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Terry Barr, Development Planner  
Development Department, City of Grove City  
4035 Broadway, Grove City Ohio 43123

The Laser Foundry (TLF) is a company that specializes in providing space for commercial uses, and it is looking to expand its current lease business with Photovac Laser Worldwide. To achieve this, TLF is seeking rezoning of an area that is partially zoned C-1 and changing it to a planned unit development (PUD) zoning, which would allow for supportive climate commercial uses. The location of the proposed expansion is near the Town Center Development and Beulah Park Development, making it an ideal location for such a project.

The proposed expansion includes the building of a garage, which would provide TLF with the necessary space to expand its current tenant Photovac Laser Worldwide's business operations. Photovac Laser Worldwide currently has business operations located at 3466 Grant Avenue and 3513 Farm Bank Way in Grove City, Ohio. With the merger of three lots, screening elements from adjacent properties would be made with ease, and parking would have a minimal impact due to the surrounding adjacent street parking and the minimal number of current employees at the location. One of the lots 3472 Grant Avenue has a house that is currently being renovated. There are plans to lease the house once completed. The Third lot is currently vacant.

The use of the garage would be a great asset for TLF as it would allow them to store equipment for their current tenant and provide space for further technical equipment to be installed and secured for future laser lab operations for Photovac Laser Worldwide. The garage upstairs would be vacant, but due to the availability of the area, Photovac Laser would be able to expand its future laser operations as time permits. If such an application occurs, appropriate permits from the city for water, sewer, and other necessary permits would be obtained.

The garage would be a well-constructed building with a concrete footing and concrete floor. Architectural plans have been provided to the Development Department for current consideration. Exterior elements would have high-end vinyl siding or James Hardie Backer Board Siding. The roof would be hipped, and it would be dimensional shingles Timberline HDZ type such as Beulah Park currently displays on its roofs. Windows would be exterior Double-Hung Class 200 series or better with Egress. Build-outs for the upper windows would provide a higher upper-end look to the garage upstairs.

There are two overhead garage doors that would be of high quality with a wood grain look. The construction of the door would be of fiberglass or aluminum. Overall, the proposed expansion would be a great addition to TLF's current lease business with Photovac Laser Worldwide, and the rezoning of the area would have minimal impacts due to its partial C-1 zoning and the proposed supportive climate commercial uses in the PUD zoning. The garage would provide much-needed space for equipment storage and future operations, and its construction would be of high quality with careful consideration given to its exterior appearance.

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Respectfully,  
Christopher Zelich, Owner, Applicant