

3927 – 3937 FRONT ST

## PLANNED UNIT DEVELOPMENT – COMMERCIAL (PUD-C)

## ZONING TEXT

1. PROPERTY

The site ("Site") to be rezoned consists of two parcels (040-000015, 040-000758), 3927-3937 Front Street, further described in Exhibit A. Primary frontage for the site is on Front Street, with additional frontage on Grant Avenue and access from an alley to the south.

The Site currently has a 3,500± square foot building fronting Front Street. The parking lot for the Site extends from the building out to Front Street and south to the alley and is accessible from two curb cuts on Front Street and a continuous cut from the alley. The intent of the PUD is to allow the site to function with existing tenants while ensuring that the property does not become a nuisance for area residences in the future.

2. GENERAL PROVISIONS

- a. The provisions outlined within this text shall apply to the land described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning Text does not address such matters.
- b. For the purposes of this Zoning Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural include the singular and the singular the plural. The word "shall" is intended to be mandatory, "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- c. All provisions of this Zoning Text are severable. If a court of competent jurisdiction determined that a word, phrase, clause, sentence, paragraph, subsection, section or other provisions is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses within or in proximity of the Site.

3. PERMITTED USES

Uses permitted in the districts below shall be permitted on the Site.

- a. PSO (Professional Services)
- b. C-1 (Service Commercial)

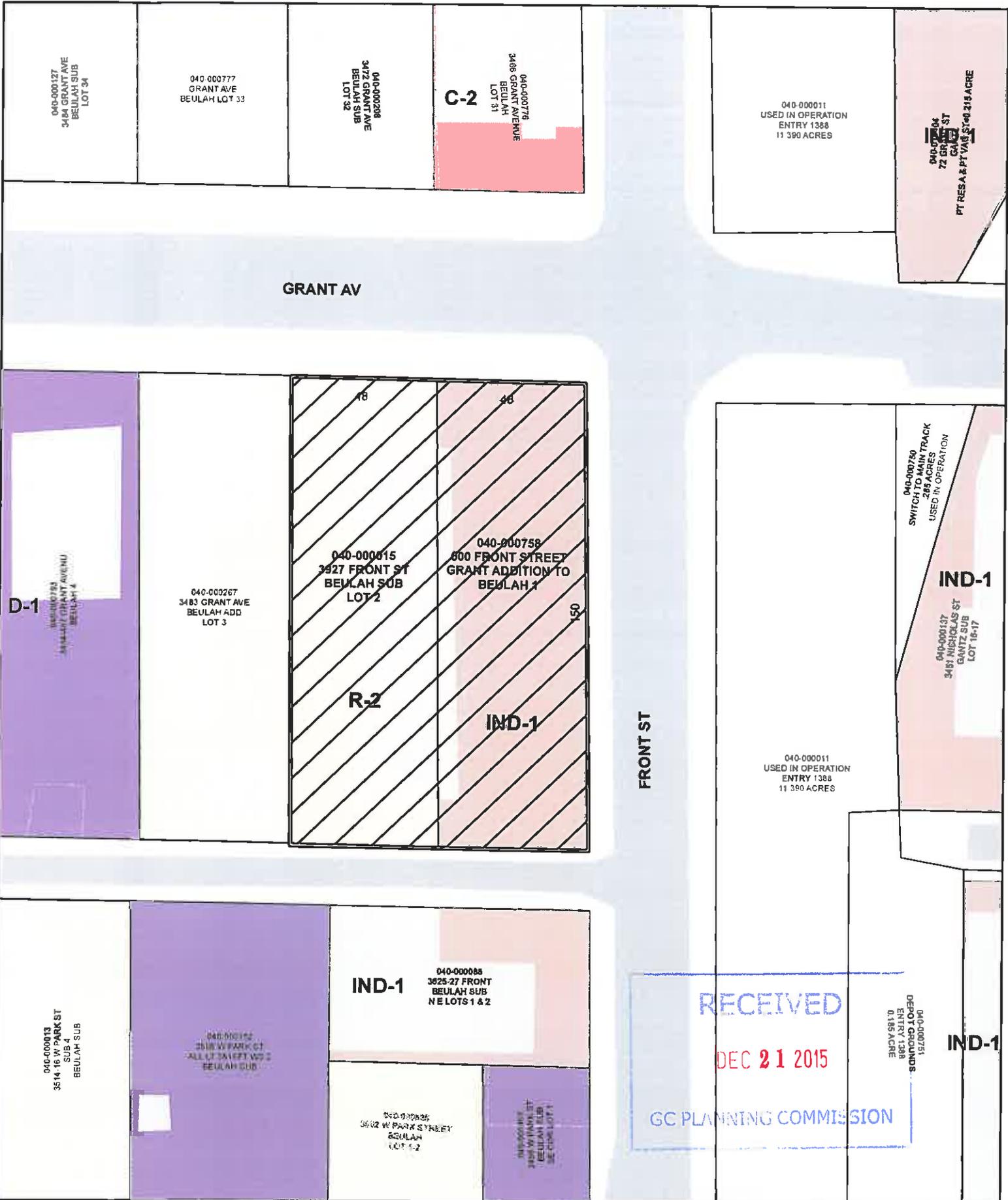
The following additional uses shall also be permitted on the Site.

- c. Creative Arts Studio (Dance, painting, etc.)

- d. Storage associated with an on-site company, not to exceed 20% of the building's total square footage.

4. SIGNAGE AND GRAPHICS

- a. Signage shall be limited to the east building elevation.
- b. Total signage shall not exceed 25 square feet.
- c. No ground signage shall be permitted.



**Disclaimer**

**3927-3937 Front Street**

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 land/field 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.


  
 1 inch = 40 feet
   


Property information obtained from Franklin County Auditor, November 2015

LEGAL DESCRIPTION & DEED

RECEIVED

OCT 21 2015

GC PLANNING COMMISSION

PROBATE COURT OF FAIRFIELD COUNTY, OHIO  
Terre L. Vandervoort, Judge

Estate of ROBERT ALAN SHOAF Deceased  
Case No. 00069794

CERTIFICATE OF TRANSFER

NO. 1

201501300012396  
Fee: \$ 628.00 T20150906427  
01/30/2015 11:37AM NEPVERA SHOAF  
Terry J. Brown  
Franklin County Recorder

[Check the applicable boxes]

- Decedent died intestate.
- Decedent died testate.

Decedent died testate on November 14, 2014 owning the real property described in this certificate.

The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Vera C. Shoaf	113 Fullers Circle, Pickerington, OH	All
		43147

TRANSFERRED

9000 30  
CONVEYANCE TAX  
EXEMPT  
CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR

JAN 30 2015

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ \_\_\_\_\_ in favor of decedent's surviving spouse, \_\_\_\_\_ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

00069794

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets if necessary.

BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY:

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City:

Being Lots Number One (1) and Two (2) in GRANT'S ADDITION TO BEULAH, as the same are numbered and delineated upon the recorded plat thereof, of record in the Plat Book No. 5, page 130, Recorder's Office, Franklin County, Ohio.

Street Address: 3927-37 Front Street, Grove City, OH 43123

Prior Instrument Reference: Instrument Number 199807060167627

Parcel No: 040-000758 and 040-000015

### ISSUANCE

This Certificate of Transfer is issued this 16TH day of JANUARY, 20 15.

/s/ Steven O. Williams  
JUDGE STEVEN O. WILLIAMS  
BY ASSIGNMENT

### CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on January 16, 2015 and kept by me as custodian of the official records of this Court.

January 16, 2015  
Date  
(Seal)

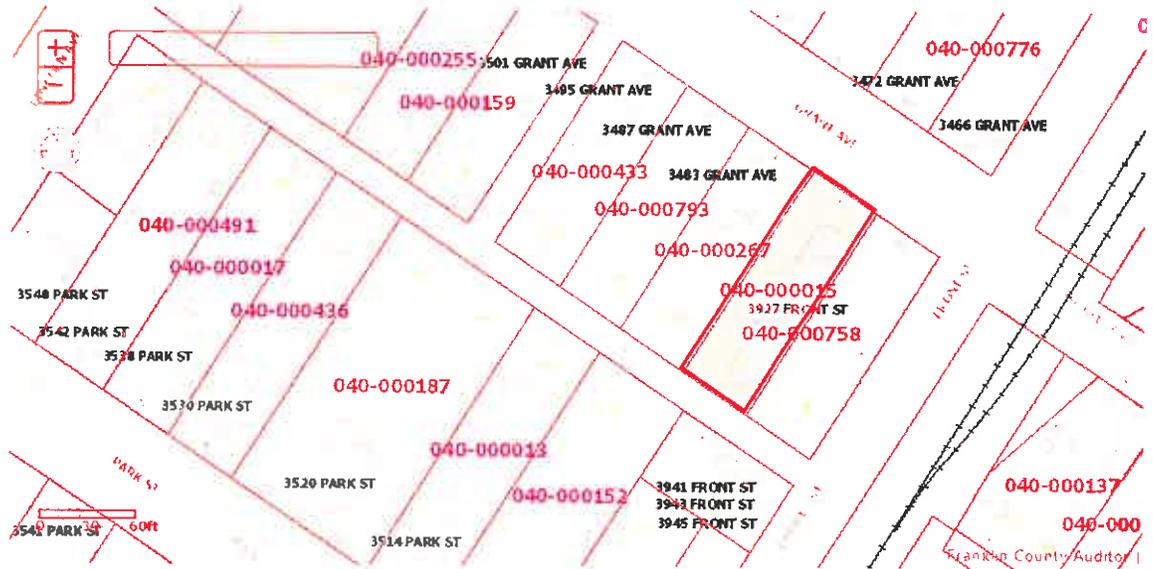
Terra L. Vandervoort  
Probate Judge/Deputy Clerk  
BY: Carol Sue Lach  
Deputy Clerk

# #3 - OUTLINE OF PARCEL #040-000015-00



- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Tax Estimator
- Rental Contact

**ParcelID: 040-000015-00**  
**SHOAF VERA C**



**RECEIVED**  
**OCT 21 2015**  
**GC PLANNING COMMISSION**

### List of property owners

Parcel: 040-000088

Owner: James and Margaret Schmitt

Address: 3793 Meadow Lane Grove City, Ohio 43123

Tax Address: 3793 Meadow Lane Grove City, Ohio 43123

Parcel: 040-000152

Owner: Michael J. and Maria D. Pozz

Address: 4969 Big Run Road S. Grove City, Ohio 43123

Tax Address: Union Savings Bank Escrow Department; 8534 E. Kemper Road Fl 2; Cincinnati, Ohio 45249

Parcel: 040-000267

Owner: Tiffany Jeffers

Address: 3483 Grant Avenue; Grove City, Ohio 43123

Tax Address: Wells Fargo Real Estate Max X2302-04D; 1 Home Campus Des Moines, IA 50328

Parcel: 040-000777

Owner: Erik Whitlock

Address: 3472 Grant Avenue; Grove City, Ohio 43123

Tax Address: Green Tree Servicing; 345 Saint Peter Street, Suite L1000; Saint Paul MN 55102-1641

Parcel: 040-000776

Owner: Charles Smith

Address: 4816 Teabury Square S; Grove City, Ohio 43123

Parcel: 040-000011

Owner: CSX Transportation Inc

Address: 500 Water Street (C910); Jacksonville, FL 32202

Tax Address: CSX Transportation, Inc. Tax Department; 500 Water Street #J910; Jacksonville, FL 32202