K&B
RENTALS
2905 Columbus St. Suite B • Grove City, Ohio 43123 Office (614) 871-9740

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JAN 21 2015
GC PLANNING COMMISSION

January 20, 2015

Grove City Planning Committee Members
4035 Broadway St
Grove City, Ohio 43123

Reference: 3800 Broadway St. Expanded Parking

Dear Sir/Madame,

My name is Bethel Barker; I am a long time resident and also the owner of a small business here in Grove City by the name of K&B Rentals. I have owned property here in Grove City for over 30 years. At the present time, I have 106 rental units in Grove City as well as additional property in both Galloway and on the West Side of Columbus. I have been running my office out of one of my office spaces located on Columbus St. for the past few years.

I recently sold an investment property on the West Side of Columbus and decided to purchase the property located at 3800 Broadway St. doing a 1031 tax exchange. With it being zoned as a commercial property at the present time, I felt that this would be a very nice upgrade to expand my current office from its present location. Since I purchased it as a 1031 tax exchange that means that I can only use it for an office and cannot live in it as someone else could have. It was and still is my intent to use it as an office and I did discuss the parking issues with the building committee before purchasing this property. They explained to me that I would have to get this approved through the City Council but I wasn't quite aware of how this was done.

At the present time, there is a small apartment located in the rear that has two parking spaces allotted to it. The garage will also provide parking for myself or one of my employees. It is also my objective to try and rent out the upstairs of the main house to another business allowing them one of the two spaces in the rear. This in effect will take all of the spaces currently available in the rear of the property still making it difficult to turn around to get in and out of this property safely. The yard space behind the property is inaccessible for parking as there is no way to maneuver around to utilize it.

In this day and age of technology, many businesses deal strictly online and do not have retail customers but many still are not. My business, like a majority of these, has a need to deal with their customers on a face-to-face basis, which makes the additional parking necessary. Unfortunately, if I am unable to put parking in the front

of the property, I will have to put it back on the market to resell as moving into it is not an option due to the way I purchased it, 1031 tax exchange.

From my perspective, I see it as what does the City and the City Council wish to see out of this area in regards to it being utilized for small business or for residential living? Some of the homes in this area are still being lived in as residences, but it also appears that a majority of the homes are being used for small business like I wish to use.

I appreciate your time and consideration in regards to this matter and am looking forward to the meeting on February 3, 2015 to discuss this further and get the approval needed for my business to continue to thrive in our community.

Thank You,

Bethel Barker

Bethel Barker-Owner
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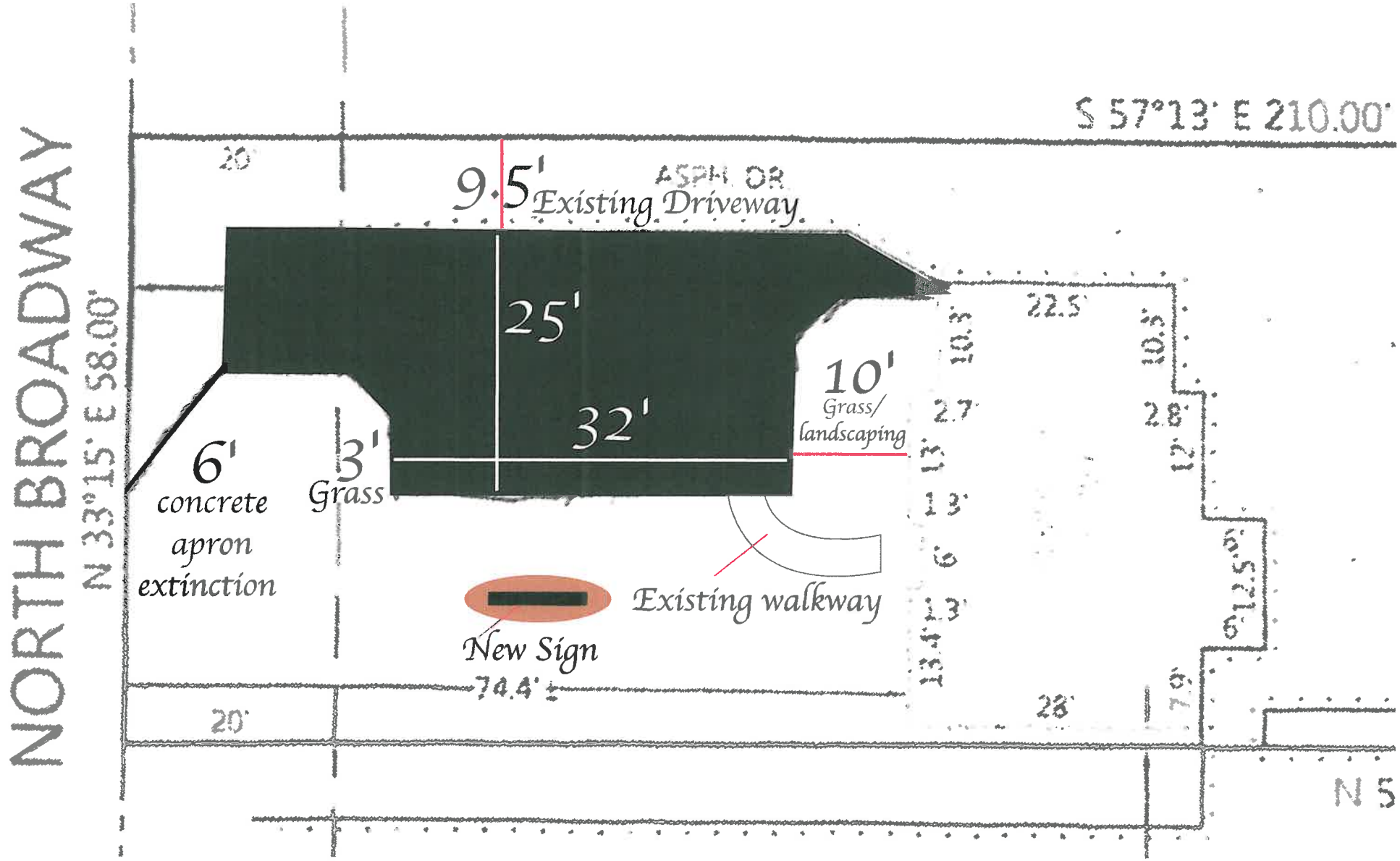
46 in
3800
K&B RENTALS
APARTMENT RENTALS



NORTH BROADWAY
N 33°15' E 58.00'
S 57°13' E 210.00'
20'
9.5'
Existing Driveway
ASPH. DR
25'
32'
10'
Grass/
landscaping
6'
concrete
apron
extinction
3'
Grass
Existing walkway
New Sign
74.4' ±
20'
22.5'
10.3'
10.3'
2.7'
2.8'
13'
12'
1.3'
6'
1.3'
13.4'
6'
12.5'
7.9'
28'
N 5