

November 2, 2016

Grove City Planning Commission  
Development Dept.  
Attn: Kendra Spergel



RE: Special Use Permit Request for JC Automotive  
App #: 201610030068

Dear Ms. Spergel / Staff:

First, thank you kindly for granting us some additional time in order to submit a response to your letter from 10/18/2016; it is greatly appreciated. Currently, we are continuing to work on obtaining additional information to address all of your questions and/or concerns.

We are still having difficulty addressing your first concern regarding an oil separator. At the moment, it seems our biggest dilemma is getting an accurate estimate for an oil separation system w/ installation. Thus far what we have gotten is quite costly and we aren't certain if it's exactly what you are referring to. At this time, we ask that you please provide us with a more exact description of what's required for an oil separator to assist us in obtaining a more accurate and reasonable estimate. If possible please include oil separator manufacturers and models of systems that would accommodate the 1500 sq ft space. Would you also provide the additional permits and their associated costs needed with the Building Division should we proceed with the installation of an oil separator.

I have also contacted a few other local auto repair shops in regards to an oil separation system, as well, to try and get an idea of the costs involved. On 11/01/2016 I spoke to Pete at Bill's on Broadway who had to confer with the owner, Bill, but I was informed they did not have an oil separation system installed above or underground. On 11/02/2016 I called and spoke to Charlie w/ C & J Auto repair who also informed me that they didn't have an oil separation system installed either. On 11/02/2016 I called and spoke to Mike w/ Sanderson Automotive who informed me the building did have an underground system that was installed back when the facility was originally built in the 1960's so he was unable to give us an estimate.

To address your second concern for the tenants of 3188 Southwest adjacent to our proposed location. We have already spoken w/ the owners/operators and have agreed upon allowing employee parking in the spots adjacent to the drive-thru as they don't have usually more than 1 – 2 vehicles parked there at a time during operation. Should those spaces not be available for some reason we would utilize available parking along our side of the building and they would be welcome to, as well, if necessary. It is not anticipated that all parking spaces would be full at any given time.

To address your third concern I have amended the picture depicting employee and customer parking to include the space utilized for repairs. We do not intend to require any storage space outside of the building at the moment nor is there any intended retail space as we have no current plans or intentions to sell tangible goods.

As previously stated, we do not have any plans or intentions to store items outside the space aside from customer vehicles in the designated parking spots. Proper disposal services would be obtained should the special use permit be granted. We most likely would confer with the tenants of 3188 Southwest to possibly share the cost of their existing receptacle. All other waste & scrap metal would be properly disposed of and/or recycled offsite.

Lastly, in response to your final concern we would like to request some leniency in regards to overnight parking as it is possible from time to time not all work would be finalized/completed in the same business day and there may be a need to have vehicles parked overnight. We will do our best to accommodate your request and concern to not have any parked overnight but request some leniency as it may occur from time to time due to the nature of the business itself.

Please, don't hesitate to contact Mr. Enoc Garcia Bonilla at (614) 625-2533 or wife Tina Hoge (614) 288-3042 should you have any additional questions or concerns. We look forward to seeing you at the meeting on 11/8/2016, thank you.

Best Regards,



Enoc Garcia B. & Tina Hoge  
(614) 625-2533 / [egb102604@yahoo.com](mailto:egb102604@yahoo.com)  
(614) 288-3042 / [tinatakesover@gmail.com](mailto:tinatakesover@gmail.com)

3184



- A. Employee Parking
- B. Workshop / Repair Space (interior)
- C. Customer Parking

11/16/2015

October 3, 2016

Grove City Planning Commission  
Development Dept.



### Proposed Business Plan for JC Automotive

- Objective:** Operate a small scale automotive repair shop in accordance to local & state ordinances, as well as, bring additional commerce to the City of Grove City.
- Location:** 3184 Southwest Blvd., Grove City, OH 43123 (via lease)
- Services:** Minor body work/repairs, interior/exterior auto detailing and possible occasional mechanical work as necessary.
- Hours:** Monday – Friday 9 a.m. to 6 p.m.; Saturday 10 a.m. to 4 p.m.; Closed Sunday.
- Disposal:** Any/all scrap metal waste/auto parts will be hauled offsite for recycling/selling. Any liquids will be disposed of in properly sealed containers and dropped off at accepting facilities for recycling/disposal along with any batteries i.e. Advanced Auto Parts & Firestone Complete Auto Care. This will be done on a regular basis dependent upon business volume i.e. weekly/bi-weekly/monthly.
- Summary:** All business will be conducted strictly within the building itself in order to minimize/eliminate any noise disturbance. The exterior of the property will be adequately maintained including lawn care and business drive. There will be no posted advertisements outside of the building without prior approval. There will be no work activity outside of the above-listed proposed business hours. Employee parking will be in the spots adjacent to the beverage drive-through and customer parking will be designated to the 5 spots alongside the length of the building itself; see enclosures.

Thank you in advance for your time and consideration in this matter. Please, don't hesitate to contact Enoc Garcia B. should you have any additional questions, concerns or revisions.

Ph: (614) 625-2533

Email: [egb102604@yahoo.com](mailto:egb102604@yahoo.com)

RECEIVED  
OCT 03 2016  
GC PLANNING COMMISSIO

**FAST STOP** DRIVE-THRU  
*Cold Beer • Wine • Cigarettes • Lottery • Grocery*

**MTK** AUTO  
DETAILING 614.556.0126

Marlboro

Winston

Coca-Cola

SUN-THUR 10-10  
FR 15A 10112

3188

3184

3184  
0111

040-005822 07/25/2014