



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

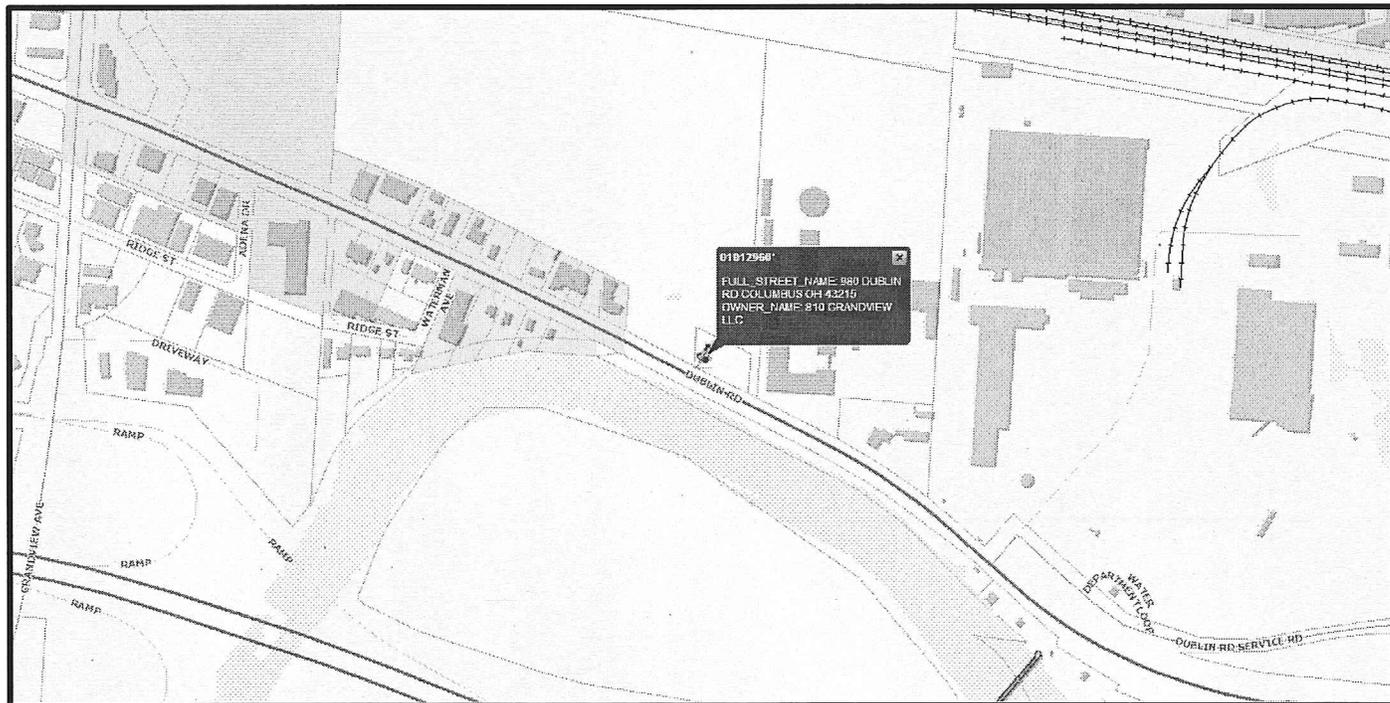
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Board of Zoning Adjustment Application

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: BZA16-078 Date Received: 17 MAY 2016
 Application Accepted by: _____ Fee: \$1900-
 Commission/Civic: none
 Existing Zoning: M
 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:

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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed May 25 2016

General Zoning Inquiries: 614-645-8637

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

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: 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 (1) NAME Donald Plank, Plank Law Firm
of (1) MAILING 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 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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) 810 Grandview LLC, c/o Donald Plank
AND MAILING ADDRESS Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE # (5) 810 Grandview LLC, C/o Donald Plank
(same as listed on front application) 614-947-8600

AREA COMMISSION OR CIVIC GROUP (5) N/A
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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 12TH day of May, in the year 2016

Stacey L. Danza _____ Notary Seal Here
(8) SIGNATURE OF NOTARY PUBLIC My Commission Expires 11-5-2018

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



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

810 Grandview LLC
575 West First Avenue
Columbus, Ohio 43215

Franklin County Commission
373 S High Street, FL 26
Columbus, Ohio 43215-4591

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

1030 Bahre LLC
1030 Dublin Road
Columbus, Ohio 43215

1026 Dublin Road LLC
1026 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**

**BZA16-078
990 Dublin Road**

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 outlot 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.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 5/10/16



Disclaimer

Scale = 400



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 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: 010129562, 010129601

Zoning Number: 990

Street Name: DUBLIN RD

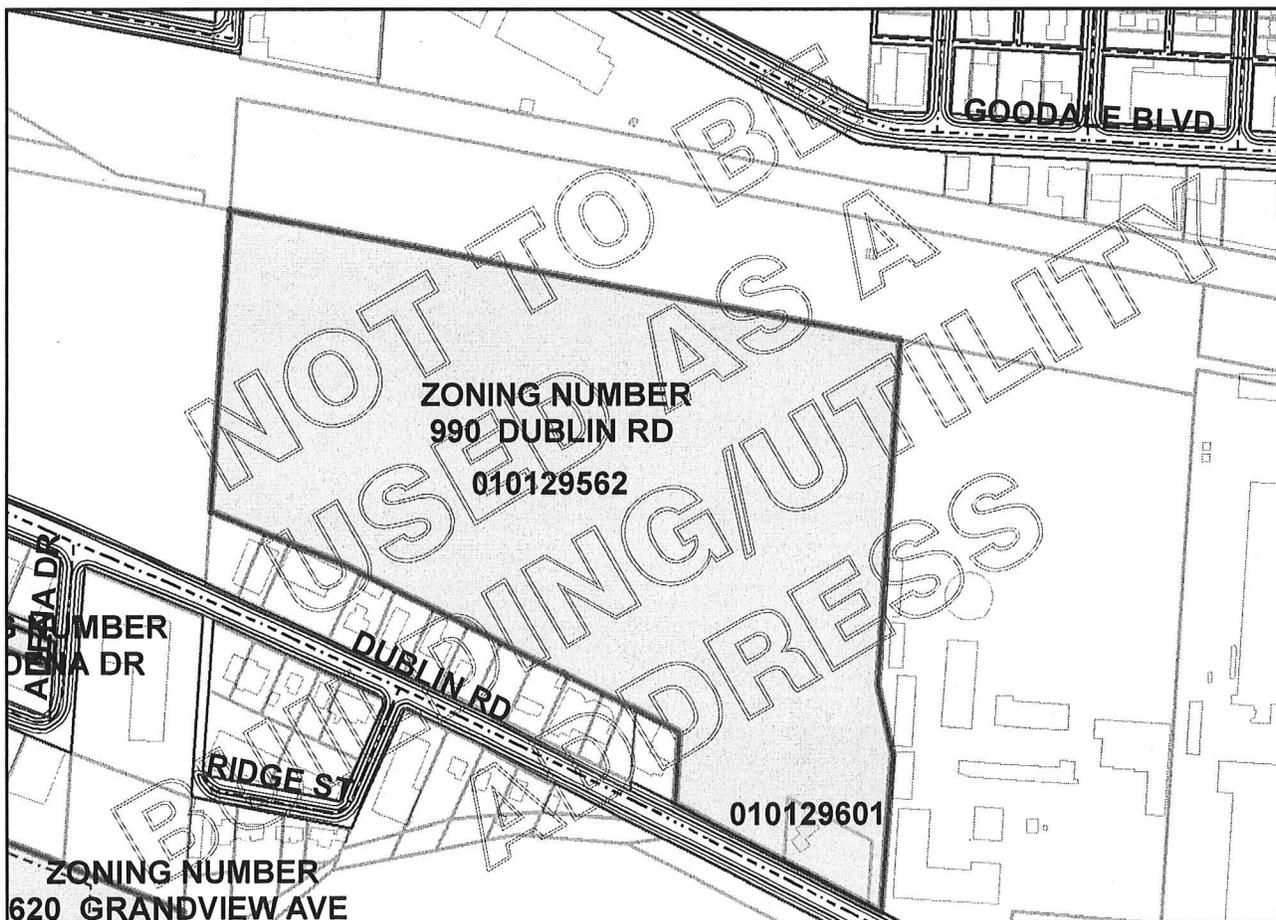
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., INC (DAVE PERRY)

Issued By: *Regina Amarian*

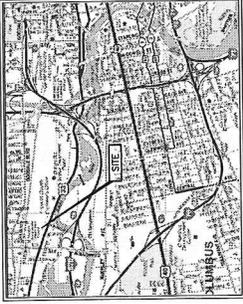
Date: 5/10/2016



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

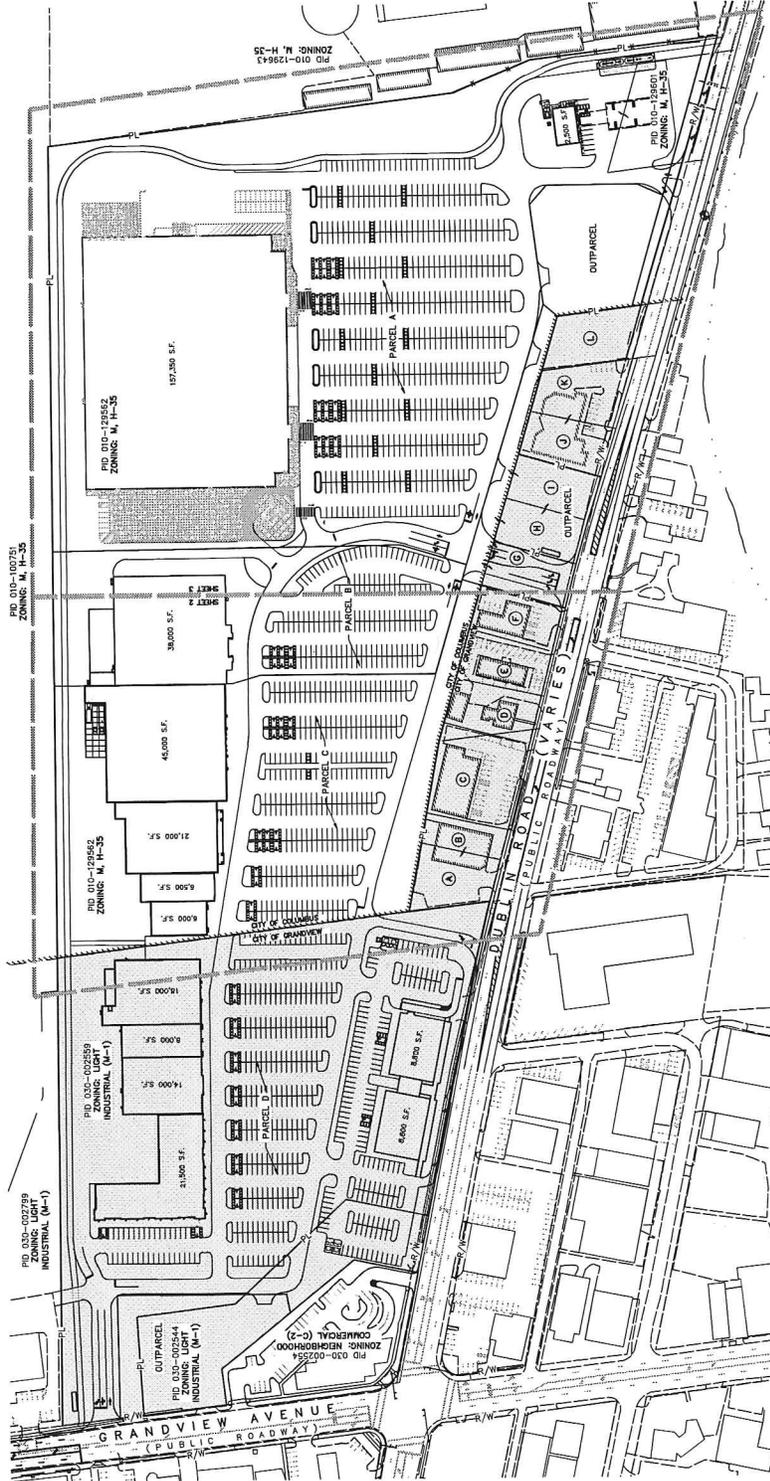
SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 49079



LOCATION MAP
NOT TO SCALE

SITE & BUILDING INFORMATION	
ADDRESS: 990 Dublin Road	
PID: 010-129562, 010-129501	
SITE AREA: GRANDVIEW: 10,533 AC. COLUMBUS: 30,467 AC. TOTAL: 41,000 AC.	
CURRENT ZONING: M (07/26/1960)	
HEIGHT DISTRICT: H-35	
PROPOSED ZONING: M (NO CHANGE)	
VARIANCE: E2A16-	
PROPOSED USE: SHOPPING CENTER	
PARKING:	
USE AREAS	PARKING PER USE
SHOPPING CENTER	1,300 S.F.
BUILDING FOOTAGE: 276,350 +/- (COLUMBUS AREA)	
TOTAL REQUIRED SPACES: 819 Spaces	
TOTAL PROVIDED SPACES: 1104 Spaces Total	
	47 Accessible Spaces
BI-CYCLE PARKING: TO BE DETERMINED PER SECTION 3312.49	
SETBACKS: AS SHOWN, SUBJECT TO FINAL ENGINEERING	
FLOOD ZONE: "X"	
PANEL NO.: 35049C0306 K (06/17/2008)	



KEY PLAN

- ① PID 010-022591 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ② PID 010-022590 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ③ PID 010-022589 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ④ PID 010-022588 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⑤ PID 010-022587 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⑥ PID 010-022586 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⑦ PID 010-022585 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⑧ PID 010-022584 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⑨ PID 010-022583 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⑩ PID 010-022582 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⑪ PID 010-022581 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⑫ PID 010-022580 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⑬ PID 010-022579 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
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- ㉛ PID 010-022561 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
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- ⓧ PID 010-022533 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓨ PID 010-022532 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓩ PID 010-022531 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓪ PID 010-022530 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓫ PID 010-022529 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓬ PID 010-022528 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓭ PID 010-022527 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓮ PID 010-022526 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓯ PID 010-022525 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓰ PID 010-022524 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓱ PID 010-022523 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓲ PID 010-022522 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓳ PID 010-022521 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓴ PID 010-022520 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
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- ⓻ PID 010-022513 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓼ PID 010-022512 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓽ PID 010-022511 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- ⓿ PID 010-022510 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- Ⓚ PID 010-022509 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
- Ⓛ PID 010-022508 ZONING: NEIGHBORHOOD COMMERCIAL (C-2)
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- Ⓛ PID 010-129502 ZONING: M, H-35
- Ⓛ PID 010-129501 ZONING: M, H-35

JOB NO.	1005.09
DESIGNED BY:	ERM
DRAWN BY:	SWG
CHECKED BY:	SWG
APPROVED BY:	05/16/16

CITY OF COLUMBUS, OHIO
GRANDVIEW CROSSING
 810 GRANDVIEW LLC

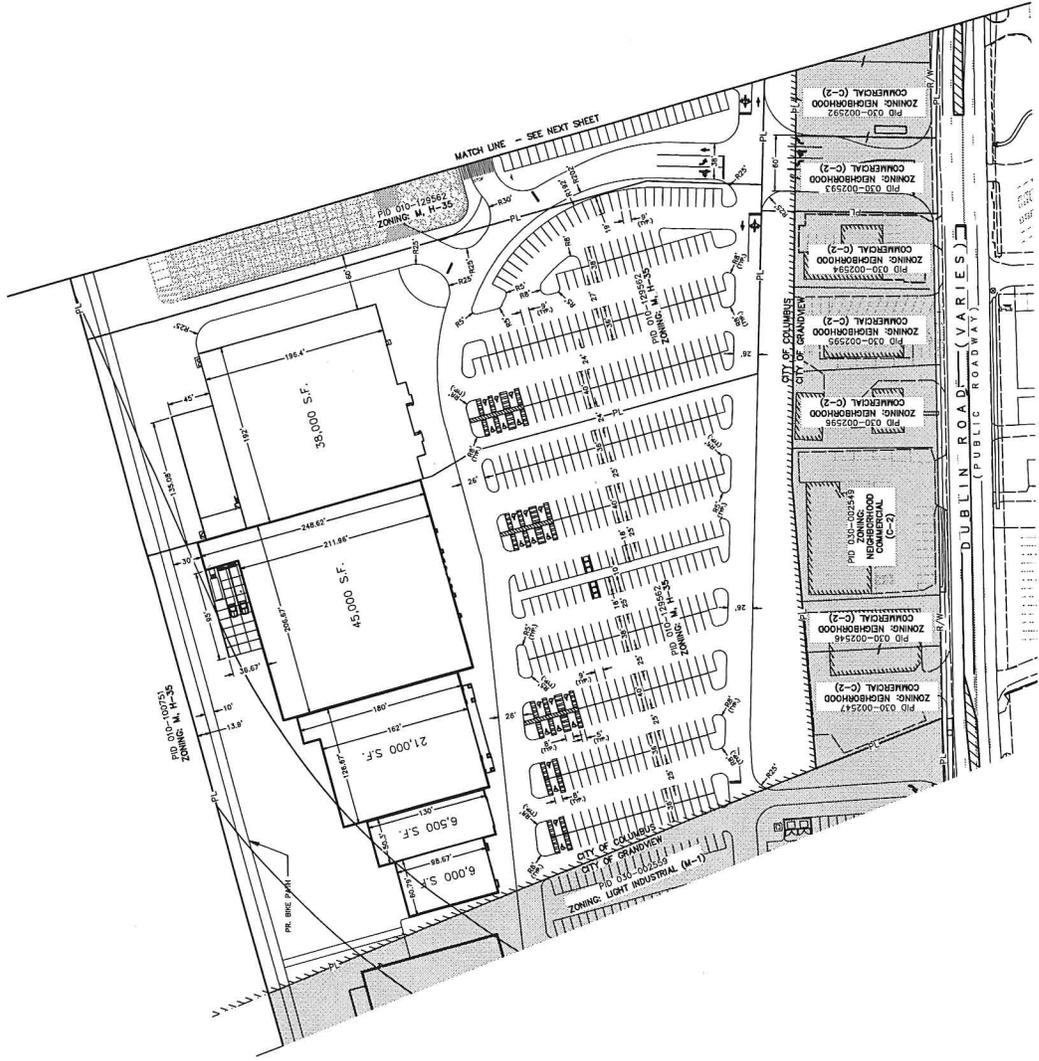
CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2932 (Fax)
 WWW.LEFFERRIS.COM

E. P. FERRIS AND ASSOCIATES
 Consulting Civil Engineers and Surveyors

REVISIONS	DATE	BY	CHK

990 DUBLIN ROAD
 ZONING SITE PLAN
 BZA16-

SCALE:	1" = 100'
SHEET NO.	1
TOTAL SHEETS	3



SCALE:	1" = 60'
SHEET NO.	2
	3

990 DUBLIN ROAD
ZONING SITE PLAN
BZA16-

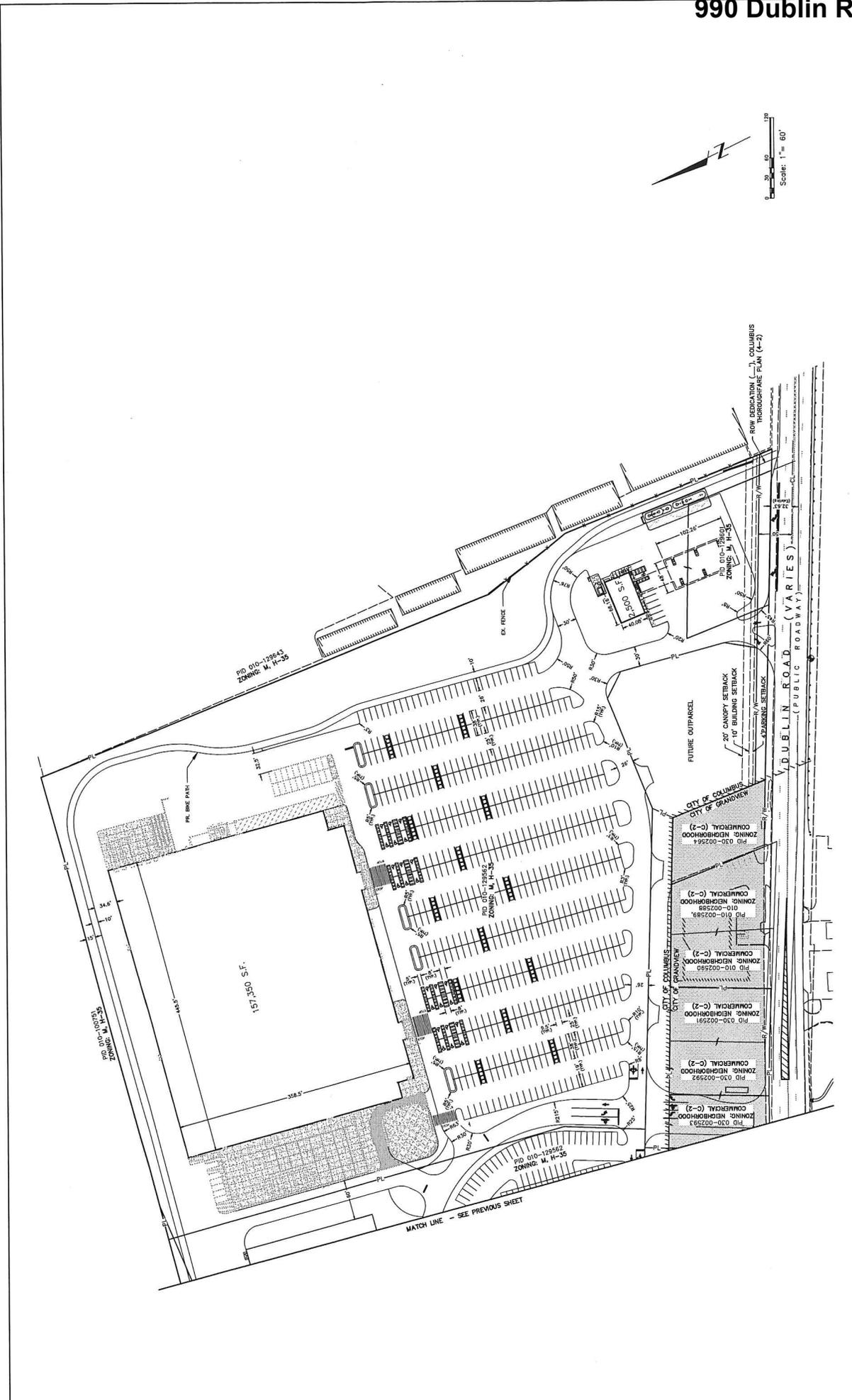
JOB NO.	1005.09
DESIGNED BY:	ETM
DRAWN BY:	ETM
CHECKED BY:	SMC
APPROVED BY:	
DATE:	05/16/16

CITY OF COLUMBUS, OHIO
GRANDVIEW CROSSING
810 GRANDVIEW LLC

CONTRACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 298-3992 (tel)
(614) 298-3992 (fax)
WWW.EPFERRIS.COM

E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

REVISIONS	DATE	BY	CHK



REVISIONS	DATE	BY	CHK

<p>E. P. FERRIS and ASSOCIATES INC.</p> <p>Consulting Civil Engineers and Surveyors</p>	<p>CONTACT: 880 KING AVENUE COLUMBUS, OHIO 43212 (614) 298-2990 (614) 298-2992 (fax) www.EPFERRIS.com</p>	<p>CITY OF COLUMBUS, OHIO GRANDVIEW CROSSING 810 GRANDVIEW LLC</p>	<p>JOB NO. 1005.09 DESIGNED BY: ERM DRAWN BY: SWC CHECKED BY: SWC APPROVED BY: _____ DATE: 05/16/16</p>	<p>SCALE: 1" = 60' SHEET NO. 3 OF 3</p>
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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

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 (Mark Wagenbrenner, Eric Wagenbrenner)	842 North 4th Street, Suite 200 Columbus, Ohio 43215
GGG Investments, LLC (Jason Zadeh and Greg Gallas)	245 East 1st Avenue Columbus, Ohio 43215

SIGNATURE OF AFFIANT Donald Plank

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

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here

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 12/15



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018