GREENFIELD TOWNSHIP ZONING OFFICE

4663 Carroll-Cemetery Rd. NW, Carroll, Ohio 43112

LEGAL NOTICE TO GREENFIELD TOWNSHIP PROPERTY OWNERS

Date: November 3, 2026

The Greenfield Township, Fairfield County, Ohio, Board of Zoning Appeals hereby gives notice of a **Variance Hearing on Tuesday, November 24, 2026 at 6:00 p.m.** at the Greenfield Township Fire Department, 3245 Havensport Rd, Carroll, OH 43112.

Applicant: The Mithoff Companies, Ltd.

Application Number: 26006

Tax Parcel #: 0130051900

Address: 4255 Coonpath Rd NW, Carroll, OH 43112

Current Zoning District Classification: Business (B-1)

Development Standard: 340.05(C)(1) Front Yard Requirements. The minimum front yard depth shall be one hundred (100) feet from the right-of-way for all structures if such lot fronts along a highway designated as an arterial or major collector highway on the Fairfield County Thoroughfare Plan.

Variance: Applicant is requesting 45.12 ft. from Columbus-Lancaster Rd.

A copy of the applicant's Variance Application is on file and is available for inspection and copying upon request to the Zoning Inspector at 4663 Carroll-Cemetery Road, Carroll, Ohio 43112.

All Greenfield Township property owners have a right to appear in person to question the applicant or give testimony for, or in opposition to, the change or appeal.

Jeff Williamsen - Greenfield Township Zoning Inspector
zoning@greenfieldtwp.org
(W) 740-756-9221
(M) 740-400-9441

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BY:
#26006

GREENFIELD TOWNSHIP ZONING 4663 CARROLL CEMETERY RD CARROLL, OH 43112

APPLICATION FOR VARIANCE, CONDITIONAL USE, OR APPEAL

Applications for any Variance, Conditional Use, or Appeal on property as shown on the Greenfield Township Zoning Map shall be submitted to the Greenfield Township Board of Zoning Appeals. The Application shall contain a minimum of the following information. Attach additional sheets if necessary.

1. Name of Applicant: The Mithoff Companies, Ltd.

2. Address of Applicant: 4805 Scooby Lane, Carroll, OH 43112

3. Telephone Number: (614) 984-6272

4. Names of Legal Owners: The Mithoff Companies, Ltd.

5. Address of Legal Owners: 4805 Scooby Lane, Carroll, OH43112

6. Address and Legal Description of Property:

4255 Coonpath Road NW, Carroll, OH 43112, Parcel ID No. 013-00519-00, R 19 T15 S 20 NE

7. Proposed Variance, Conditional Use, or Appeal and the grounds (or reasons) on which it should be granted:

Requesting a variance from Zoning Section 340.05(C)(1), as well as any other applicable Section of the Zoning Code concerning setback requirements, to situate the modular office building in the location reflected on the attached Exhibit A.

District B-1
340.05 Development Standards
C. Front Yard Requirements
1. The minimum front yard depth shall be one hundred (100) feet from the right-of-way for all structures if such lot front along a highway designed as an arterial or major collector highway on the Fairfield County Thoroughfare Plan.

8. Present Use: New and used construction equipment sales, leasing, and rental.

9. Present Zone District: B-1 Business

10. Proposed Use: New and used construction equipment sales, leasing, and rental.

11. Proposed Zone District:

12. In addition, application shall include:

- **A map showing the land in question; its location, the length and location of each boundary thereof; present use and district, proposed use and district.**
- **A map at a scale approved by the Zoning Inspector showing: property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.**
- **A list of all property owners within, contiguous to, and directly across the street from the parcel(s) to be rezoned and their address as appearing on the county auditor's current tax list. The requirement for addresses may be waived by the Zoning Inspector when more than ten parcels are proposed to be rezoned. This list is attached hereto as Exhibit B.**

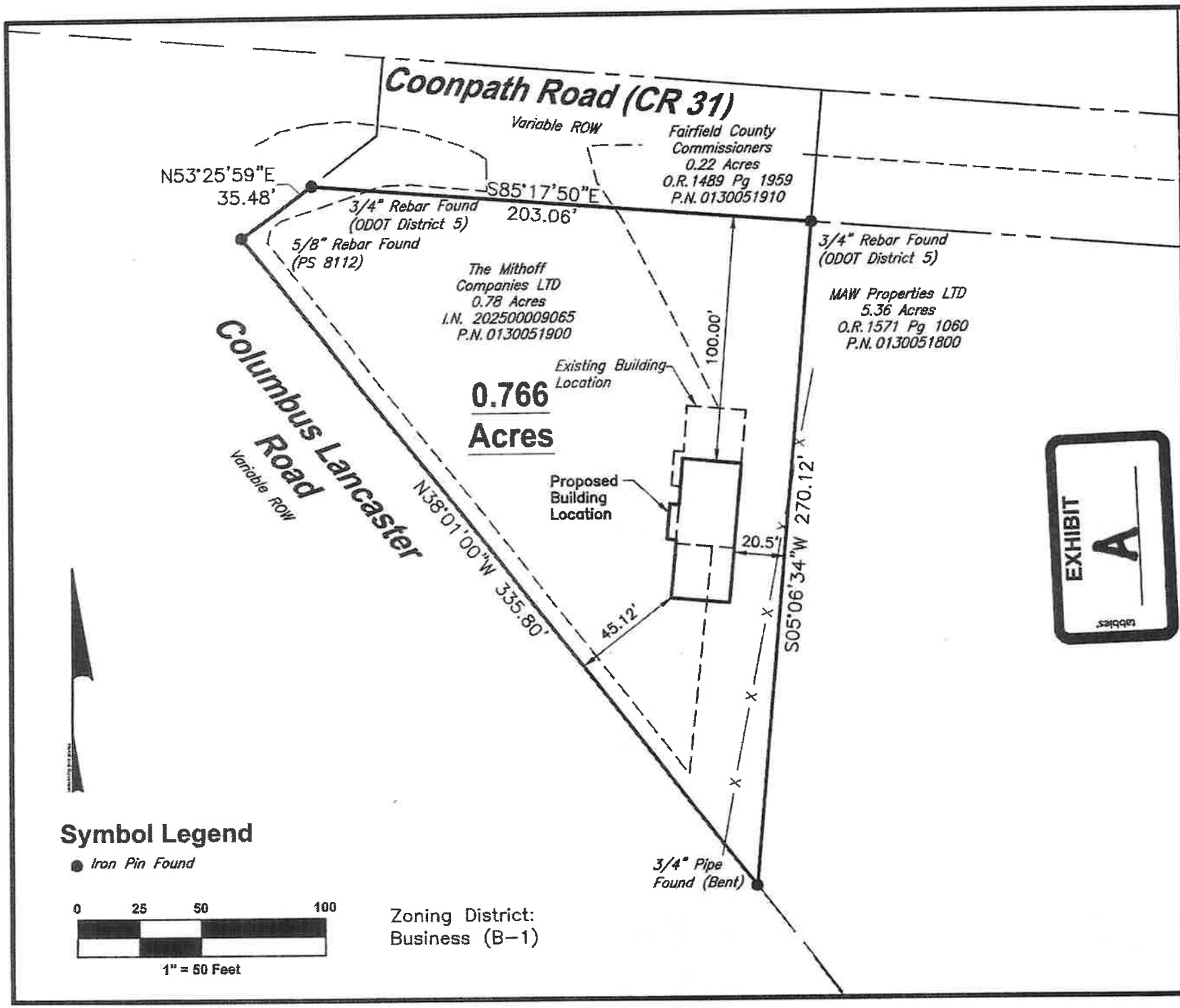
- **Signature: Owner/Representative/ Date**

  JTD 10/19/2026

  Justin Owen, Agent for The Mithoff Companies, Ltd.
- **Applicant/Representative /Email**

  j.owen@companywrench.com

Updated July 17, 2023



GREENFIELD TOWNSHIP,
FAIRFIELD COUNTY, OHIO
SECTION 20, TOWNSHIP 15N, RANGE 19W

ZONING EXHIBIT

4255 COONPATH ROAD

Date: 10/26/2026
Scale: 1"=50'
Drawn By: BCB
Project: S1083
Client: Company Wrench

Harral and Stevenson
Civil Engineering and Surveying
2869 North Court Street
Circleville, Ohio 43113
Ph: 740.497.4432
www.harralstevenson.com

Properties Contiguous, Adjacent to, or Directly Across the Street from Parcel to be Rezoned

Address	Parcel ID	Owner
4185 - 4195 Coonpath Rd. NW Carroll, OH 43112	0130051800	Maw Properties Ltd.
4220 - 4250 Coonpath Rd. NW Carroll, OH 43112	0130046700	33 & Coonpath LLC
0 Old Columbus Rd. NW, Carroll, OH 43112	0130051750	Columbia Gas of Ohio Inc
0 Coonpath Rd. NW Carroll, OH 43112	0130051740, 0130051910, 0130051810	Board of Fairfield County Commissioners, Fairfield County, Ohio



GREENFIELD TOWNSHIP ZONING OFFICE

4663 Carroll-Cemetery Rd. NW, Carroll, Ohio 43112

RECEIPT

Date: 10/20/2026

Name: The Mithoff Companies, Ltd

Item	Amount
26006 Setaback Variance 4255 Coonpath Rd NW, Carroll, OH 43112	$1,200.00
Tax	0.00
Total Due	$1,200.00

PAID

Date: 10/20/2026

Check No 137056