

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV16-0931 Date Received: 12/23/16
Application Accepted by: ID & SP Fee: \$2400
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 3635 Zane Trace Drive, Columbus, OH Zip: 43228

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 560-191461-00

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M-2

Area Commission or Civic Association: None currently exists

Proposed Use or reason for Council Variance request:

See Statement attached for thorough description

Acreage: 5.24 Acres

APPLICANT: A+E Acquisitions, Inc. (DBA The Find)

Name: Mr. Steven Kandel Phone Number: 415-309-1045 Ext.: _____

Address: 130 S. Menkle Rd. City/State: Columbus, OH Zip: 43209

Email Address: info@mystarfurniture.com Fax Number: _____

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

Name: Mr. Steven Stein Phone Number: 609-226-6670 Ext.: _____

Owner entity: Exeter 3635 Zane Trace LLC.

Address: 151 E. Nationwide Blvd. City/State: Columbus, OH Zip: 43215

Email Address: sstein@exeterpg.com Fax Number: _____

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

Name: Joel Yakovac Phone Number: 614-657-1812 Ext.: _____

Address: Two Miranova, Pl., Ste. 900 City/State: Columbus, OH Zip: 43215

Email Address: joel.yakovac@colliers.com Fax Number: 614-436-9700

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

Proposed Use / Reason for Council Variance Request:

The applicant is seeking a variance in order to sell high end furniture to the general public at this location. The space they are proposing to lease is 43,200 SF (total building is 98,880 SF) of which 28,000 SF is intended as open showroom floor, 2,000 SF of corporate office and 13,200 SF of warehousing/distribution. Currently the property is zoned M-2 in the city of Columbus and does not allow retail sales, while commercial zoning does not allow for warehousing.

Council Variance Application – Statement of Hardship

This a two tenant building located at the corner of Zane Trace Drive and Roberts Road. Currently Rossati Windows occupies approximately 55,680 SF of the 98,880 SF building, and has for 15+ years. They currently have a showroom open to the public and walk-in retail sales. The applicant is proposing to have a similar use in the balance of the building. This would be a retail showroom for high end furniture along with associated storage and distribution. They would have limited hours, only opened from Friday – Sunday along with holidays being observed on Mondays, for the general public and attract many of the same customers searching out Rossati (along with several other similar uses in the surrounding area). The current M-2 zoning does not permit retail sales and thus are seeking a variance to allow such as it does not deviate much, if at all from the current operations at the property or several users in the surrounding area. The granting of this variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus

A&E Acquisitions, Inc. (d.b.a. TheFind), by:



Date: December 22, 2016

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CN16-081

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JOEL YAKOVAC

of (1) MAILING ADDRESS Two Miranova Pl., Ste. 900, Columbus, OH 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 3635 Zane Trace Dr, Columbus, OH 43228

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 12/23/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) Exeter 3635 Zane Trace LLC

Attn: Mr. Steve Stein

151 E. Nationwide Blvd.

Columbus, OH 43215

APPLICANT'S NAME AND PHONE #

(same as listed on front application)

Mr. Steven Kandel

415-309-1045

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

(5) N/A

and that the attached document (6) 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 (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 December, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

7/31/18
My Commission Expires



ANNA MARIA TRIMPE
Notary Public, State of Ohio
This Affidavit expires six (6) months after the date of notarization.
My Comm. Expires 7-31-2018

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Please make checks payable to the Columbus City Treasurer

A&E Acquisitions, Inc. (DBA TheFind)
Attn: Mr. Steven Kandel
130 S Merkle Road
Columbus, OH 43209

Exeter 3635 Zane Trace LLC.
Attn: Mr. Steven Stein
151 E Nationwide Blvd
Columbus, OH 43215

Colliers International
Attn: Joel Yakovac
Two Miranova Place, Ste. 900
Columbus, OH 43215

Konkus Properties Ltd
3737 Zane Trace Drive
Columbus, OH 43228

Roberts Road LLC
c/o John P. Pauk
Two Miranova Pl, Ste. 220
Columbus, OH 43215

Roberts Road LLC
c/o John P. Pauk
580 N Fourth Street, Ste. 120
Columbus, OH 43215

Roundhill Brothers LLC
905 Arch St. 2nd Floor #200
Philadelphia, PA 19107

4300 Roberts Road LLC
c/o Famous Enterprises
109 N Union Street
Akron, OH 44308

4300 Roberts Road LLC
c/o Famous Enterprises
2620 Ridgewood Road
Akron, OH 44313

KRG Associates Inc.
c/o Kohr Royer Griffith Inc.
1480 Dublin Road
Columbus, OH 43215

4199 Roberts Road Ltd
4199 Roberts Road
Columbus, OH 43228

ProLogis-A5 OH I LLC
4545 Airport Way
Denver, CO 80239

ProLogis-A5 OH I LLC
c/o Prologis NA
383 North Front Street
Columbus, OH 43215

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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 # CN16-081

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mr. Steven Kandel

of (COMPLETE ADDRESS) 130. S. Merkle Rd., Col., OH 43209

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 in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Mr. Steven Kandel 130 S. Merkle Rd., Col., OH 43209 — 415-309-1045	2. Mrs. Amy Kandel 130 S. Merkle Rd., Col., OH 43209 —
3. Exeter 3635 Zane Trace LLC. Attn: Mr. Steve Stein 151 E. Nationwide Blvd. Columbus, OH 43215	4.

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

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 22 day of December, in the year 2016

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



7/31/18
My Commission Expires



ANNA MARIA TRIMPE
Notary Public, State of Ohio
My Comm. Expires 7-31-2018

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EXHIBIT A

Legal Description

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN VIRGINIA MILITARY SURVEY NO 547, CONTAINING 5.241 ACRES OF LAND, MORE OR LESS, SAID 5.241 ACRES BEING OUT OF THAT TRACT OF LAND (70.102 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY OF BAUER, BOROWITZ & MERCHANT, INC.) CONVEYED TO THE SOUTHGATE DEVELOPMENT CORPORATION BY DEED OF RECORD IN DEED BOOK 3321, PAGE 47C RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 5.241 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN IRON PIN AT THE EASTERNMOST CORNER OF SAID 70.102 ACRE TRACT, THE SAME BEING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF THE PENN CENTRAL RAILROAD COMPANY RIGHT OF WAY WITH A SOUTHEASTERLY LINE OF SAID SURVEY NO. 547, SAID IRON PIN ALSO BEING LOCATED 15.00 FEET NORTHWESTERLY FROM, AS MEASURED AT RIGHT ANGLES, THE CENTERLINE OF ROBERTS ROAD, THENCE FROM SAID REFERENCE POINT OF BEGINNING, SOUTH 49°48'20" WEST WITH THE SOUTHWESTERLY LINE OF SAID SURVEY NO. 547, THE SAME BEING PARALLEL WITH AND 15.00 FEET NORTHWESTERLY FROM, AS MEASURED AT RIGHT ANGLES, THE CENTERLINE OF SAID ROBERTS ROAD, A DISTANCE OF 676.68 FEET TO A POINT;

THENCE NORTH 40°11'40" WEST, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING IN THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ROBERTS ROAD AS SHOWN AND DELINEATED UPON THE RECORDED PLAT OF ZANE TRACE DRIVE AND ROBERTS ROAD DEDICATION IN COLUMBUS CORPORATE PARK, OF RECORD IN PLAT BOOK 48, PAGE 78, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID TRUE POINT OF BEGINNING BEING LOCATED 30.00 FEET NORTHWESTERLY FROM, AS MEASURED AT RIGHT ANGLES THE CENTERLINE OF SAID ROBERTS ROAD;

THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 49°48'20" WEST, WITH SAID NORTHWESTERLY ROW LINE OF SAID ROBERTS ROAD AS SHOWN AND DELINEATED UPON THE RECORDED PLAT OF ROBERTS ROAD AND OLD ROBERTS ROAD DEDICATION AND EASEMENTS IN COLUMBUS CORPORATE PARK, OF RECORD IN PLAT BOOK 55, PAGE 15, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO THE SAME BEING PARALLEL WITH AND 30.00 FEET NORTHWESTERLY FROM, AS MEASURED AT RIGHT ANGLES, THE CENTERLINE OF SAID ROBERTS ROAD, A DISTANCE OF 345.15 FEET TO AN IRON PIN AT THE EASTERNMOST CORNER OF THAT 6.572 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE FIRST NATIONAL BANK OF BOSTON TRUSTEE OF THE POOLED REAL ESTATE

INVESTMENT FUND, OF RECORD IN DEED BOOK 3760, PAGE 673, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO:

THENCE NORTH 58°34'12" WEST, WITH THE NORTHEASTERLY LINE OF SAID 6.572 ACRE TRACT, A DISTANCE OF 501.10 FEET TO AN IRON PIN;

THENCE NORTH 31°25'48" EAST, A DISTANCE OF 410.00 FEET TO AN IRON PIN IN A SOUTHWESTERLY RIGHT OF WAY LINE OF ZANE TRACE DRIVE (SIXTY FEET IN WIDTH), AS SAID ZANE TRACE DRIVE IS DESIGNATED AND DELINEATED UPON SAID RECORDED PLAT OF ZANE TRACE DRIVE AND ROBERTS ROAD DEDICATION IN COLUMBUS CORPORATE PARK, OF RECORD IN PLAT BOOK 48, PAGE 78;

THENCE SOUTH 58°34'12" EAST, WITH A SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ZANE TRACE DRIVE, A DISTANCE OF 437.47 FEET TO AN IRON PIN AT THE POINT OF CURVATURE;

THENCE SOUTHWARDLY, WITH A SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ZANE TRACE DRIVE, THE SAME BEING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 18°22'32" AND A CHORD THAT BEARS SOUTH 49°22'56" EAST, A CHORD DISTANCE OF 38.32 FEET TO THE POINT OF TANGENCY;

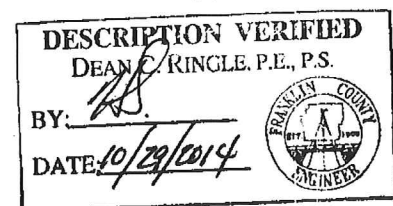
THENCE SOUTH 40°11'40" EAST, WITH A SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ZANE TRACE DRIVE, A DISTANCE OF 121.81 FEET TO A POINT OF CURVATURE;

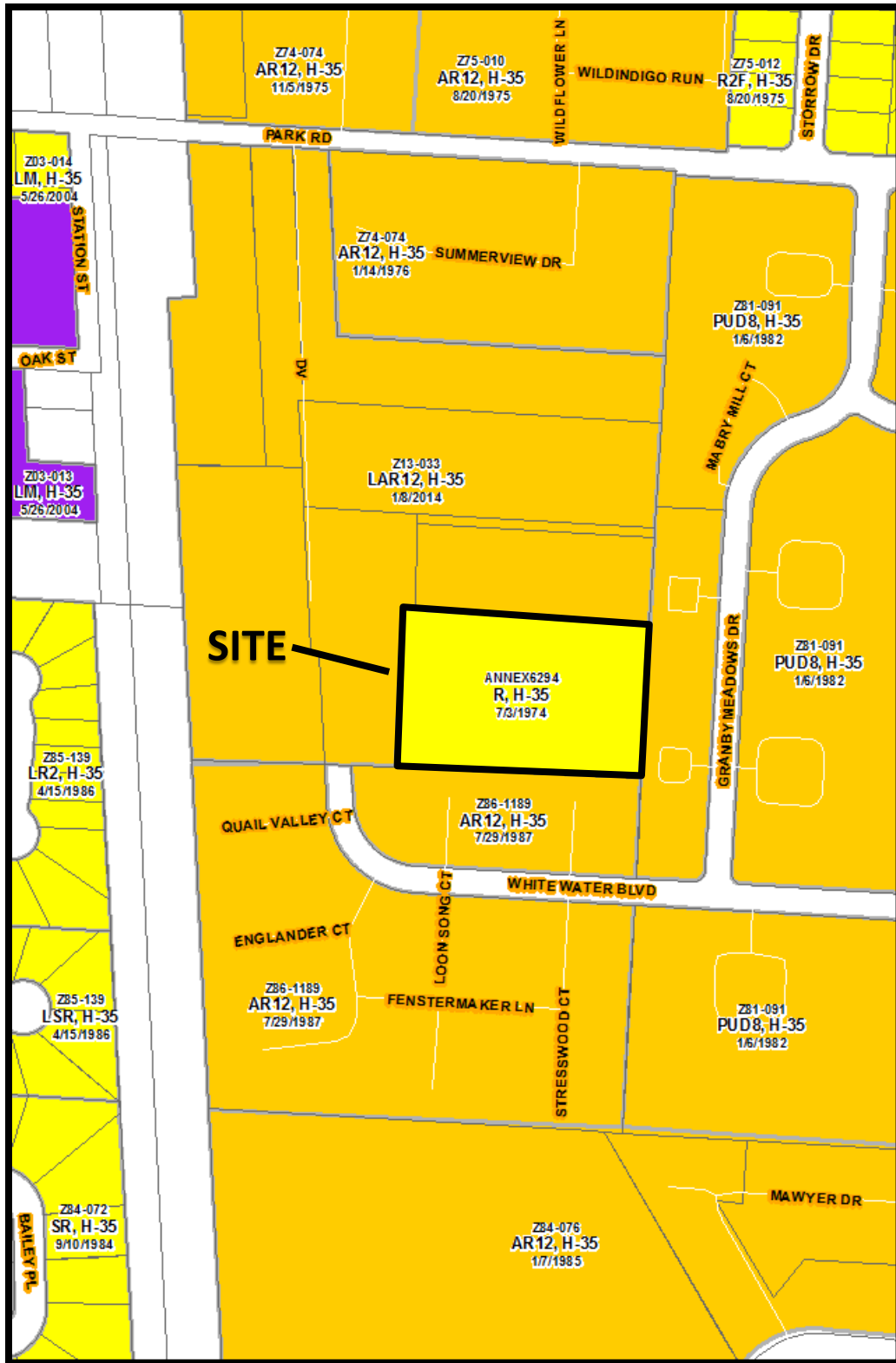
THENCE SOUTHWARDLY, WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° AND A CHORD THAT BEARS SOUTH 4°48'20" WEST, A CHORD DISTANCE OF 42.43 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 5.241 ACRES OF LAND, MORE OR LESS.

Permanent Parcel Numbers: 560-191461-00

Prior Instrument Reference: Document No.: 200603200051292

0-063-H
ALL OF
(560)
191461





Z16-085
267 Park Road
Approximately 3.03 acres
R to L-AR-12

Far North Area Plan (2014)

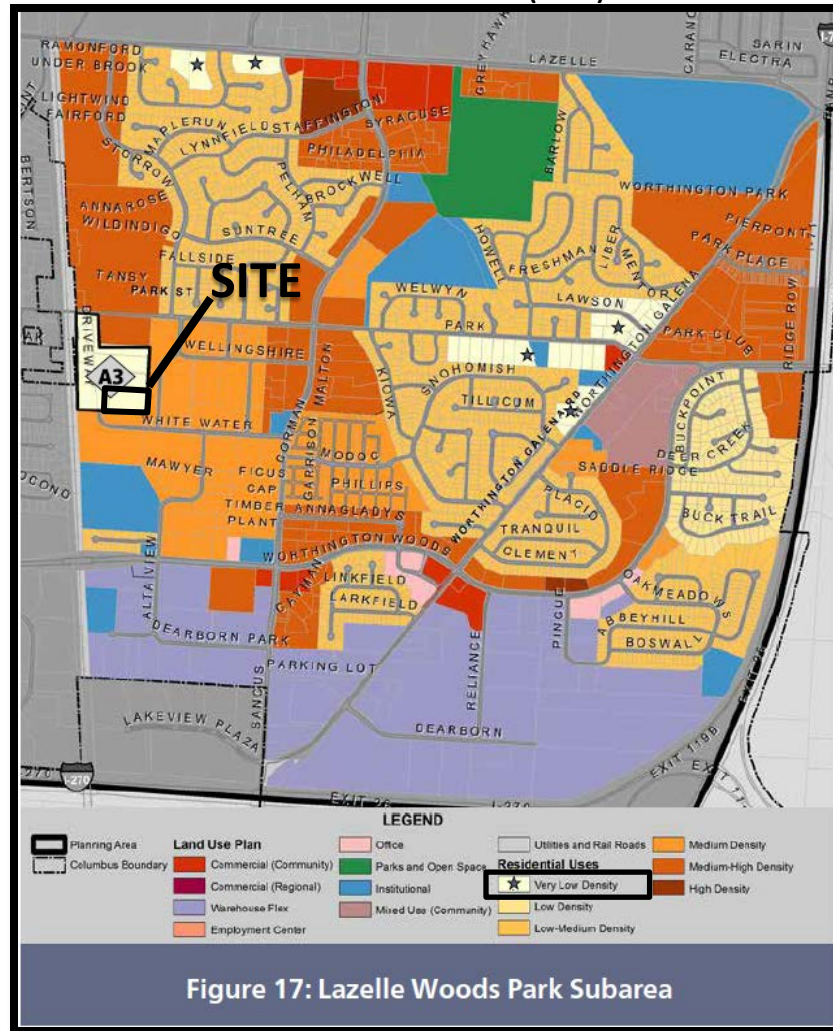


Figure 17: Lazelle Woods Park Subarea

Policy 1.2 *Redevelopment of existing Very Low Density Residential should be compatible with surrounding development.*★

A number of parcels are depicted on the Future Land Use Map (shown on page 45) as Very Low Density Residential. These parcels are typically at least half an acre in size and include mix of city and township jurisdictions. While the Far North Plan encourages the conservation of such areas, it is recognized that some may be subject to redevelopment proposals. This generally applies to larger single parcels or assemblage of several smaller lots. Residential remains the preferred land use. Future development should be compatible with adjacent density patterns. Support for redevelopment proposals within these areas should be based on the following considerations:

GUIDELINES AND STRATEGIES

- Use of techniques such as sensitive site design and cluster development to preserve open space, natural resources, and other ecologically sensitive areas.
- Buffering of adjacent uses, particularly lower density residential, through the use of such elements as existing and new vegetation, fencing, masonry walls, mounding, orientation of residential garages, and careful placement of site lighting.
- Primary building and side yard setbacks consistent with or greater than that of adjacent uses.
- Heights compatible with those in adjacent residential areas.
- Vehicular access and parking that is screened and oriented away from adjacent residential uses.
- Pedestrian connections to activity centers.

Z16-085
267 Park Road
Approximately 3.03 acres
R to L-AR-12



Z16-085
267 Park Road
Approximately 3.03 acres
R to L-AR-12