

To keep with the zoning of the rest of the neighborhood area, we wish to rezone the property at 2102 Edwards Road in Grove City Ohio, 43123 back to Residential. We owned most of the lots on this street and just recently sold 2 of them to new homeowners who plan to build their dream home there.

Both families will be building new homes on their plots (2128 Edwards Road & the adjoining plot at 0 Edwards Road, whose property line butts up to 2102 Edwards Road) within the next year. All but one of the plots on the street are in Jackson Township. Our neighbors have lived there for years and we all agree that we would like to keep this area family oriented and not have businesses with customers driving up and down the street most days. Having this a commercial property will most certainly bring droves of drivers down the street, and being a dead end, they will have to turn around in our lot at the end, or one of our driveways in order to get out. This will add traffic where traffic is not needed, as there are NO other businesses in the area.

2102 Edwards was only zoned C1 as the previous owner (a 95-year-old woman) was fooled into believing she could sell her property, along with the open lot that connects to the north of it, as Commercial for more money. The lots never sold.

It just makes the most sense at this time to have the property Residential to please the current homeowners and keep the area within the same zoning usage.

Thanks~ Tim and Julie Ruzicka

Below is the list of adjacent owners that we have contacts for:

Bill Grooms – 2142 Edwards Road – 614-638-3553

Rusty Gue – 2154 Edwards Road – 614-440-9426

Loren Wheaton – 2178 Edwards Road – 614-672-7646

Davey Vance & Beth (May) Vance – 2218 Edwards Road – 614-406-2391

Homer McKnight – 2125 Edwards Road – 800-625-6448

David Rose – 2121 Sonora Drive

Chris Adams – 2139 Sonora Drive

[NEW OWNERS:](#)

VELASCO OSWALDO MORAN- 2128 Edwards Road

ENRIQUEZ JUBENAL REYES & 0 Edwards Road

Received By:
Grove City Development
Date: 04/26/2021

ORDINANCE C-06-17

AN ORDINANCE FOR THE REZONING OF 2102 EDWARDS ROAD FROM SF-1 TO C-1

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on January 03, 2017; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to C-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Lot #30 of Allen E McDowell's Little Farms subdivision, as recorded in Official Records, Plat Book 17, page 284, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

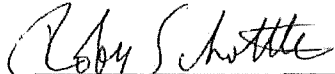
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

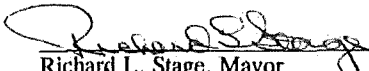
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.


Passed: 02-21-17
Effective: 03 - -17

Attest:

I Certify that this ordinance is correct as to form.


Roby Schotke, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council



Stephen J. Smith, Director of Law

Exhibit A

160-000440
ALLEN RD
MCDOWELLS LITTLE FARMS
LOT 12

040-009173
ALLEN RD MCDOWELLS
LITTLE FARMS 11

96.80'

365.7'

363.6'

360.9'

109.45'

134.1'

340.57'

340.57'

040-009824
EDWARDS RD MCDOWELLS
LITTLE FARMS 30

340.57'

McDowell Road

340.56'

284.60'

040-009659
STRINGTOWN ROAD
ENTRY 8231
39.796 ACRES

160-000456
EDWARDS RD
MCDOWELLS LITTLE FARMS
LOT 28

160-000457
EDWARDS RD
MCDOWELLS LITTLE FARMS
LOT 29

102.95'

102.95'

135.9'

Edwards Road

120.68'

215.72'

155.76'

160-000660
EDWARDS RD
ACRES .41
ENTRY 8231 LOT 1

160-006359
3325 MCDOWELL RD
ACRES .842 ENTRY
8231 1

161.18'

Disclaimer

2102 Edwards Road

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.



0 20 40 80 Feet

2102 EDWARDS ROAD- CONTIGUOUS PROPERTY OWNERS

Addresses reflect the data on County Auditor website as of 4/21/21

Parcel ID	Owner Name	Property Address	Property Owner Address	Tax Mailing Address
040-009659	BCORE DENALI OH OWNER LLC	4001 GANTZ RD, GROVE CITY OH, 43123	4001 GANTZ RD, GROVE CITY OH, 43123	345 PARK AVENUE, NEW YORK, NY 10017
040-006359	MCKNIGHT DEVELOPMENT CORP	3325 MCDOWELL RD, GROVE CITY OH, 43123	PO BOX 370, GROVE CITY, OH 43123	PO BOX 370, GROVE CITY, OH 43123
160-000660	MCKNIGHT HOMER R, MCKNIGHT SHIRLEY J	2125 EDWARDS RD, GROVE CITY OH, 43123	3351 MCDOWELL RD, GROVE CITY OH, 43123	PO BOX 370, GROVE CITY, OH 43123
160-000457	ENRIQUEZ JUBENAL REYES, MONTIEL MARICELA LUNA	Data Not Available on County Auditor Site	848 KINGSFORD RD, COLUMBUS OH, 43204	2172 EDWARDS RD, GROVE CITY, OH 43123
160-000440	ADAMS CHRIS E	2139 SONORA DR, GROVE CITY OH 43123	2139 SONORA DR, GROVE CITY OH 43123	CORRELOGIC, PO BOX 9202, COPPELL TX, 750-19-9208
040-009173	ROSE DAVID E & KAREN L	2121 SONORA DR, GROVE CITY OH 43123	2121 SONORA DR, GROVE CITY OH 43123	2121 SONORA DR, GROVE CITY OH 43123