



**IBI GROUP**  
635 Brooksedge Boulevard  
Westerville OH 43081 USA  
tel 614 818 4900 fax 614 818 4901  
**ibigroup.com**

September 28, 2016

Ms. Kimberly Shields, AICP  
City of Grove City – Development Department  
4035 Broadway  
Grove City, Ohio 43123

Re: Waffle House – Rezoning Application # 201608290060  
2928 London-Groveport Road  
Grove City, Ohio

Dear Ms. Shields:

Following is the disposition to first review comments (dated 9/16/2016) for the referenced project:

1. The property owner needs to fill out the “Property Owner Authorization” portion of the application at the top of page 2 and have his/her signature notarized.

**Response: Complied. This item has been provided as a separate submittal.**

2. The property owner needs to fill out his/her portion of the “Petition to Change the Zoning Map of the City of Grove City” on page 3 of the application.

**Response: Complied. This item has been provided as a separate submittal.**

Should you have any questions about the information presented, or if you need additional information, please do not hesitate to contact me.

Respectfully Submitted,

IBI Group

A handwritten signature in blue ink that reads "Eric P. Chenevey".

Eric P. Chenevey, P.E.  
Project Manager

Cc: *File*

DEVELOPMENT NARRATIVE AND TEXT FOR REZONING & FINAL DEVELOPMENT PLAN APPROVAL  
WAFFLE HOUSE LOCATED AT 2928 LONDON-GROVEPORT ROAD  
GROVE CITY, OHIO

1. Applicant: Waffle House, Inc.
2. Current Property Owner: Jon M. & Lois A. Legg
3. Project Narrative - The proposed project is the construction of a 1,875 s.f. restaurant located on 0.482 acres, with an asphalt parking lot having approximately 35 parking spaces (2 designated as handicapped), and a gated trash enclosure to match the building. The subject property is currently zoned R-1. The Applicant requests a change to C-2 zoning. The location of this project is on the north side of London-Groveport Road. The adjacent properties consist of a Tire Discounters to the east (zoned PUD-C), FedEx facility to the south (zoned C-2), business office to the west (zoned C-2), and an industrial park to the north (zoned PUD-I). The building will be finished on four sides with a combination of brick, glass, and block.
4. Development Text: To the extent necessary, the Applicant requests the following deviations from the current Zoning Text governing the subject property in order to successfully complete the project:
  - A. Deviation from the 10'-0" parking setback requirement along the east property line. A 4'-6" parking setback is proposed.
  - B. Deviation allowing a 2'-0" wide awning to be located within the 6'-0" building setback along the west property line.
  - C. Deviation allowing 90 s.f total of building signage (30 s.f. on the west, south and east sides) to be constructed. Code allows 1 s.f. of building signage per lineal foot of building frontage. The proposed building has a 23'-8" width, meaning that 23.67 s.f. of building signage is permitted by code. The proposed building has an 88'-4" length, where the front entrance is located, that applicant would like to be considered as its building frontage for purposes of allowable building signage.

## Legal Description

Situated in the Township of Jackson, County of Franklin, State of Ohio, described as follows:

Situated in the State of Ohio, County of Franklin, and in the Township of Jackson.

Being Lot Number Four (4), in Meadow Shire Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 29, Page 34, Recorder's Office, Franklin County, Ohio.

Less and Except 0.023 acres

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 6115, Virginia Military District, being a part of Lot 4 as shown on Meadow Shire Subdivision of record in Plat Book 29, Page 34 conveyed to Jon M. Legg and Lois A. Legg of record in Instrument Number 200606210121650, and described as follows:

Beginning, for reference, at a centerline monument set marking the centerline intersection of London-Groveport Road with North Meadows Drive as shown on Gateway Business Park of record in Plat Book 86, Page 4;

thence South 83° 31' 37" East, 399.42 feet, with the centerline of London-Groveport Road;

thence North 06° 28' 23" East, 50.00 feet, to a 1 inch solid iron pin found at the southwest corner of said Lot 4, a southeast corner of Lot 5 of said Meadow Shire Subdivision conveyed to Linda I. Hamilton of record in Instrument Number 200503300057777, and in the existing north right-of-way line of London-Groveport Road, the True Point of Beginning;

thence North 00° 51' 44" East, 10.05 feet, with the line common to said Lot S and said Lot 4 to a boundary marker set;

thence South 83° 31' 37" East, 100.48 feet, across said Lot 4 with the proposes right-of-way line to a boundary marker set in the line common to said Lot 4 and Lot 3 of said Meadow Shire Subdivision conveyed to Richard A. Barber and Ellen E. Barber, Trustees of record in Instrument Number 200104180082247;

thence South 00° 51' 44" West, 10.05 feet, with said common line to a 1 inch solid iron pin found at a common corner thereof in said existing north right-of-way line;

thence North 83° 31' 37" West, 100.48 feet with the south line of said Lot 4 and said existing north right-of-way line to the True Point of Beginning, containing 0.023 acre, more or less, being a part of Auditor's Parcel No. 040-008053.

**ADJACENT PROPERTY OWNER NAMES AND MAILING ADDRESSES**

JAMES N & SUZANNE C LEHMAN  
2049 STRINGTOWN RD  
GROVE CITY, OH 43123-2930

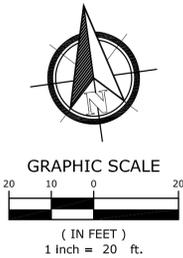
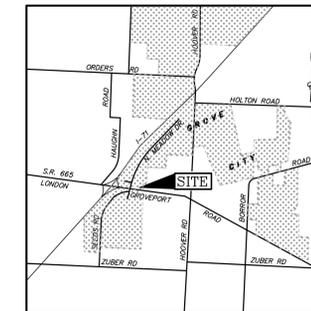
WILLIAM H TR WOOD, TIRE DISCOUNTERS EXPRESS C/O CONTROLLER  
3650 E KEMPER RD  
CINCINNATI, OH 45241-2011

OHIO BECKNELL INVESTORS 2007 LLC  
2750 E 146TH ST STE 200  
CARMEL, IN 46033-7236

SERVICES DEVELOPMENT CORP  
1000 FED EX DR  
CORAOPOLIS, PA 15108-9373

# STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY Nos. 6115 & 1434

OHIO BECKNELL INVESTORS 2007 LLC  
I.N. 201412050161869



**IBI GROUP**  
635 Brookside Boulevard  
Westerville OH 43081 USA  
tel 614 818 4900 fax 614 818 4901  
ibigroup.com

SUBMISSION:

REVISION:

STAMP:

**WAFFLE HOUSE**  
2928 LONDON-GROVEPORT ROAD  
GROVE CITY, OHIO

FIELD	DRAFT	CHECK
BS	DC	DC

IBI GROUP NO.: 16-137

DATE: AUGUST 2016

SCALE:  
HORIZONTAL: 1"=20'  
VERTICAL:

SHEET TITLE:

ALTA/NSPS LAND  
TITLE SURVEY

SHEET NO.:

## DESCRIPTION (BY OTHERS)

Situated in the Township of Jackson, County of Franklin, State of Ohio, described as follows:

Situated in the State of Ohio, County of Franklin, and in the Township of Jackson.

Being Lot Number Four (4), in Meadow Shire Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 29, Page 34, Recorder's Office, Franklin County, Ohio.

### LESS AND EXCEPT 0.023 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 6115, Virginia Military District, being a part of Lot 4 as shown on Meadow Shire Subdivision of record in Plat Book 29, Page 34 conveyed to Jon M. Legg and Lois A. Legg of record in Instrument Number 20060621012650, and described as follows:

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thence South 83° 31' 37" East, 100.48 feet, across said Lot 4 with the proposed right-of-way line to a boundary marker set in the line common to said Lot 4 and Lot 3 of said Meadow Shire Subdivision conveyed to Richard A. Barber and Ellen E. Barber, Trustees of record in Instrument Number 200104180082247;

thence South 00° 51' 44" West, 10.05 feet, with said common line to a 1 inch solid iron pin found at a common corner thereof in said existing north right-of-way line;

thence North 83° 31' 37" West, 100.48 feet with the south line of said Lot 4 and said existing north right-of-way line to the True Point of Beginning, containing 0.023 acre, more or less, being a part of Auditor's Parcel No. 040-008053.

## BENCH MARKS

FRANKLIN COUNTY BENCH MARK No. PTSMO.5Y

ALUMINUM PLUG ON CONCRETE PLATFORM AT THE SOUTHEAST CORNER OF HOVER ROAD AND LONDON-GROVEPORT ROAD, 55 FEET EAST OF THE CENTERLINE OF HOVER ROAD AND 54.8 FEET SOUTHEAST OF A TRAFFIC SIGNAL POLE, 60 FEET SOUTHWEST OF A POWER POLE.

ELEV.=810.63 (NAVD88)

**BM#1** CUT SQUARE ON THE NORTHEAST CORNER OF CONCRETE BASE FOR LIGHT POLE LOCATED ON THE NORTH SIDE OF STATE ROUTE 665, 365 FEET EAST OF NORTH MEADOW DRIVE.

ELEV.=828.98

**BM#2** CUT SQUARE ON THE NORTHWEST CORNER OF CONCRETE BASE FOR LIGHT POLE LOCATED ON THE NORTH SIDE OF STATE ROUTE 665, 535 FEET EAST OF NORTH MEADOW DRIVE.

ELEV.=828.56

## CERTIFICATION

To: Waffle House, Inc. and First American Title Insurance Company

This is to certify that this plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7, 8, 11, 13, 14, 16 and 20, Table A thereof. The field work was completed on July 12, 2016.

**PRELIMINARY COPY  
FOR REVIEW ONLY**

BY: David L. Chiesa  
Registered Surveyor No. 7740

Date: \_\_\_\_\_

TICKET No. A533800416



## TITLE NOTES

This survey was prepared with the benefit of the title commitment prepared by First American Title Insurance Company File Number NCS-787318-ATL with an effective date of July 20, 2016.

The following items are from the Schedule B - Section II of said commitment:

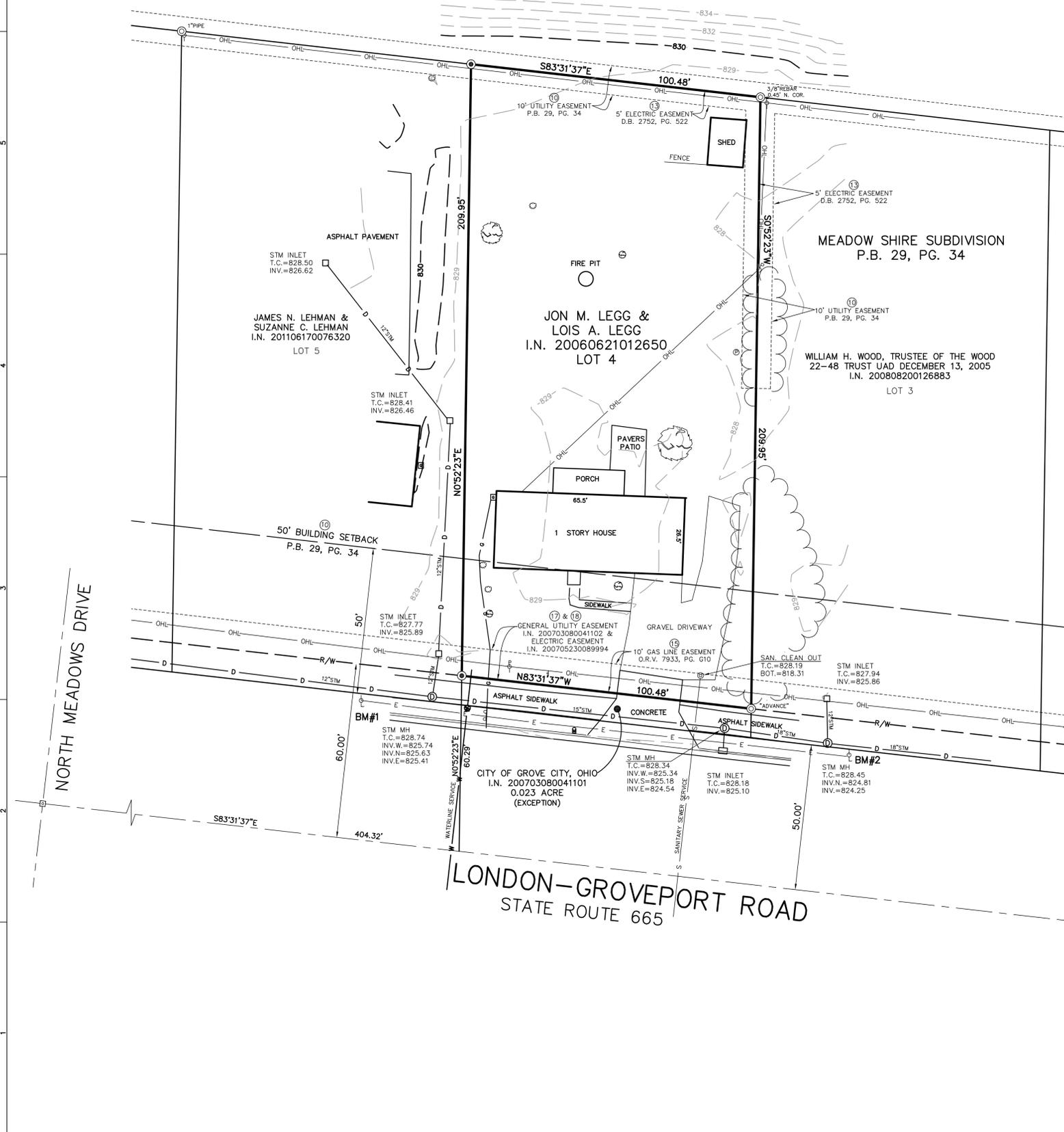
- Item 10) Easements and setback lines of record in Plat Book 29, page 34 do apply to subject property and are plotted.
- Item 11) Easement of record in Deed Book 1079, Page 319 does not apply to subject property, located within the present right-of-way of London-Groveport Road.
- Item 12) Easement of record in Deed Book 1715, Page 290 does not apply to subject property.
- Item 13) Easement of record in Deed Book 2752, Page 522 does apply to subject property and is plotted.
- Item 15) Easement of record in Official Record Volume 7933, Pg. G10 does apply to subject property and is plotted.
- Item 17) Easement of record in Instrument No. 200703080041102 does apply to subject property and is plotted.
- Item 18) Easement of record in Instrument No. 200705230089994 does apply to subject property and is plotted.

## NOTES

- 1) Property is currently zoned: R-1 Single Family Residence
- 2) Subject property is located in Flood Zone "X" according to F.E.M.A. Map No. 39049C0404K, dated June 17, 2008.
- 3) Subject property has access to London-Groveport Road a publicly dedicated road.
- 4) No identified wetlands are located on subject property.
- 5) No cemetery located on subject property.
- 6) No evidence of earthmoving or building construction on subject premises.
- 7) No evidence of waste dump or landfill on subject premises.
- 8) No evidence of recent street or sidewalk construction repairs.
- 9) No encroachments observed on subject property.

## LEGEND

- STORM SEWER INLET
- WATERLINE
- SANITARY SEWER
- STORM SEWER
- GAS LINE
- TELEPHONE LINE
- OVERHEAD UTILITY LINES
- FIRE HYDRANT
- UTILITY BOX
- LIGHT POLE
- UTILITY POLE
- SIGN
- WATER VALVE
- SANITARY MANHOLE
- STORM SEWER MANHOLE
- IRON PIN FOUND
- BRICK COLUMN
- TELEPHONE BOX
- MONUMENT BOX FOUND
- IRON PIN SET ("IBIGROUP/S-6872/S-7740")



**LONDON-GROVEPORT ROAD**  
STATE ROUTE 665

CITY OF GROVE CITY, OHIO  
I.N. 200703080041101  
0.023 ACRE  
(EXCEPTION)

JAMES N. LEHMAN &  
SUZANNE C. LEHMAN  
I.N. 201106170076320  
LOT 5

JON M. LEGG &  
LOIS A. LEGG  
I.N. 20060621012650  
LOT 4

WILLIAM H. WOOD, TRUSTEE OF THE WOOD  
22-48 TRUST UAD DECEMBER 13, 2005  
I.N. 200808200126883  
LOT 3

NORTH MEADOWS DRIVE