



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

2/11/20

Bill Chaffin
Vandava Inc.
3754 Williams Nook
Grove City, OH 43123

Via email: bill@mojoplayerfactory.com

Dear Mr. Chaffin,

Staff has reviewed your rezoning application for Mojo on Broadway located at 4094 Broadway, in Grove City, Ohio. The control number for this application is #202001270003 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

1. Provide a preliminary plan showing the location of the proposed parking spaces on the site. Please note that the spaces are required to be at least 10 feet from the properties to the north and south to allow space for landscaping/screening between the properties. See the attachment for a map of the property that could be used for the preliminary plan to go along with the rezoning application.
2. A minimum of eight parking spaces are required on the property to comply with the parking requirements of the C-2 district. Staff may be supportive of a reduction from this requirement if it can be demonstrated that enough parking will be provided on the site for the business or if a parking agreement can be created with any adjacent property owner.
3. There is currently a tree located in or near the area proposed for the future parking. The City requests that the tree remain unless removal is absolutely necessary for the construction of the parking lot/or the tree's health would be negatively impacted.
4. Clarify if the garage will be removed as part of the improvements to the property. Unless the garage is required for maintenance equipment or as a function of the business on the property, staff recommends removing the garage to allow for more parking and to eliminate the residential aspects of the site.
5. Include the current zoning district of R-2 on the first page of the submitted application on the line for Existing Zoning (top of page 1 in the Project/Property Information section) and on the Petition to Change the Zoning Map page (page 4 of the application).
6. Please note that a Certificate of Appropriateness through Planning Commission and City Council will be required for the installation of the parking lot due to its location within the Historical Preservation Area (HPA). A grading map will be needed as part of this application's submittal to see if the property's drainage will negatively impact either the property or surrounding properties.
7. Please note that if the rezoning is approved, a change of use approval for the t-shirt business will be needed through the Building Division prior to beginning operation on the property.
8. In conversations with the Urban Forester, the property is within a street tree re-vegetation area and each property within this area may be granted one tree from the City. The Service Department will coordinate with the provision of the tree and location for its installation. Please contact the Urban

Forester (Jodee Lowe, 614-277-1103 or jlowe@grovecityohio.gov) regarding coordination of the tree.

Please revise your materials accordingly and submit twenty (20) copies along with a response letter indicating how each issue noted was addressed in the revised plans to my attention by 5:00pm on Friday, February 21 to proceed on the March 3 Planning Commission meeting. Please note that all revised items need to be collated and folded.

This will allow us time to review the revisions prior to finalizing the agenda for the March Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the April Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, March 3, 2020 in Council Chambers of City Hall at 1:30 p.m. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at 277-3019 or email kspergel@grovecityohio.gov.

Sincerely,

A handwritten signature in cursive script that reads "Kendra Spergel".

Kendra Spergel
Development Planner

Received by
City of Grove City
02-18-20

Re-Zoning Comments/Recommendations

1. and 2. See attached proposed parking sketch.

3. The tree that is located where the proposed parking lot will be. It is our opinion that the tree will need to be removed. The tree looks to be dead, and the roots of the tree are starting to cause the pavement in the shared driveway to be un-even. Our plan is to have a tree removal company remove the tree and its roots to prevent further damage, and to allow for maximum use of the parking spaces being created.

4. It is our intention to keep the garage. This will give us storage of lawncare equipment as well as other business-related items.

5. See attached revised application.

6. We will submit a Certificate of Appropriateness after we receive information from parking lot/pavement contractor TBD. We will have the contractor provide a grading map at the time of our request.

7. Noted

8. We will be in contact with Urban Forester to coordinate the planting of a new tree.

Received by
City of Grove City
01-27-20

Proposed Re-Zoning of 4094 Broadway from Residential to C2 Commercial/Retail

We would like to re-zone the property located at 4094 Broadway, Grove City, OH 43123. The property is currently zoned residential. We want to re-zone the property to C2 Commercial/Retail. My wife, Kimberly Wemlinger Chaffin, and I purchased the property with the intent of moving my business into the home. I operate Vandava Inc. dba Mojo Apparel.

The space will be used for a small retail store that would sell clothing and apparel. I currently do these items, and I also do several team/business orders that include screen printing, embroidery and sublimation. I currently provide uniforms and apparel for the local schools as well as many of the youth teams and organizations. The store will include but not limited to Grove City High School and Central Crossing high school apparel as well Grove City themed apparel.

We will make improvements to the look of the property as well as the interior. We would like to remove the back patio and fenced in area and put in an asphalt parking lot. In the future, we would also like to make improvements to the interior to allow for office space to be available to other tenants.

Thank you for your consideration. Please contact me if you have any questions or concerns.

Thank you,



Bill Chaffin

614-774-4750

bill@mojoplayerfactory.com

1. & 2.



Parking
Pavement
Pavement & Parking
FIRST ST

Received by
City of Grove City
02-18-20

BROADWAY

Adjacent Property Owners

4086 Broadway (040-000471)
Karen J Dover and Neil Baker
4086 Broadway
Grove City, Ohio 43123-3025

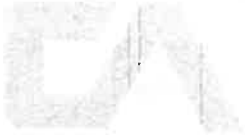
4093-4095 Broadway (040-000451)
Philip E and Sharon L Reynolds Trust
5310 Killdeer Court
Orient, Ohio 43146-9607

4097 Broadway (040-000540)
4097 Broadway LLC
4110 Demorest Road
Grove City, Ohio 43123-9549

4104 Broadway (040-000148)
Steven R Isaac Trust
1999 Borrer Road
Grove City, Ohio 43123-8974

4119 First Street (040-000886)
Steven R Isaac Trust
1999 Borrer Road
Grove City, Ohio 43123-8974

3401 Voeller Avenue (040-000391)
Jay E Haughn
3401 Voeller Avenue
Grove City, Ohio 43123-3127



CAMPBELL &
ASSOCIATES, INC.
Land Surveying

Received by
City of Grove City
01-27-20

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



Made for and at the instance of Bridge Title and Escrow Services, LLC

Street Address: **4094 Broadway, Grove City, Ohio**

New Owner: Leannah M Brown

Present Owner: **Leannah M Brown**

Client Order No: **76284-OH**

Date: **September 26, 2019**

This is to declare, that on September 26, 2019 we made an inspection of the premises standing in the name of Leannah M Brown situated at City of Grove City, County of Franklin, State of Ohio, and at the time of such inspection we found Mr. Brown to be in possession of said premises as present owner.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:

Driveway used in common with adjoiner

2. Disputed boundaries and encroachments:

None Apparent

3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:

None Apparent



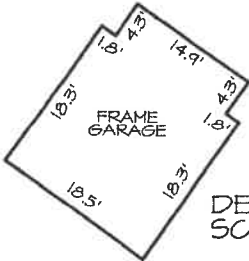
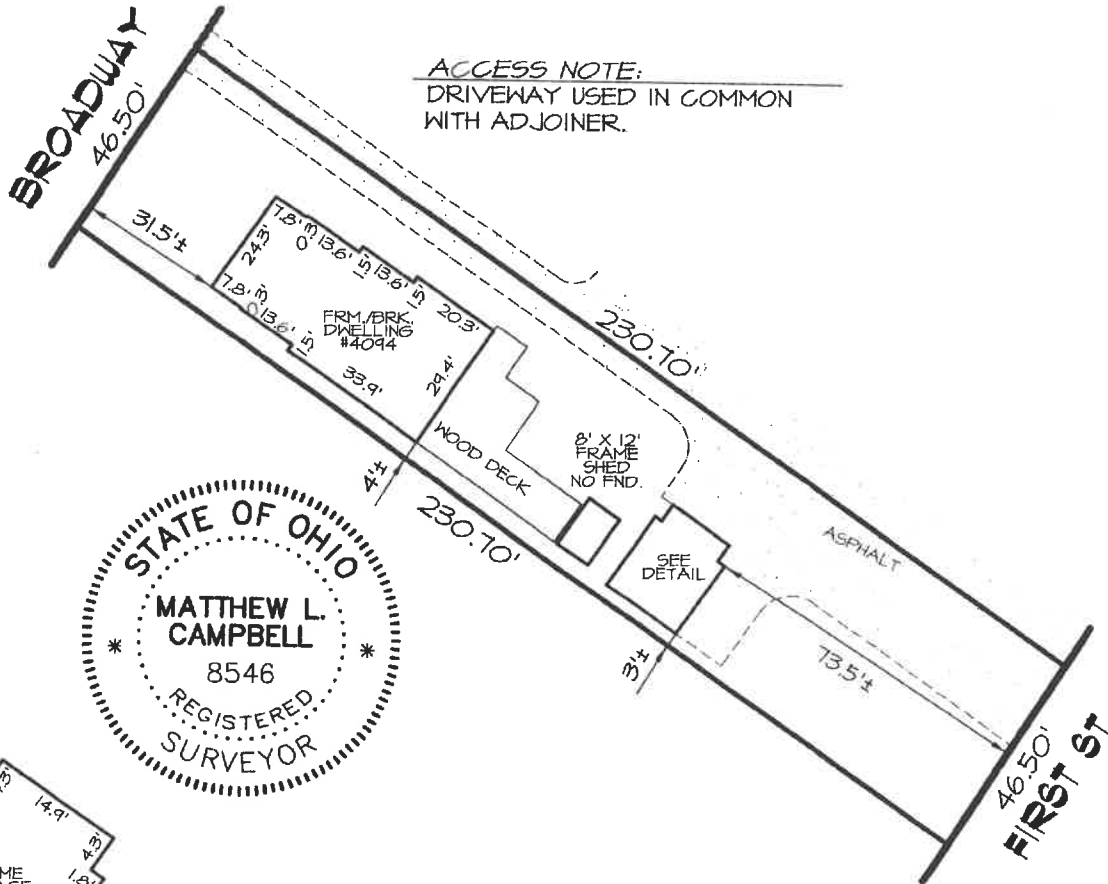
CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

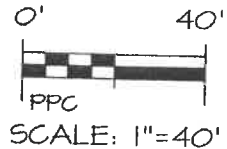
MORTGAGE LOCATION SURVEY



ACCESS NOTE:
DRIVEWAY USED IN COMMON
WITH ADJOINER.



I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.



BUYER/OWNER

Address 4094 Broadway

State of Ohio, County of Franklin

City of Grove City, Ohio

New Owner Leannah M Brown

Client Order No. 76284-OH

Date September 26, 2019

Present Owner Leannah M Brown

C & A Order No.
CO160335

This is to certify to Bridge Title and Escrow Services, LLC

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell

File No.: 76284-OH

GENERAL WARRANTY DEED

Leannah M. Brown, Grantor, married, for valuable consideration paid, grants with general warranty covenants to **The Kimberly Wemlinger Chaffin Trust, Grantee**, whose tax mailing address is:

the following REAL PROPERTY:

Situated in the County of Franklin in the State of Ohio, and in the City of Grove City of Grove City and bounded and described as follows:

Being part of Survey No. 1383 located in Grove City, Jackson Township Franklin County, Ohio.

Beginning at an iron pin in the East line of Broadway at the Northwest corner of a tract of land belonging to Joslyn Steele; thence North along the East line of Broadway 46.50 feet to an iron pin in said line; thence East on a line parallel to the North line of said Joslyn Steele tract 230.70 feet, more or less, to an iron pin in the West line of a 16 foot alley; thence South along said alley 46.50 feet to an iron pin in the North east corner of a tract of land owned by the Grantor herein; thence West along the North line of said Grantors tract of land and the North line of Joslyn Steele Tract 231 feet, more or less, to the place of beginning. Also the one-half interest in a well situated upon the lot adjoining the above on the North is to go to the Grantee herein.

Parcel Number: 040-000883-00
Prior Instrument No.: 198604240090179
Property Address: 4094 Broadway, Grove City, OH 43123

John Brown, spouse of **Leannah M. Brown** hereby releases all rights of dower herein.

Exceptions to the general warranty covenants: (a) such encroachments and recorded restrictions, easements and conditions, including without limitations subsurface rights, which do not materially adversely affect the Property's use or value; (b) zoning ordinances, if any; (c) taxes and assessments, whether general or special, which are a lien on the Property but are not yet payable; (d) all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

IN WITNESS THEREOF, the said **Grantors** have signed and sealed these presents the day and year written below.

Executed this 4th day of October 2019.

Leannah M. Brown

John Brown

State of Ohio
Delaware County, SS:

BE IT REMEMBERED, that on this 4th day of October 2019, before me, the subscriber, a Notary Public in and for said state, personally appeared **Leannah M. Brown** and **John Brown** and acknowledged the signing thereof to be their voluntary act and deed.

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

Notary Public

This instrument was prepared by Gregory D. Port, Attorney at Law, Gregory Port Co., LPA