



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

# Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA 15-117 Date Received: 10/28/15  
Application Accepted by: D. Reiss Fee: \$1,900.00  
Commission/Civic: Northland  
Existing Zoning: C-4  
Comments: 1/26/16

## TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Request for encroachment of building setback from 110' to 19.05'. Due to 220' R/W of E. Dublin-Granville Rd. and Service Road.

3356.11 C-4 district setback lines.

## LOCATION

Certified Address: 2491 E. Dublin Granville Road City: Columbus Zip: 43229

Parcel Number (only one required): 010-188935-00

## APPLICANT (If different from Owner):

Applicant Name: HMD Investment Properties LLC - Brahim Djafi Phone Number: 614-899-1720 Ext.:

Address: 2549 Roe Drive City/State: Lewis Center, Ohio Zip: 43035

Email Address: bdjafi@aol.com Fax Number: 614-899-7329

## PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: HMD Investment Properties LLC Phone Number: 614-899-1720 Ext.:

Address: 2549 Roe Drive City/State: Lewis Center, Ohio Zip: 43035

Email Address: bdjafi@aol.com Fax Number: 614-899-7329

## ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: Terrain Evolution, Inc., C/O Mike Williamson Phone Number: 614-385-1090 Ext.: 107

Address: 720 E. Broad Street City/State: Columbus, Ohio Zip: 43215

Email Address: mwilliamson@terrainevolution.com Fax Number: 614-385-1085

## SIGNATURES (All signatures must be provided and signed in blue ink)

x APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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Please make checks payable to the Columbus City Treasurer



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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Terrain Evolution, Inc., C/O Mike Williamson - Agent

of **(1) MAILING ADDRESS** 720 E. Broad Street, Columbus, Ohio 43215, Phone (614) 385-1090

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

**(2) per ADDRESS CARD FOR PROPERTY** 2491 E. Dublin-Granville Rd.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

**(4)** HMD Investment Properties LLC  
2549 Roe Drive, Lewis Center, Ohio 43035

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

HMD Investment Properties LLC  
614-899-1720

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

**(5)** Northland Community Council  
P.O. Box 297836  
Columbus, OH 43229

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

| <b>(6) PROPERTY OWNER NAME</b>       | <b>(6a) PROPERTY ADDRESS</b>                          | <b>(6b) PROPERTY OWNER MAILING ADDRESS</b>            |
|--------------------------------------|---|---|
| <u>Everest Real Estate LLC</u>       | <u>5615 Cleveland Ave., Col., Oh. 43229</u>           | <u>6818 Holbein Dr., Dublin, Ohio 43016</u>           |
| <u>Rainbow Development Corp.</u>     | <u>2423-491 E. Dublin Granville Rd, Col, Oh 43229</u> | <u>865 King Ave., Columbus, Ohio 43212</u>            |
| <u>City of Columbus</u>              | <u>5585 Cleveland Ave., Col., Ohio 43229</u>          | <u>90 W. Broad Street, Room 425, Col., Ohio 43215</u> |
| <u>HMD Investment Properties LLC</u> | <u>2491 Dublin Granville Road, Col., Ohio 43229</u>   | <u>2549 Roe Drive, Lewis Center, Ohio 43035</u>       |

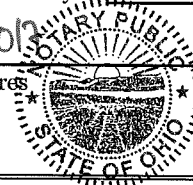
☐ **(7)** Check here if listing additional property owners on a separate page.

**(8) SIGNATURE OF AFFIANT** \_\_\_\_\_

Sworn to before me and signed in my presence this 21st day of October, in the year 2015

**(8) SIGNATURE OF NOTARY PUBLIC** \_\_\_\_\_

My Commission Expires \_\_\_\_\_



Notary Seal Here  
HARISH THANKI  
Notary Public, State of Ohio  
My Comm. Expires 12-06-2017

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**BZA15-117**  
**2491 East Dublin-Granville Road**

HMD Investment Properties LLC  
2491 E. Dublin Granville Road  
Columbus, Ohio 43229

HMD Investment Properties LLC  
2549 Roe Road  
Lewis Center, Ohio 43035

Terrain Evolution  
C/O Mike Williamson  
720 E. Broad Street  
Columbus, Ohio 43215

Everest Real Estate LLC  
3818 Holbein Drive  
Dublin, Ohio 43016

Rainbow Development Corp  
865 King Avenue  
Columbus, Ohio 43212

City of Columbus  
90 W. Broad Street, Room 425  
Columbus, Ohio 43215

Northland Community Council  
P.O. Box 297836  
Columbus, Ohio 43229



# CITY OF COLUMBUS

**DEPARTMENT OF BUILDING AND ZONING SERVICES**

**One Stop Shop Zoning Report** Date: Tue Oct 6 2015

Date: Tue Oct 6 2015

**General Zoning Inquiries: 614-645-8637**

## SITE INFORMATION

**Address:** 2491 E DUBLIN-GRANVILLE RD COLUMBUS, OH

**Mailing Address:** Null

Null

**Owner:** HMD INVESTMENT PROPERTIES LLC

**Parcel Number:** 010188935

## ZONING INFORMATION

**Zoning:** Z67-004, Commercial, C4

effective 6/14/1967, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs: N/A**

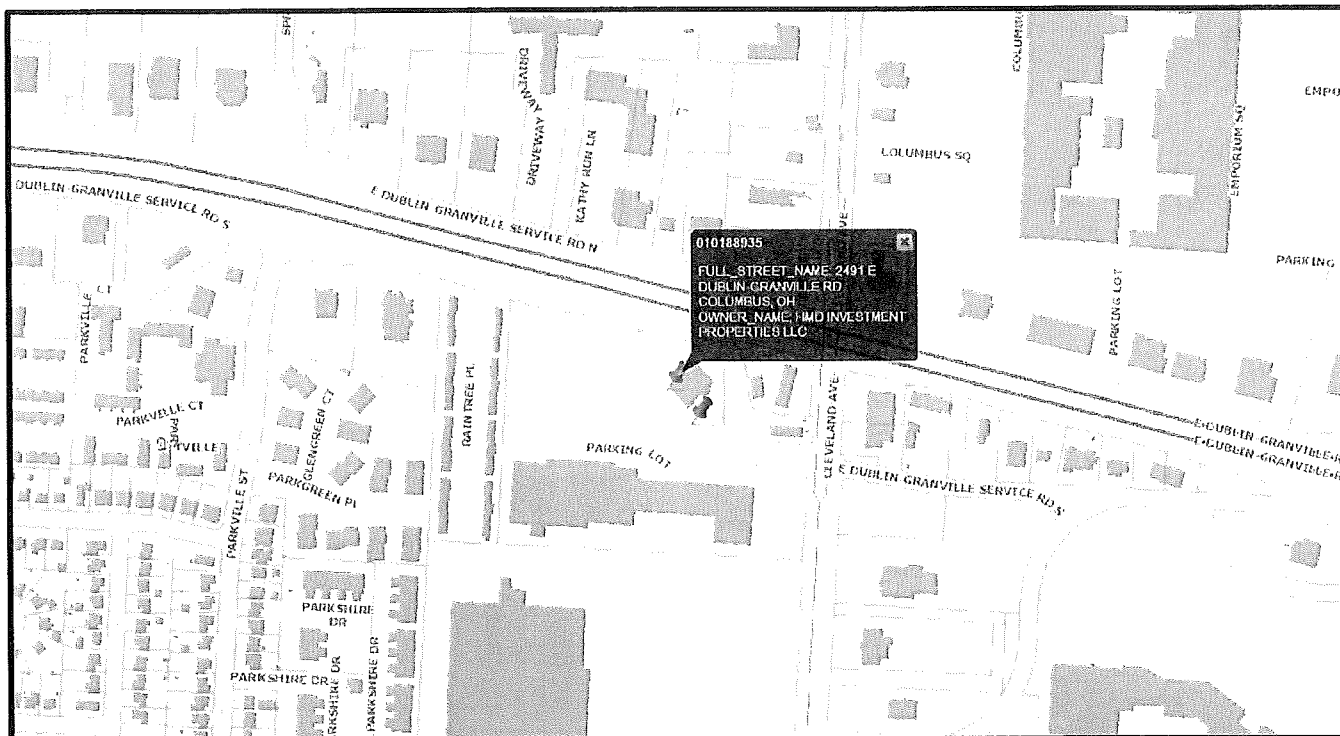
## PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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### STATEMENT OF HARDSHIP

APPLICATION #

#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

The proposed building addition will need a building setback variance.

The current zoning (c-4) requires a setback of 1/2 of the total R/W width.

The R/W for E. Dublin-Granville rd. is 220', due to the existing Service

Road. This makes the building setback 110' and makes the property

unbuildable. The proposed plan would reduce the setback from 110' to

20.85'. The existing building is 40.85' from the R/W of E Dublin-

Granville Rd. The proposed addition's distance from the centerline of E

Dublin Granville Rd. is comparable to the neighboring property to the east.

The proposed building addition is desired by the owner to increase the services for the physically and mentally handicapped. ~~The extra space~~

The extra space will allow the owner to have more room for activities and special events.

X Signature of Applicant

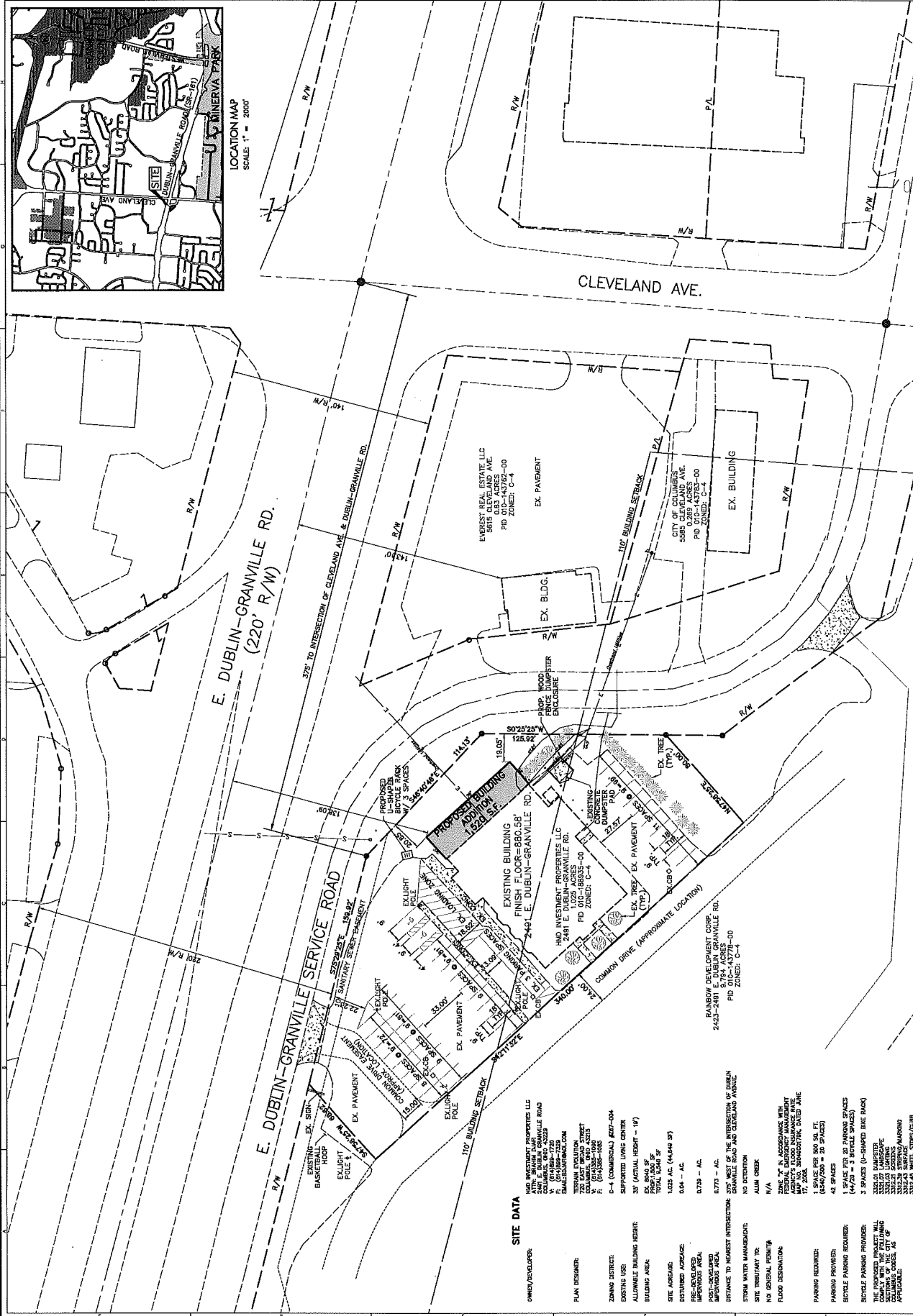
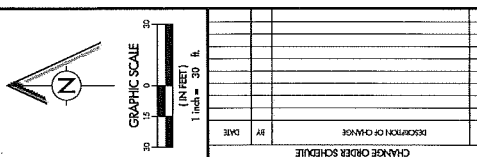
Date

10/21/15

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SITE DATA

OWNER/DEVELOPER:  
HMD INVESTMENT PROPERTIES LLC  
ATTN: BRIAN DUFF  
2401 E. DUBLIN GRANVILLE ROAD  
COLUMBUS, OH 43229  
V: (614)859-1720  
F: (614)859-7329  
E: [BDUFF@HMD.COM](mailto:BDUFF@HMD.COM)

PLAN: DESIGNER:

**ZONING DISTRICT:**

**EXISTING USE:**

## ALLOWABLE BUILDING

BUILDING AREA:

SITE ACREAGE:

**DISTURBED AGRIAN**

PRE-DEVELOPED

IMPERVIOUS AREA:

POST-DEVELOPED  
IMPERVIOUS AREA:

DISTANCE TO NEAR

100

# STORM WATER MANAGEMENT

THE UNIVERSITY OF

AND GENERAL PLANNING

**OLIVIERO TOSCANI**

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

### TECHNIQUE REQUIRED

**PARKING PROVIDED**

BIKEWAY PARKING :

100

BICYCLE PARKING

THE PROPOSED PRO  
COMPLY WITH THE

SECTIONS OF THE  
COLUMBIAN CODES,

**APPENDIX**

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1



**DATE:** 10/9/15

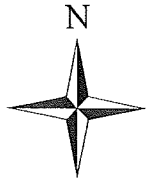


Grid  
North

Real Estate / GIS Department



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010188935

Zoning Number: 2491

Street Name: E DUBLIN-GRANVILLE RD

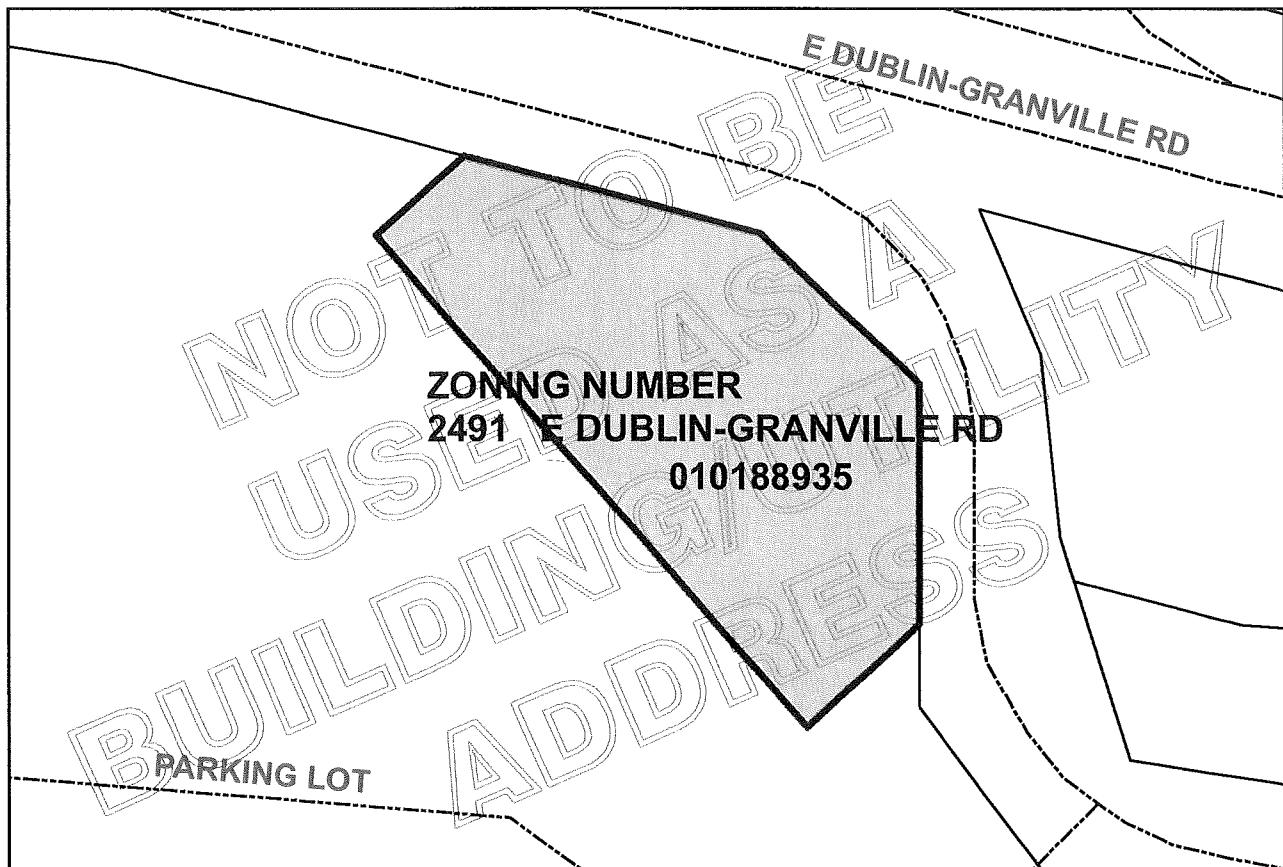
Lot Number : N/A

Subdivision: N/A

Requested By: TERRAIN EVOLUTION (DAVID WALKER)

Issued By: *Adyana Amarican*

Date: 10/7/2015



SCALE: 1 inch = 100 feet



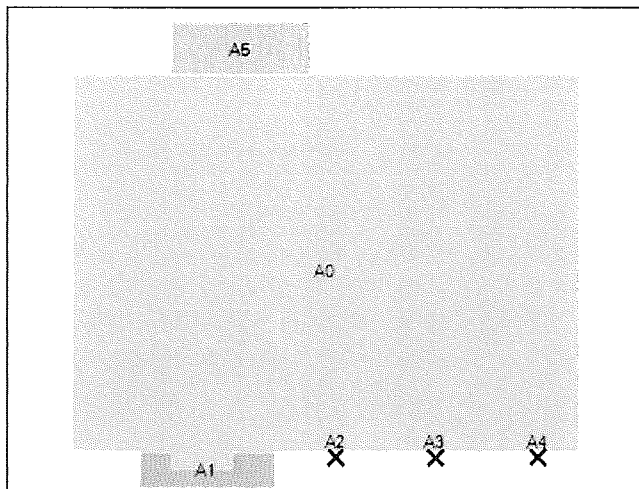
**BZA15-117**  
**2491 East Dublin-Granville Road**

Franklin County Auditor – Clarence E. Mingo

010-188935-00

|                           |   |                        |                              |
|---------------------------|---|------------------------|------------------------------|
| <b>Owner Name</b>         | HMD INVESTMENT PROPERTIES LLC                     | <b>Prop. Class</b>     | C - Commercial               |
|                           |   | <b>Land Use</b>        | 429 - OTHER RETAIL STRUCTURE |
| <b>Site Address</b>       | 2491 E DUBLIN GRANVILLE RD                        | <b>Tax District</b>    | 010 - CITY OF COLUMBUS       |
|                           |   | <b>Sch. District</b>   | 2503 - COLUMBUS CSD          |
|                           |   | <b>App Nbrhd</b>       | X4500                        |
| <b>Legal Descriptions</b> | 2445 DUB-GRANVILLE<br>R18 T2 1/4T4<br>1.025 ACRES | <b>CAUV</b>            | N                            |
|                           |   | <b>Owner Occ Cred.</b> | N                            |
| <b>Mailing Address</b>    | 5597 WORCESTER DR<br>COLUMBUS OH 43232            | <b>Annual Taxes</b>    | 10,317.36                    |
|                           |   | <b>Taxes Paid</b>      | 10,317.36                    |

|        | Current Market Value |           |           | Taxable Value |          |           |
|--------|----------------------|-----------|-----------|---------------|----------|-----------|
|        | Land                 | Improv    | Total     | Land          | Improv   | Total     |
| Base   | \$251,400            | \$113,600 | \$365,000 | \$87,990      | \$39,760 | \$127,750 |
| TIF    | \$0                  | \$0       | \$0       | \$0           | \$0      | \$0       |
| Exempt | \$0                  | \$0       | \$0       | \$0           | \$0      | \$0       |
| Total  | \$251,400            | \$113,600 | \$365,000 | \$87,990      | \$39,760 | \$127,750 |
| CAUV   | \$0                  |           |           |               |          |           |

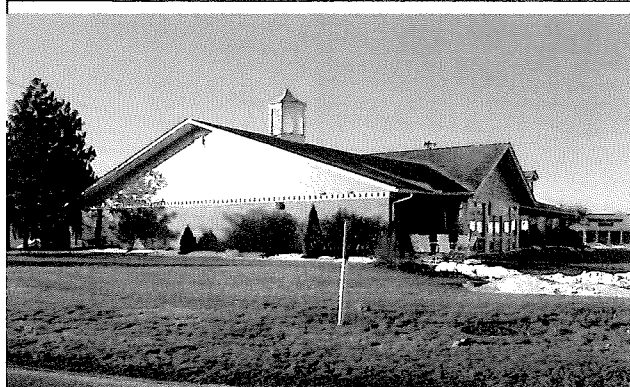


**Building Data**

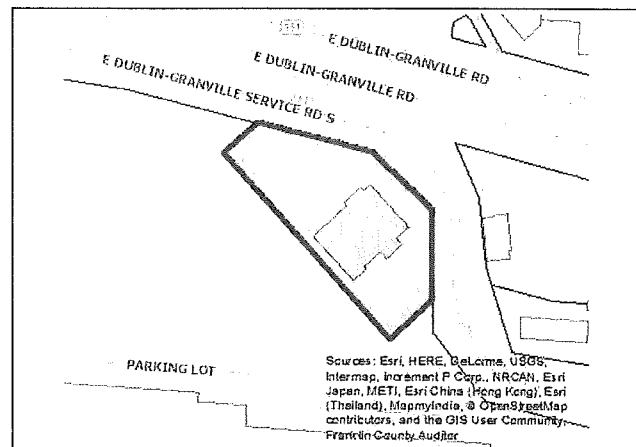
|                      |   |
|----------------------|---|
| <b>Year Built</b>    |   |
| <b>Finished Area</b> |   |
| <b>Rooms</b>         |   |
| <b>Bedrms</b>        |   |
| <b>Full Baths</b>    |   |
| <b>Half Bath</b>     |   |
| <b>Heat/AC</b>       |   |
| <b>Wood Fire</b>     | / |
| <b>Stories</b>       |   |

**Sketch Legend**

- 1 A0 - Main Building - 053:OFFICES 7706 Sq. Ft.
- 1 A1 - CIB:CONSID IN BASE Sq. Ft.
- 2 A2 - CIB:CONSID IN BASE Sq. Ft.
- 3 A3 - CIB:CONSID IN BASE Sq. Ft.
- 4 A4 - EXTF:EXTERIOR FEATURES Sq. Ft.
- 5 A5 - SPR:SPRINKLERS-CONVERTED 7706 Sq. Ft.



010-188935 03/07/2014



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## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mike Williamson of Terrain Evolution, Inc.

of (COMPLETE ADDRESS) 720 E. Broad Street, Columbus, Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

### NAME

### COMPLETE MAILING ADDRESS

HMD Investment Properties LLC

2549 Roe Drive, Lewis Center, Ohio 43035

X SIGNATURE OF AFFIANT

*[Signature]*

Sworn to before me and signed in my presence this 21st day of October, in the year 2015

SIGNATURE OF NOTARY PUBLIC

*[Signature]*

My Commission Expires

12-06-2017

Notary Seal Here



HARISH THANKI  
 Notary Public, State of Ohio  
 My Comm. Expires 12-06-2017

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