALPH E SR TR

040-003199
3121 -129 SOUTHWEST BL
LANDIS HIGHLAND TERRACE

040-003146
3612 BROADWAY
BONDED OIL CO

040-003210
3126 THOMAS AV
RAPP DANIEL E &

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.

Property information obtained from Franklin County Auditor, October 2014

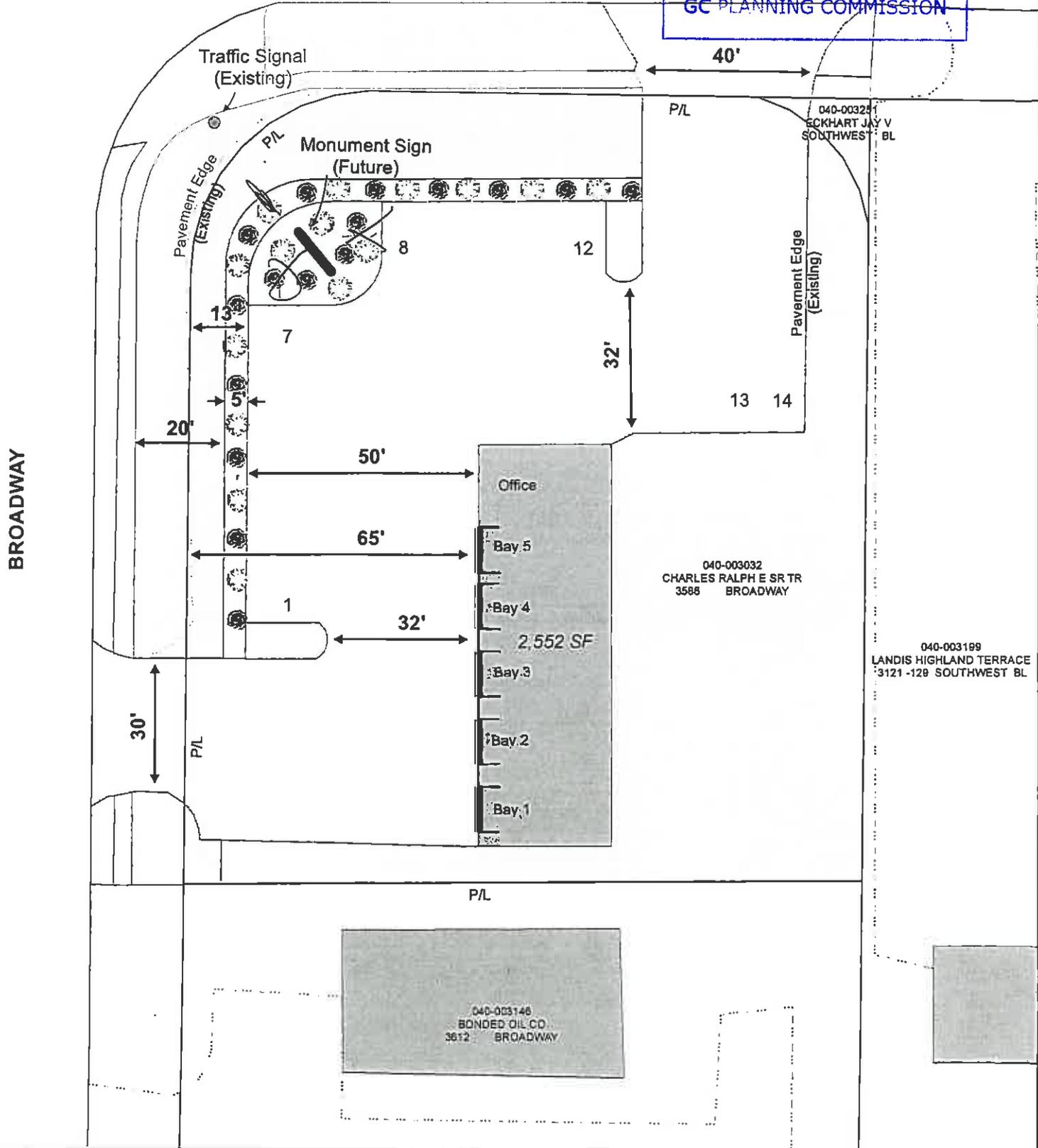


1 inch = 30 feet
Feet

0 5 10 20

EXHIBIT B
SOUTHWEST BLVD

RECEIVED
OCT 27 2014
GC PLANNING COMMISSION



Disclaimer **Landscape Improvements - 3586 Broadway**

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2/1/12

1 inch = 30 feet
Feet
0 5 10 20

040-003210
RAPP DANIEL E
3126 THOMAS AV

LEGAL DESCRIPTION



Situated in the State of Ohio, County of Franklin, and in the Township of Pleasant:

TRACT I

Being Lot Number One Hundred Seventy-Nine (179) in TIMBERLAKE NO. 5 SUBDIVISION, as the same is numbered & delineated upon the record plat thereof, of record in Plat Book 52, page 37, Recorder's Office, Franklin County, Ohio and the following tract taken by parallel lines off the East side of lot 172;

Situated in the State of Ohio, County of Franklin, Township of Pleasant, and being 0.0921 acres of land all out of Lot No. 172 Timberlake No. 5 Subdivision of record in Plat Book 52, page 37 at the Franklin County Recorder's Office, Franklin County, Ohio, and said 0.0921 acres of land being more particularly described as follows:

Beginning for reference at an iron pin (set), said iron pin being located at the Southwesterly corner of Lot No. 172 of said Timberlake No. 5 Subdivision, Thence S 86 degrees, 28 minutes, 30 seconds, E along the Southerly Boundary of said Lot No. 172 a distance of 100.33 feet to a point, said point being located at the True point of Beginning;

Thence N, 02 Degrees, 34 minutes, 55 seconds, W a distance of 173.31 feet to a point, said point being located in the Southerly Boundary of Lot No. 178 of said Subdivision;

Thence along said Southerly Boundary S, 46 degrees, 19 minutes, 32 seconds, E a distance of 35.95 feet to an iron pin (found), said iron pin being a common corner of said Lot No. 172, and 178, and also Lot No. 179 of said Subdivision;

Thence along the Easterly Boundary of said Lot No. 172, and the Westerly Boundary of said Lot No. 179, S 02 degrees, 34 minutes, 55 seconds, E a distance of 150.00 feet to an iron pin (found), said iron pin being located at the Southeasterly corner of said Lot No. 172;

Thence along the said Southerly Boundary of said lot No. 172, N 86 degrees, 28 minutes, 30 seconds, W a distance of 25.00 feet to the True Point of Beginning and containing 0.0921 acres of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record and the following described property:

TRACT II

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

Being Lot Number Four (4) of Borfield Heights Subdivision No. 1, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 28, page 55, Recorder's Office, Franklin County, Ohio.



N-76-JJ
All of
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2081
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(040)
3032