

**Board of Zoning Adjustment Application**

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA 16-060 Date Received: 4/28/16  
 Application Accepted by: D. Keiss Fee: \$1,900<sup>000</sup>  
 Commission/Civic: Northland  
 Existing Zoning: C-A  
 Comments: 7/26/16

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

- Variance
- Special Permit

Indicate what the proposal is and list applicable code sections:

Development of an existing lot into a proposed grocery store. A variance is required to increase the maximum possible parking spaces from 543 to 662.

**LOCATION**

Certified Address: 1745 Morse Road City: Columbus Zip: 43229

Parcel Number (only one required): 010289673

**APPLICANT** (If different from Owner):

Applicant Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Name: The Kroger Company Phone Number: 614-898-3338 Ext.: \_\_\_\_\_

Address: 4111 Executive Parkway City/State: Westerville, OH Zip: 43081

Email Address: yvonne.degraffinreed@kroger.com Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one if applicable):  Attorney  Agent

Name: Bird + Bull Engineering, Heidi Rose Phone Number: 614-761-1661 Ext.: \_\_\_\_\_

Address: 2875 W. Dublin Granville Road City/State: Columbus Zip: 43235

Email Address: hrose@birdbull.com Fax Number: 614-761-1328

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

APPLICANT SIGNATURE: Yvonne DeGraffinreed

PROPERTY OWNER SIGNATURE: Yvonne DeGraffinreed

ATTORNEY / AGENT SIGNATURE: Heidi Rose

**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 Yvonne Degraffinreed  
of (1) MAILING ADDRESS 4111 Executive Parkway, Westerville, Ohio 43081

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 1745 Morse Road 010-289673

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 (4) The Kroger Company  
AND MAILING ADDRESS 4111 Executive Parkway  
Westerville, OH, 43081

APPLICANT'S NAME AND PHONE # Yvonne Degraffinreed  
(same as listed on front application) 614-898-3342

AREA COMMISSION OR CIVIC GROUP (5) \_\_\_\_\_  
AREA COMMISSION ZONING CHAIR \_\_\_\_\_  
OR CONTACT PERSON AND ADDRESS \_\_\_\_\_

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:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
VVJCP CONDOMINIUM ASSOC	MORSE ROAD	6253 RIVERSIDE DR DUBLIN OH 43017
TAURUS CD159 COLUMBUS OH LP	4485 NORTHLAND RIDGE DR	22 BETTERYMARCH ST BOSTON MA 02109
BECK ENERGY CORP	MORSE ROAD	4857 HARDING AVE RAVENNA OH 44266
TELHIO CREDIT UNION	1681 MORSE ROAD	96 N FOURTH ST COLUMBUS OH 43215
MENARD INC	1805 MORSE ROAD	4777 MENARD DR EAU CLAIRE WI 54703-9625
VV VENUE LLC	4411 TAMARACK BL	7220 RIVERS EDGE DR #123 COLUMBUS OH 43235
MCDONALDS REAL ESTATE CO	MORSE ROAD	ONE MCDONALDS PLAZA OAK BROOK IL 60523

(8) SIGNATURE OF AFFILANT Yvonne Degraffinreed

Sworn to before me and signed in my presence this 25<sup>th</sup> day of April, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC Jaci Rae Roesch

My Commission Expires 12-14-2020



Notary Seal Here  
**Jaci Rae Roesch**  
Notary Public, State of Ohio  
My Commission Expires 12-14-2020

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**APPLICANT**

The Kroger Co.  
c/o Yvonne DeGraffinreed  
4111 Executive Parkway  
Westerville, OH 43081

**PROPERTY OWNER**

The Kroger Co.  
c/o Yvonne DeGraffinreed  
4111 Executive Parkway  
Westerville, OH 43081

**SURROUNDING PROPERTY OWNERS**

Van Slyck Law Office  
6253 Riverside Drive Ste. 200  
Dublin, OH 43017

Taurus CD159 Columbus OH  
22 Batterymarch Street  
Boston, MA 02109

Beck Energy Corp.  
111 W 39<sup>th</sup> St. Ste. A  
Vancouver, WA 98660

Telhio Credit Union  
Attn. Accounts Payable  
96 N. 4th Street  
Columbus, OH 43215

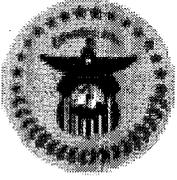
Menard Inc.  
4777 Menard Drive  
Eau Claire, WI 54703

VV Venue LLC  
7220 Rivers Edge Drive #123  
Columbus, OH 43235

Tim Donut US Limited  
4150 Tuller Rd. Ste. 236  
Dublin, OH 43017

McDonalds Corporation  
PE Box 182571  
Columbus, OH 43218-2571

Franklin County Dept of  
Job & Family Services  
1721 Northland Park Ave.  
Columbus, OH 43229



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Thu Apr 28 2016

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 1745 MORSE RD COLUMBUS, OH  
**Mailing Address:** 1014 VINE ST STE 1000  
CINCINNATI OH 45202-1119

**Owner:** KROGER CO  
**Parcel Number:** 010289673

#### ZONING INFORMATION

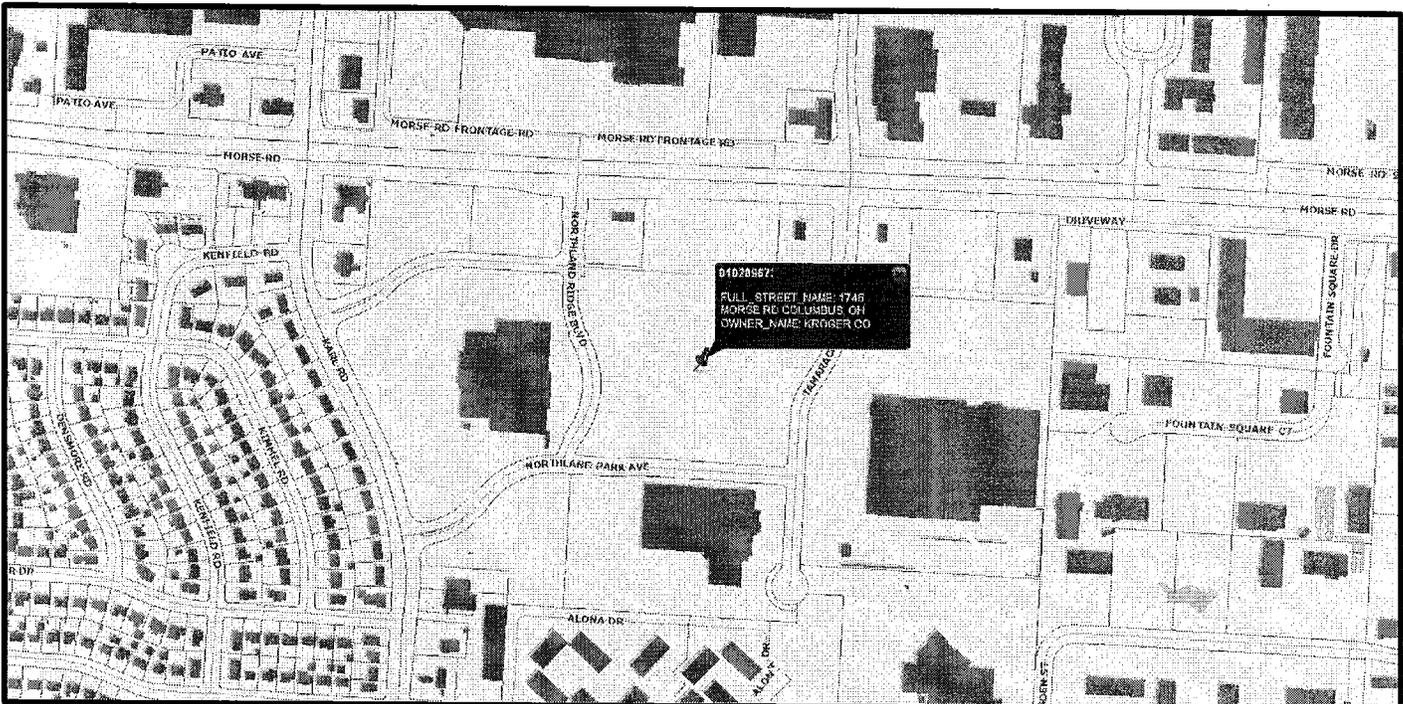
**Zoning:** 897, Commercial, C4  
effective 8/27/1960, Height District H-35  
**Board of Zoning Adjustment (BZA):** 07310-00000-00064  
**Commercial Overlay:** MORSE ROAD RCO  
**Graphic Commission:** 08320-00000-00488  
**Area Commission:** N/A  
**Planning Overlay:** N/A

**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



**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:**

In order to meet the standard demand associated with a modern Kroger retail center, it is anticipated that 662 parking spaces will be required instead of the maximum of 543 required through Section 3312.49. Due to the expected demand and location of the proposed Kroger, a reduction to 543 would result in consumer delays and traffic overflow. The surrounding areas have been constructed before the current parking standards and have ample parking. An increase in the maximum allowable parking spaces will allow for Kroger to match surrounding standards and handle the projected demand from the surrounding area. We are asking for an increase above the 543 parking spaces, (1 space per 200 s.f.,) to 662 spaces to accommodate all expected peak demands associated with a grocery store of this scale.

Signature of Applicant

*Yvonne DeHoffman*

Date

4/25/16

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/26/16



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



# City of Columbus Address Plat

BZA16-060  
1745 Morse Road



## CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form  
are Herein Certified for Securing  
of Building & Utility Permits

Parcel ID: 010289673

Project Name: KROGER

House Number: 1745

Street Name: MORSE RD

Lot Number: N/A

Subdivision: N/A

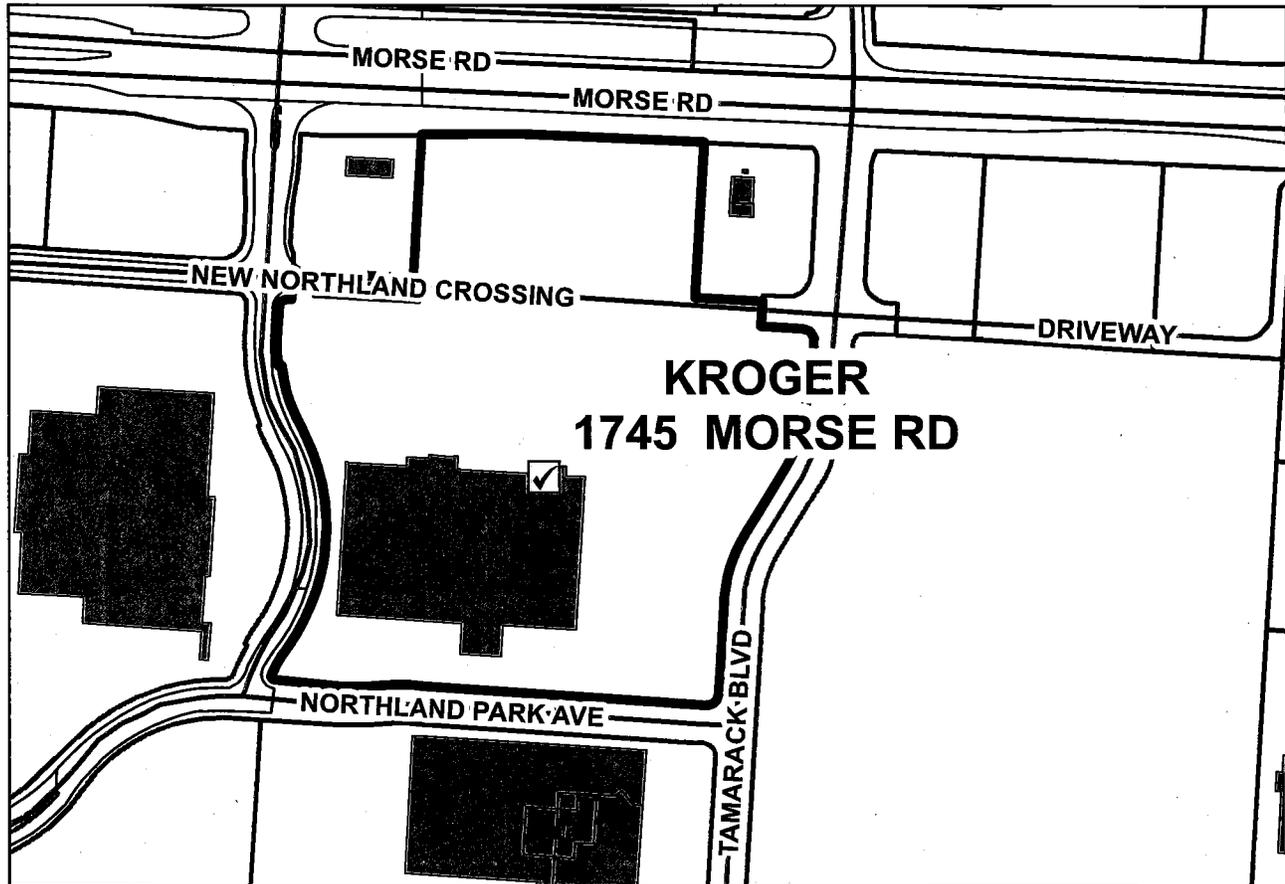
Work Done: NEW

Complex: NORTHLAND

Owner: NORTHLAND VILLAGE DEVELOPERS LLC

Requested By: C.F BIRD & R.J BULL, INC. (ANDREW A. GARDNER)

Printed By: Cassandra Sampeur Date: 10/23/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 1328316

**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) Yvonne Degraffinreed  
of (COMPLETE ADDRESS) The Kroger Company, 4111 Executive Parkway Westerville, OH, 43081

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**

The Kroger Company, 4111 Executive Parkway Westerville, OH, 43081

SIGNATURE OF AFFIANT

Yvonne Degraffinreed

Sworn to before me and signed in my presence this 25<sup>th</sup> day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Jaci Rae Rosch

12-14-2020  
My Commission Expires

Notary Seal Here



**Jaci Rae Rosch**  
Notary Public, State of Ohio  
My Commission Expires 12-14-2020

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