CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Wed Oct 26 2016
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 980 DUBLIN RD COLUMBUS OH 43215
Mailing Address: 842 N 4TH ST STE 200
COLUMBUS OH 43215-1584

Owner: 810 GRANDVIEW LLC
Parcel Number: 010129601

ZONING INFORMATION
Zoning: 888, Manufacturing, M
effective 7/26/1960, 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
Board of Zoning Adjustment Application

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

Application Number: BZA16-078 Date Received: 17 MAY 2016
Application Accepted by: 
Commission/Civic: 
Existing Zoning: 
Comments: 

TYPE(S) OF ACTION REQUESTED (Check all that apply):
☑ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

See Exhibit 'B'

LOCATION
Certified Address: 990 Dublin Road City: Columbus, Ohio Zip: 43215
Parcel Number (only one required): 010-129562, 010-129601

APPLICANT (If different from Owner):
Applicant Name: 810 Grandview, LLC, c/o Donald Plank Phone Number: 614-947-8600 Ext.: 
Address: Plank Law Firm 145 East Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215
Email Address: dplank@planklaw.com Fax Number: 614-228-1790

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page
Name: 810 Grandview, LLC c/o Donald Plank Phone Number: 614-947-8600 Ext.: 
Address: Plank Law Firm 145 East Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215
Email Address: dplank@planklaw.com Fax Number: 614-228-1790

ATTORNEY / AGENT (Check one if applicable): ☑ Attorney ☐ Agent
Name: Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: 
Address: 145 East Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215
Email Address: dplank@planklaw.com Fax Number: 614-228-1790

SIGNATURES (All signatures must be provided and signed in blue ink)
APPLICANT SIGNATURE: Donald Plank, attorney
PROPERTY OWNER SIGNATURE: Donald Plank, attorney
ATTORNEY / AGENT SIGNATURE: Donald Plank

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Tmt 10/15
SITE INFORMATION
Address: 980 DUBLIN RD COLUMBUS, OH
Mailing Address: 2130 TREMONT CTR
       COLUMBUS OH 43221-3110

Owner: PARKER RICHARD A
Parcel Number: 010129601

ZONING INFORMATION
Zoning: 888, Manufacturing, M
       effective 7/26/1960, Height District H-35
Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

PENDING ZONING ACTION
Zoning: N/A
Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A
Graphic Commission: N/A
BOARD OF ZONING ADJUSTMENT APPLICATION

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn, I, Donald Plank, Plank Law Firm, 145 East Rich Street, 3rd Floor, Columbus, Ohio 43215, do depose and state that I, or she, am 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 990 Dublin Road

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

(THESE LINES TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 810 Grandview LLC, c/o Donald Plank
Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215

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

810 Grandview LLC, C/o Donald Plank
614-947-8600

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

N/A

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:

PROPERTY OWNER NAME
PROPERTY ADDRESS
PROPERTY OWNER MAILING ADDRESS

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

SIGNATURE OF AFFIANT

Donald Plank

12th day of May, 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires 11-5-2018

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

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018
EXHIBIT A, Public Notice
990 Dublin Road
BZA16-_____
May 6, 2016

APPLICANT
810 Grandview, LLC
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

PROPERTY OWNER
810 Grandview, LLC
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

ATTORNEY
Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

COMMUNITY GROUP:
N/A

PROPERTY OWNERS WITHIN 125 FEET

Ridge Street Properties
575 West First Avenue
Columbus, Ohio 43215

S-C Dublin Associates
PO Box 12113
Columbus, Ohio 43212

S-C Dublin Associates
PO Box 12113
Columbus, Ohio 43212

Ogstutz Ltd
C/o James and Suzanne Amstutz
5885 Trafalgar Lane
Dublin, Ohio 43016-6285

Joe Daubel
1034 Dublin Road
Columbus, Ohio 43215

David E Wolfe
5676 Valencia Blvd
Hilliard, Ohio 43026

State of Ohio
1980 West Broad Street
Columbus, Ohio 43223

MI Interests
330 W Spring Street #500
Columbus, Ohio 43215-2386

Caprocq Grandview LLC
Chenal Parkway Development LLC
PO Box 3546
Little Rock, AR 72203

West Hill Realty LLC
330 W Spring Street #500
Columbus, Ohio 43215-2386

Varu Inc
C/o Suri Suresh
4777 Aberdeen Avenue
Dublin, Ohio 43016-9529

990 Dublin Road
BZA16-_____, May 6, 2016
Exhibit A, Public Notice
Page 1 of 2
Metropolitan Grandview LLC  
150 E Broad Street #100  
Columbus, Ohio 43215

Chester W DeMary, TR  
930 Village Brook Way  
Columbus, Ohio 43235-5031

Soliman Investments I, LLC  
1063 Dublin Road  
Columbus, Ohio 43215

Michael L. DiCarlo, TR  
5980 Flora Villa Drive  
Worthington, Ohio 43085

Sugar Properties, LLC  
658 Fairway Boulevard  
Columbus, Ohio 43213

Fred W Laubie  
1041 Dublin Road  
Columbus, Ohio 43215-1141

John J. Hegler, TOD  
1899 marble Cliff Crossing Court  
Columbus, Ohio 43204

Stickman Properties, Ltd  
22 East Gay Street  
Columbus, Ohio 43215

ALSO NOTIFY:

David B. Perry  
David Perry Co., Inc.  
145 East Rich Street, 3rd Floor  
Columbus, OH 43215

810 Grandview LLC  
c/o Mark Wagenbrenner  
842 North 4th Street, Suite 200  
Columbus, Ohio 43215

810 Grandview LLC  
c/o Eric Wagenbrenner  
842 North 4th Street, Suite 200  
Columbus, Ohio 43215

GGG Investments, LLC  
c/o Greg Gallas  
245 East 1st Avenue  
Columbus, Ohio 43215

GGG Investments, LLC  
c/o Jason Zadeh  
245 East 1st Avenue  
Columbus, Ohio 43215
EXHIBIT B

Statement of Hardship

990 Dublin Road, Columbus, OH 43215

BZA16-078

Applicant owns 41 +/- acres north of Dublin Road and east of Grandview Avenue. The site is located in both the City of Columbus (29.814 +/- ac.) and City of Grandview Heights (11.580 +/- ac.). The City of Columbus area fronts on Dublin Road and is zoned M, Manufacturing. Applicant proposes to develop a shopping center in both jurisdictions on the entire 41 acre site. Commercial uses are permitted by the existing zoning in both municipal jurisdictions. The shopping center will include retail and restaurant uses, and a retail gasoline station. There will be lot splits of the Columbus area. Easements for circulation, parking, maintenance, etc. will be granted between parcels. The Columbus area and the overall 41 acres will function as a single site for all vehicular, pedestrian and parking purposes. Anticipated lot splits are depicted, but not limited to, the areas depicted on the submitted Site Plan. Parking is calculated at the “Shopping Center” rate. The outlet and retail convenience store aren’t included in the 1 parking space/300 square feet “Shopping Center” calculation.

This application is submitted for certain variances related to the development area in the City of Columbus. The site is a former landfill. The landfill has been closed since 1967 and has been capped. Due to State of Ohio and Ohio EPA requirements, penetrations of the cap are not permitted. The following is a summary of pertinent issues related to the capped landfill having a bearing on site development and the requested variances:

A. Raised landscaped islands should be kept to a minimum to prevent long term maintenance of curbs resulting from differential settlement of the closed landfill.

B. Trees are not recommended as a landscaping element in the parking lot for the following reasons:

- The Ohio Municipal Solid Waste Regulations regarding final closure of a sanitary landfill facility (OAC 3745-27-11) requires the owner of the facility to close the facility in a manner that minimizes the need for further maintenance and minimizes post-closure formation and the release of leachate and gases to air, soil, ground water, or surface water to the extent necessary to protect human health and the environment. Trees are generally deep-rooted plants that would likely penetrate the landfill cap allowing
water to enter the landfill. Water entering the landfill generates leachate and gases.

- The Ohio EPA does not recommend the planting of trees on a closed landfill. The Agency requires regular removal of volunteer trees that grow on a closed landfill as part of the required maintenance to prevent root penetration through the landfill cap that will generate leachate and/or gases.

Applicant proposes to redevelop the former landfill for a productive new use as a shopping center, but characteristics of the site prevent compliance with code standards for which variances are requested. Applicant has a hardship and practical difficulty with compliance warranting the requested variances given the unique characteristics of the site. Variances related to proposed internal property lines and the City of Columbus/City of Grandview corporation line are technical variances, while functional compliance will be maintained with the use of easements, as applicable. The requested variances will not be injurious to neighboring property owners and will not be contrary to the public interest or the intent of the Zoning Code.

Applicant requests the following variances:

1). 3312.09, Aisle, to reduce the minimum 20’ aisle width for 90 degree parking spaces to 0’ – 10’ related to proposed internal property lines and the City of Columbus/City of Grandview Heights corporation line, subject to total code required aisle width being provided by easement, as applicable.

2). 3312.21(A), Landscaping and Screening, to reduce the total (Columbus) number of interior parking lot trees from 104 to 85, to reduce the number of interior parking lot trees by “Parcel Area” for future parcels A, B, and C from 59, 17 and 28 to 48, 22 and 15, respectively, and to not disperse interior parking lot trees throughout the interior of the parking lot to the landfill cap, and to not have . place interior parking lot trees generally as depicted on the Overall Landscape Plan, rather than dispersed throughout the parking lot.

3). 3312.25, Maneuvering, to permit maneuvering areas to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces, but not for loading spaces.

4). 3312.27(4), Parking Setback Line, to reduce the Dublin Road parking setback line from ten (10) feet to five (5) feet, subject to dedication of Dublin Road right of way totaling 50’ from centerline (Columbus Thoroughfare Plan, 4-2 arterial).

5). 3312.29, Parking Space, to permit parking spaces to be divided by property lines, subject to applicable total code required parking space dimensions being provided.
6). 3312.51, Loading Space, to permit maneuvering area for a loading space(s) to occur across an internal property line, subject to applicable total code required maneuvering area being provided.

7). 3312.49, Minimum Numbers of Parking Spaces Required, based on calculation under the “Shopping Center” rate (1 space/300 SF), to reduce total required parking, exclusive of the outparcel and retail convenience store/retail fuel, from 1,028 to 1,004 spaces. The calculation of required parking includes seasonal uses with the 23,000 +/- square foot outside garden center and 4,900 +/- square foot outside seasonal merchandise sales area. Code required parking exclusive of seasonal outside sales areas is 935 spaces and the site complies with the 1 space /300 square feet standard with 1,004 spaces. Lot splits are planned approximately as shown on the Site Plan, to provide for separate parcels for certain anchor tenants. Parcels “A” and “C” (lot splits) won’t individually comply with the 1 space/300 SF parking ratio, and Parcel “B” will have parking exceeding the 1 space/300 SF parking ratio, but, as a “Shopping Center”, parking is calculated on the overall area and as cited above.

8). 3357.04, Building lines in a highway oriented commercial districts, while the retail fuel station site is zoned M, Manufacturing, it is subject to C-5 development standards, and applicant proposes to reduce the Dublin Road building setback line from 50 feet to 10 feet, subject to the dedication of Dublin Road right of way totaling 50 feet from centerline (Columbus Thoroughfare Plan, 4-2 arterial).

9). 3363.24, Building Lines in an M, Manufacturing District, to reduce the Dublin Road building setback line from 50 feet to 10 feet, subject to the dedication of Dublin Road right of way totaling 50 feet from centerline (Columbus Thoroughfare Plan, 4-2 arterial).

The following variance is solely for the convenience store/retail fuel area. The property is zoned M, Manufacturing and a gas station is permitted, subject to C-5 standards. The requested variances are representative of modern merchandising at retail fuel stations. The gas station wouldn’t otherwise be subject to these standards if the fuel use were rezoned to the CPD district. Applicant requests the following variance:

10). 3357.15(a), Vending machines and portable display racks, to permit an outside propane exchange bin, in addition the permitted outside ice machine; to not have a roof two (2) feet above the permitted outside ice machine; to permit two (2) outside merchandising areas on the pump islands, with one (1) area on each end of the 22' long pump islands; and to increase the outside seasonal merchandise display area adjacent to the convenience store building from 3’ long x 3’ high x 2’ deep to 9’ long x 3’ high x 3’ deep.

10-21-2016
Disclaimer

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.

Real Estate / GIS Department
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: 010129562, 010129601

Zoning Number: 990  Street Name: DUBLIN RD
Lot Number: N/A  Subdivision: N/A

Requested By: DAVE PERRY CO., INC (DAVE PERRY)
Issued By: Date: 5/10/2016

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 400 feet
GIS FILE NUMBER: 49079
Board of Zoning Adjustment Application

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

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) ____________________ Donald Plank, Plank Law Firm ____________________
of (COMPLETE ADDRESS) ____________________ 145 East Rich Street, 3rd Floor, 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 ____________________
810 Grandview, LLC 842 North 4th Street, Suite 200
(Mark Wagenbrenner, Eric Wagenbrenner) Columbus, Ohio 43215

GGG Investments, LLC 245 East 1st Avenue
(Jason Zadeh and Greg Gallas) Columbus, Ohio 43215

SIGNATURE OF AFFIANT ____________________

Sworn to before me and signed in my presence this 16th day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC ____________________ 11-5-2018

Notary Seal Here

My Commission Expires

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