

**Response Letter to Re-Zoning of 4164 Broadway, GC  
Control #201601250005**

1. On the original application for the re-zoning proposal, I was unaware of the specific codes for land use. I am supportive of proposing that the property of 4164 Broadway be re-zoned to an R-2 classification for residential purposes. I added this R-2 code on the application.
2. The surrounding property location information document was changed for 4160 Broadway, Grove City, Ohio 43123. It now reads as "Contiguous North" of the 4164 Broadway property, and not "Contiguous South".
3. The tax address for 4157 Broadway, Grove City, OH 43123 was changed to BAC Tax Services Corp., TX-975-02-01, 2375 N. Glenville Dr., Richardson, TX 75082-4315. This change was made on the property location information document.
4. The property owner and tax mailing information for two contiguous properties east of 4164 Broadway was added to the property location information document. These two properties added were Parcel ID#040-000350 and Parcel ID#040-000349.
5. Once the re-zoning of 4164 Broadway, Grove City, OH 43123 is approved, a Certificate of Occupancy will be obtained prior to any occupancy of the property.

FEB 18 016

## **Description of Proposed Use for 4164 Broadway, Grove City, OH 43123 Control #201601250005**

The property of 4164 Broadway in Grove City, which lies in the Historical Preservation Area of Grove City, has had multiple uses over the years. Prior to my purchase of the property in 2006, it was utilized as a commercial rental property, providing space for legal offices/attorneys. Since 2006, it has been used as a residential rental property, for which the structure seems much more suited. It is designed to be a single family dwelling. It has had a few different residential tenants since 2006.

The property owners of 4164 Broadway currently have this property listed for sale. As it still is zoned only commercial, it is not generating much interest or traffic for any commercial purposes. As the 4164 Broadway house is currently suitable for use as a single family dwelling, the owner(s) would like rezoning to a residential classification be considered in light of the current structure and previous use(s).

Currently, 4164 Broadway is vacant and has been on the commercial real estate market since December 2015. It would be an appropriate home for a residential tenant, or a small family seeking to own a home.

FEB 18 2016



**PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY**

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY 4164 S. BROADWAY, GROVE CITY, OH 43123

EXISTING ZONING COMMERCIAL PROPOSED ZONING RESIDENTIAL

PETITIONER NAME (PLEASE PRINT) ELIZABETH A. LAURON

PETITIONER'S SIGNATURE *Elizabeth A. Lauron*

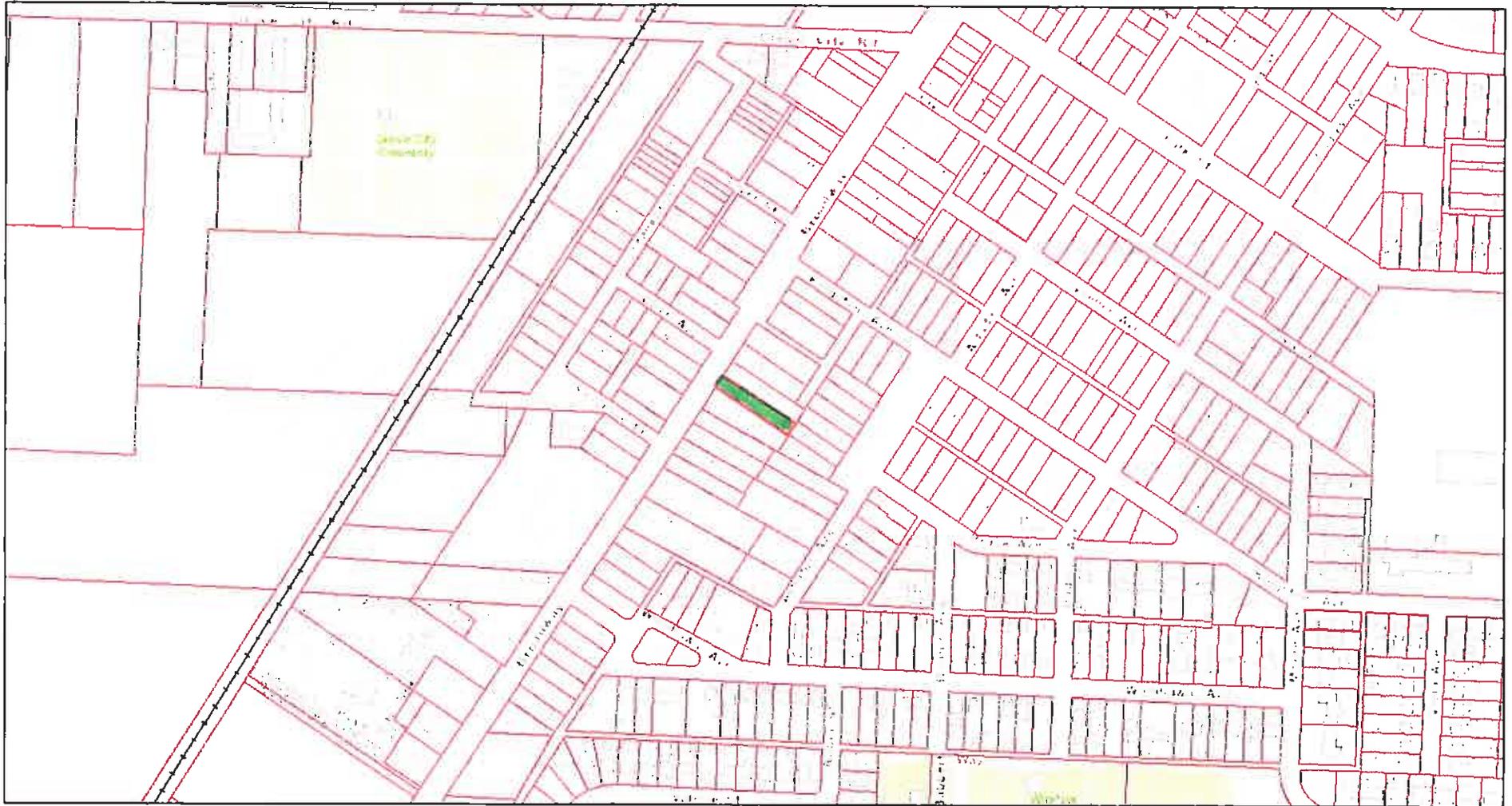
OWNER NAME (PLEASE PRINT) NEAL C. LAURON  
ELIZABETH A. LAURON

OWNER'S SIGNATURE *Neal C. Lauron*  
*Elizabeth A. Lauron*

DATE 1/17/16



4164 Broadway, Grove City, OH 43123  
040M092 04800



February 18, 2016

FEB 18 2016

1:3,948  
0 265 530 1,060 ft  
0 80 160 320 m

FCA  
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp.,  
NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),  
MapmyIndia, © OpenStreetMap contributors, and the GIS User  
Community

Franklin County Auditors Office  
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**SURVIVORSHIP DEED\*  
WARRANTY**

PAUL M. MCCLELLAN AND CHRISTI L. MCCLELLAN, HUSBAND AND WIFE, of Franklin County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to ELIZABETH ANNE LAURON AND NEAL C. LAURON, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 6644 Ridpath Road, Grove City, OH 43123,

the following REAL PROPERTY:

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

Being a part of Lot Number Nine (9) of a subdivision of Survey no. 1383, Virginia Military District and bounded and described as follows:

Being a strip of land thirty-five (35) feet front facing the Columbus and Harrisburg Pike, and being thirty-four (34) feet in the rear and being a part of the premises conveyed to Nelson Grant by W.R. Mench and being off of the side of the premises owned by Edward E. Grant and being next to and adjoining a strip of a land or lot conveyed to Ezra Neiswander by Edward E. Grant and Wife by deed recorded in Deed book 569, page 285, Recorder's Office, Franklin County, Ohio. Subject to the easement for alley purposes off of the rear of said lot, the lot free of alley purposes being 230 feet more or less in length.

PROPERTY ADDRESS: 4164 Broadway, Grove City, Ohio 43123

PARCEL NUMBER: 040-000239-00

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SUBJECT TO RESERVATIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD IF ANY AND TAXES AND ASSESSMENTS HEREAFTER DUE AND PAYABLE.

Prior Instrument Reference: Instrument # 200304230118515 of the Deed of Record of Franklin County, Ohio.

Executed this 16th day of March, 2006.

*Paul M. McClellan*  
Paul M. McClellan  
*Christi L. McClellan*  
Christi L. McClellan

STATE OF OHIO

COUNTY OF FRANKLIN, ss.

BE IT REMEMBERED, That on this 16th day of March, 2006, before me, the subscriber, a Notary Public in and for said State, personally came PAUL M. MCCLELLAN AND CHRISTI L. MCCLELLAN, the Grantor(s) in the foregoing instrument, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

*[Signature]*  
\_\_\_\_\_  
(Notary Public)  
Notary Public-State of Ohio  
My Commission Expires:



**Listing of Names and Tax Mailing Addresses of all persons and entities contiguous to and across the street from 4164 Broadway, Grove City, OH 43123.**

Contiguous South of 4164 Broadway...

4170-4174 Broadway, Grove City, OH 43123

**Mixed Residential/Commercial Property, Parcel#040-000806**

Owner: Ed Weimer

Tax address: Union Savings Bank, Escrow Dept,  
8534 E. Kember Rd, Fl 2, Cincinnati, OH 45249-3701

Contiguous North of 4164 Broadway...

Advanced Family Medicine

4160 Broadway, Grove City, OH 43123

**Commercial Property, Parcel#040-000254**

Owner: EDNOB PROPERTIES LLC

Tax Address: 4175 Broadway, Grove City, OH 43123

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Directly across the street from 4164 Broadway...

4163 Broadway, Grove City, OH 43123

**Residential Property, Parcel#040-000627**

Owner: Ruth M. Bickenheuser

Tax Address: 4163 Broadway, Grove City, OH 43123

Directly across the street and just south from 4164 Broadway...

4169 Broadway, Grove City, OH 43123

**Residential Property, Parcel#040-000863**

Owner: William M. Colgan

Tax Address: 1329 Murrell Ave, Columbus, OH 43212

Directly across the street and just north from 4164 Broadway...

4157 Broadway, Grove City, OH 43123

**Residential Property, Parcel#040-000604**

Owner: Stephen Swiger

Tax Address: BAC Tax Services Corp., TX-975-02-01,  
2375 N. Glenville Dr, Richardson, TX 75082-4315

Contiguous East from 4164 Broadway...

4195 Arbutus Ave, Grove City, OH 43123

**Residential Property, Parcel#040-000350**

Owner: Susan L. Silcott

Tax Address: PNC Mortgage,

3232 Newmark Dr, Miamisburg, OH 45342-5421

Contiguous southeast from 4164 Broadway...

4199 Arbutus Ave, Grove City, OH 43123

**Residential Property, Parcel#040-000349**

Owner: Kevin A. Felger and Tania L. Felger

Tax Address: First Merit Mortgage Company

4455 Hills and Dales Rd. NW, Canton, OH 44708-1505