

Zoning Report

Site Information

Address	9061 LYRA DR, COLUMBUS, OH
Mailing Address	8800 LYRA DR COLUMBUS, OH 43240
Owner	NP LIMITED PARTNERSHIP
Parcel Number	31843101019000
In Columbus?	Yes
County	DELAWARE

Zoning Information

Zoning	Z91-018C, Commercial, LC4, 7/30/2001, H-110
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

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 17-115 Date Received: 9/13/17
Application Accepted by: D. Reiser Fee: \$1,900.00
Commission/Civic: None
Existing Zoning: LC-4
Comments: 11/28/17

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

This proposal is to seek a variance from Section 7(c) of Z00-039B (which is the zoning overlay text), in order to allow a loading zone to be located in the front yard of the property.

LOCATION

Certified Address: 9061 Lyra Drive City: Columbus Zip: 43240

Parcel Number (only one required): 318431101019000

APPLICANT (If different from Owner):

Applicant Name: Dustin Doherty Phone Number: 614-779-0050 Ext.: _____

Address: 7965 N. High St., Suite 340 City/State: Columbus/Ohio Zip: 43235

Email Address: ddoherty@ctconsultants.com Fax Number: 614-885-1701

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

Name: Polaris DT, LLC Phone Number: 614-841-1000 Ext.: _____

Address: 8800 Lyra Drive, Suite 550 City/State: Columbus/Ohio Zip: 43240

Email Address: fgeiger@polariscenters.com Fax Number: 614-841-0840

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

APPLICANT SIGNATURE Dustin Doherty

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

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 Dustin Doherty

of (1) MAILING ADDRESS 7965 N. High St., Suite 340, Columbus, Ohio 43235

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 9061 Lyra Drive, Columbus, Ohio 43240

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) Polaris DT, LLC
8800 Lyra Drive, Suite 550
Columbus, Ohio 43240

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

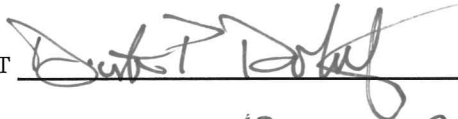
Dustin Doherty
614-779-0050

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

(5) NA

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) SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 12 day of September, in the year 2017

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

6/17/19
My Commission Expires

James M. Barry III
Notary Public, State of Ohio
My commission expires 6/17/19

Dustin Doherty
7965 N. High St., Suite 340
Columbus, Ohio 43235

Dustin Doherty
7965 N. High St., Suite 340
Columbus, Ohio 43235

Polaris DT, LLC
8800 Lyra Drive, Suite 550
Columbus, Ohio 43240

Polaris DT, LLC
8800 Lyra Drive, Suite 550
Columbus, Ohio 43240

Costco Wholesale Corporation
or current occupant
1500 Gemini Place
Columbus, Ohio 43240

Costco Wholesale Corporation
or current occupant
1500 Gemini Place
Columbus, Ohio 43240

NP Limited Partnership
or current occupant
Lyra Drive
Columbus, Ohio 43240

NP Limited Partnership
or current occupant
Lyra Drive
Columbus, Ohio 43240

Polaris Val West, LLC
or current occupant
1540 Gemini Place,
Columbus, Ohio 43240

Polaris Val West, LLC
or current occupant
1540 Gemini Place,
Columbus, Ohio 43240

Cabelas Wholesale, Inc.
or current occupant
1650 Gemini Place
Columbus, Ohio 43240

Cabelas Wholesale, Inc.
or current occupant
1650 Gemini Place
Columbus, Ohio 43240

Wilcare Delaware, LLC
or current occupant
9100 Lyra Drive
Columbus, Ohio 43240

Wilcare Delaware, LLC
or current occupant
9100 Lyra Drive
Columbus, Ohio 43240

Note: Labels fit.

Statement of Purpose

The property in question is located at 9061 Lyra Drive, situated west of Lyra Drive and south of an access drive for Costco. The access drive is not located within the public right of way and is occupied by way of a shared use agreement with the surrounding property owners. There is public right of way located along Lyra Drive, and as such the front yard is located along the east side of the property. The City of Columbus setback requirements for the building are 30-ft. In addition to the City of Columbus building setback requirements, there is also a Permissible Building Area (PBA) zoning overlay established by the land owner and Costco, which limits the construction of the building outside of a particular zone. These factors have required the building limits to be established, and furthermore site access and site circulation to be restricted. This has caused the buildings front door to be oriented to the south, in order to provide access to the parking spaces located onsite.

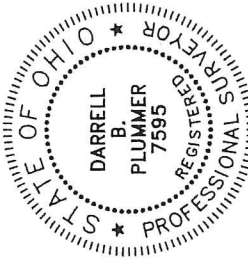
Per City of Columbus code 3312.51, all commercial spaces greater than 10,000 square feet must provide a loading zone, consisting of a rectangular area that is not less than 12 feet by 50 feet in length. Based on the current site constraints, we are unable to install a loading zone on the south face of the building, as it would then be on the same side as the front door of the building. Also, we cannot install the loading zone on the west side of the building, as it would then be located in the access drive for Costco and surrounding development. Additionally, we are unable to install the loading zone on the north face of the building, as this would encroach into the access drive the runs east-west. The only feasible location for a loading zone is on the east face of the building, and would therefore be located within the front yard of the property.

We are applying for a variance to alleviate these hardships. Please keep in mind, that this area would be heavily screened and landscaped to prevent visibility to this loading zone. Additionally, the front door for the building will be located on the south face, and this loading zone will not be restricted from public access.

PLAT OF SURVEY OF A

1.660 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS,
BEING PART OF FARM LOTS 14 AND 15, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18,
UNITED STATES MILITARY LANDS.



- LEGEND**
- 5/8" IRON PIN FND
 - 5/8" IRON PIN SET
 - 1" IRON PIPE FND
 - MAG NAIL FND
 - MAG NAIL SET

ACREAGE BREAKDOWN

- 1.578 ACRES OUT OF FARM LOT 14.
- 0.082 ACRES OUT OF FARM LOT 15.
- 1.578 ACRES OUT OF 11.643 ACRE TRACT.
- 0.082 ACRES OUT OF 15.146 ACRE TRACT.

NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH
WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED
FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

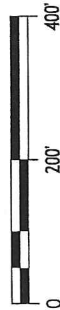
BASIS OF BEARINGS

BEARINGS ARE BASED ON DATA ACQUIRED BY GPS
OBSERVATIONS AS PER NAD 83 (1986) - OHIO STATE PLANE
COORDINATE SYSTEM - NORTH ZONE FROM THE DELAWARE
COUNTY GEODETIC CONTROL MONUMENTATION.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS
AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

Darrell B. Plummer 8/4/2017
DATE

DARRELL B. PLUMMER, P.S.
PROFESSIONAL SURVEYOR NO. 7595



SCALE: 1" = 200'

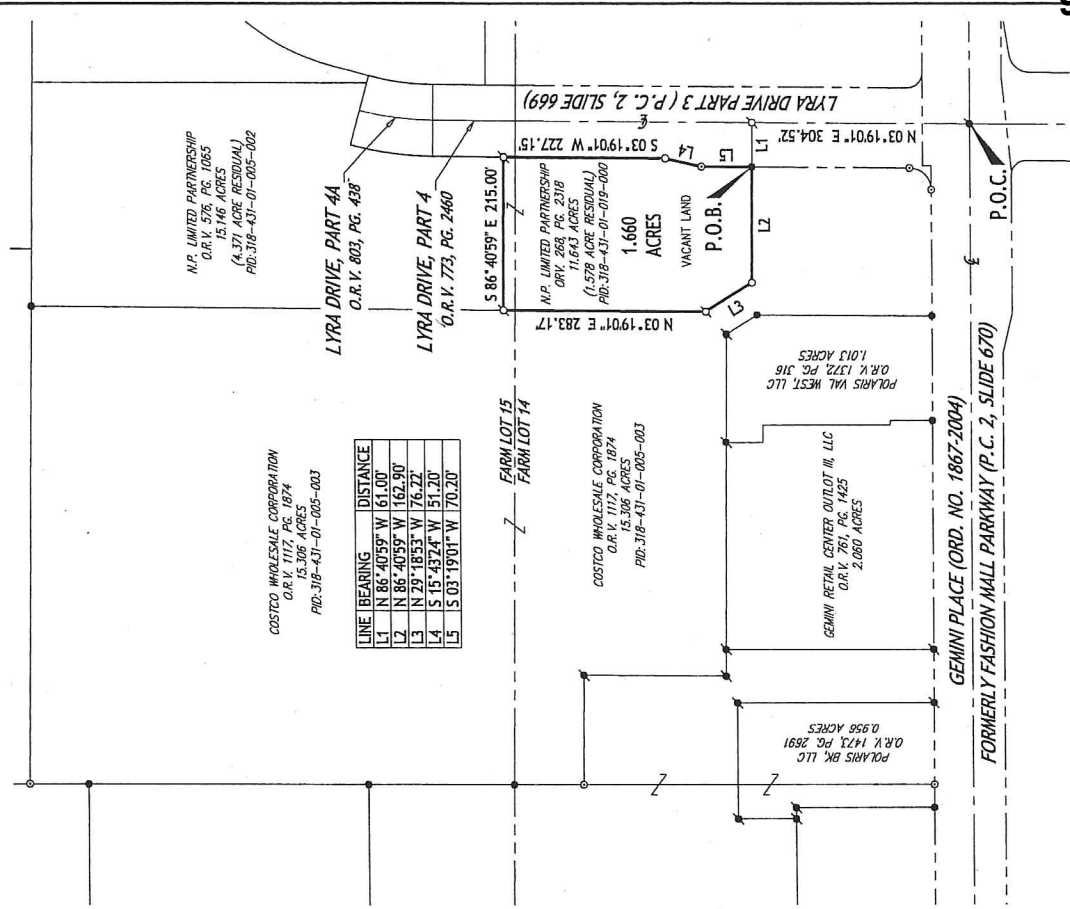


PAGE 3 OF 3
DRAWN BY: DBP
CHECKED BY: KAS

FILE NO. 13391



your trusted advisor
consultants
engineers
architects
planners



UNITS: 1"=20'-0" (VERTICAL) 1"=20'-0" (HORIZONTAL) SITE COMPLIANCE PLAN - 8/14/2017 10:11:11 PM - REVISED

OVERALL SITE DATA

CURRENT ZONING: LCA, H110
PROPOSED USE: COMMERCIAL
PARKING: 1,800 AC.
TOTAL DISTURBED AREA (AC): 1,800 AC.
TOTAL UNDISTURBED AREA (AC): 1,800 AC.
TOTAL SITE AREA (AC): 3,600 AC.
TOTAL BUILDING AREA (AC): 1,116 AC.
TOTAL PARKING SPACES (AC): 1,800 AC.
TOTAL TRUCK SPACES (AC): 1,800 AC.
TOTAL TRUCK SPACES (AC): 1,800 AC.
TOTAL TRUCK SPACES (AC): 1,800 AC.

1. LCA, H110
2. COMMERCIAL
3. 1,800 AC.
4. 1,800 AC.
5. 3,600 AC.
6. 1,116 AC.
7. 1,800 AC.
8. 1,800 AC.
9. 1,800 AC.

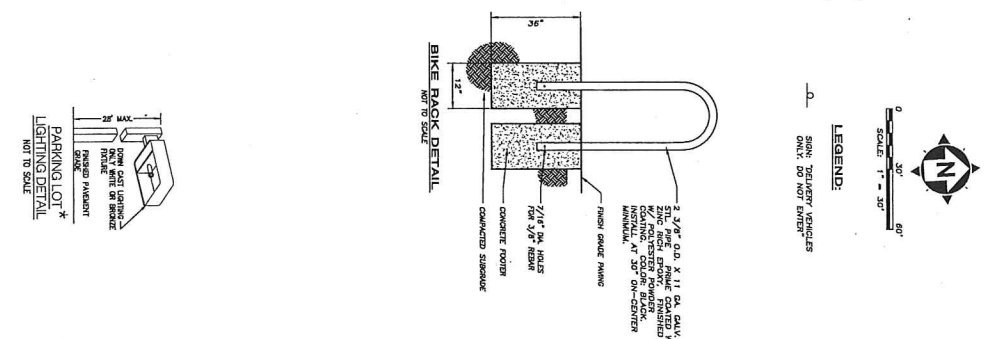
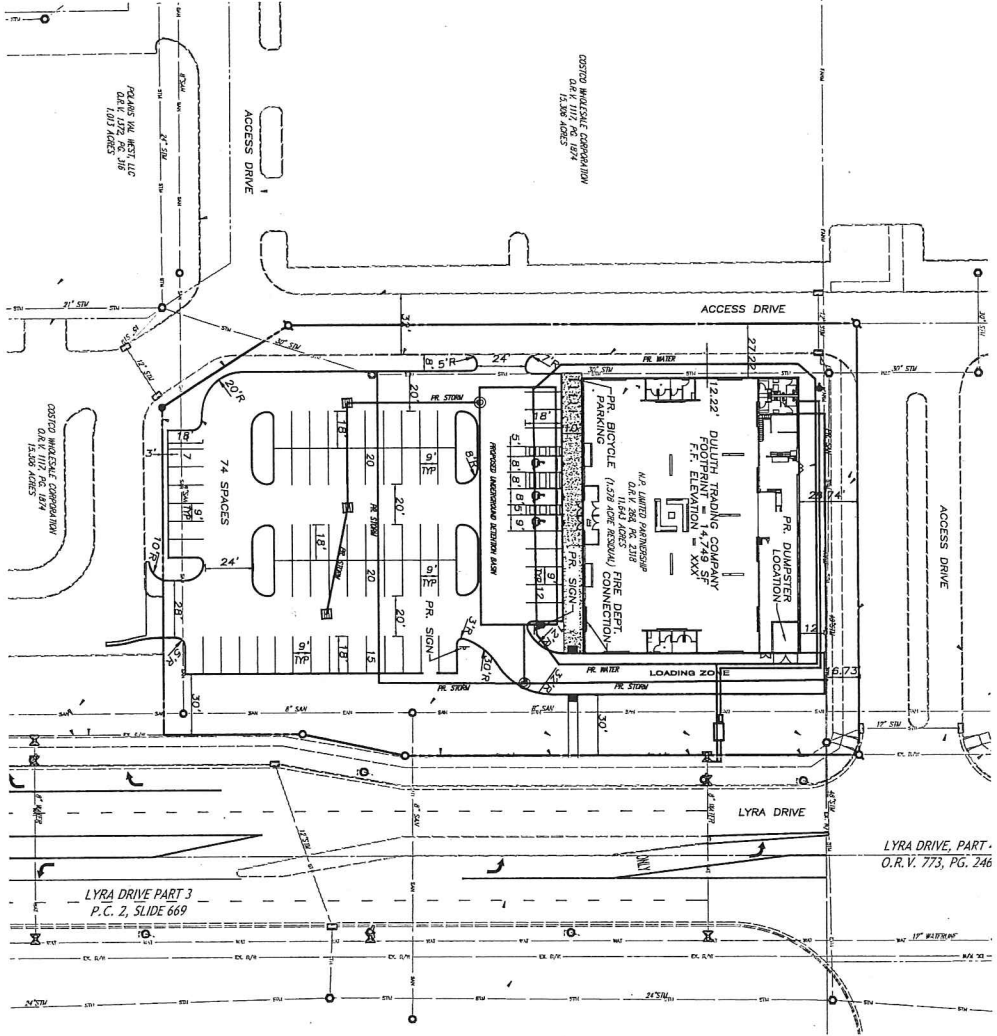
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DEVELOPER:
DULUTH TRADING COMPANY
11111 N. HIGH STREET, SUITE 340
COLUMBUS, OHIO 43240
PH: 614-885-1700
FAX: 614-885-1701
WWW.DULUTHTRADING.COM

ARCHITECT:
CT CONSULTANTS
11111 N. HIGH STREET, SUITE 340
COLUMBUS, OHIO 43240
PH: 614-885-1700
FAX: 614-885-1701
WWW.CTCONSULTANTS.COM

ENGINEER:
CT CONSULTANTS
11111 N. HIGH STREET, SUITE 340
COLUMBUS, OHIO 43240
PH: 614-885-1700
FAX: 614-885-1701
WWW.CTCONSULTANTS.COM

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. DIMENSIONS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
4. DIMENSIONS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
5. DIMENSIONS TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

PARKING SCHEDULE:
TOTAL SPACES: 1,800
TOTAL TRUCK SPACES: 1,800
TOTAL TRUCK SPACES: 1,800
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TOTAL TRUCK SPACES: 1,800

APPROVAL:
1. NO FLOODPLAIN FROM FEMA MAP 58041C0000K EFFECTIVE APRIL 16, 2008.
2. NO FLOODPLAIN FROM FEMA MAP 58041C0000K EFFECTIVE APRIL 16, 2008.
3. NO FLOODPLAIN FROM FEMA MAP 58041C0000K EFFECTIVE APRIL 16, 2008.
4. NO FLOODPLAIN FROM FEMA MAP 58041C0000K EFFECTIVE APRIL 16, 2008.
5. NO FLOODPLAIN FROM FEMA MAP 58041C0000K EFFECTIVE APRIL 16, 2008.



Description of a 1.660 Acre Tract

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lots 14 and 15, Quarter Township 4, Township 3, Range 18, United States Military Lands, being 1.578 acres out of Farm Lot 14, being 0.082 acres out of Farm Lot 15, being 1.578 acres out of an 11.643 acre tract of land described in a deed to N.P. Limited Partnership of record in Official Record Volume 268, Page 2318, being 0.082 acres out of a 15.146 acre tract of land described in a deed to N.P. Limited Partnership of record in Official Record Volume 576, Page 1065, and being more particularly described as follows:

COMMENCING for reference at a Mag nail found at the intersection of the centerline of Gemini Place (Ordinance Number 1867-2004) formerly known as Fashion Mall Parkway of record in Plat Cabinet 2, Slide 670 and the centerline of Lyra Drive Part 3 of record in Plat Cabinet 2, Slide 669;

Thence North 03°19'01" East, a distance of 304.52 feet with the centerline of said Lyra Drive, to a Mag nail set;

Thence North 86°40'59" West, a distance of 61.00 feet crossing said Lyra Drive, to a 5/8" iron pin found with a Floyd Browne cap on the west right-of-way line of said Lyra Drive, being at a northeast corner of a 15.306 acre tract of land described in a deed to Costco Wholesale Corporation of record in Official Record Volume 1117, Page 1874, and being the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence with the north and east lines of said 15.306 acre tract, the following three (3) courses and distances:

- 1) North 86°40'59" West, a distance of 162.90 feet, to an iron pin set;
- 2) North 29°18'53" West, a distance of 76.22 feet, to a Mag nail set;
- 3) North 03°19'01" East, a distance of 283.17 feet, to a Mag nail set;

Thence South 86°40'59" East, a distance of 215.00 feet crossing said 15.146 acre tract, to a Mag nail set on the west right-of-way line of Lyra Drive, Part 4 of record in Official Record Volume 773, Page 2460;

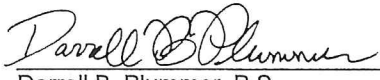
Thence with the west right-of-way line of said Lyra Drive, the following three (3) courses and distances:

- 1) South 03°19'01" West, a distance of 227.15 feet, to an iron pin set;
- 2) South 15°43'24" West, a distance of 51.20 feet, to a 1" iron pipe found with an EDG cap;
- 3) South 03°19'01" West, a distance of 70.20 feet, to the **TRUE POINT OF BEGINNING**, containing 1.660 acres of land, more or less.

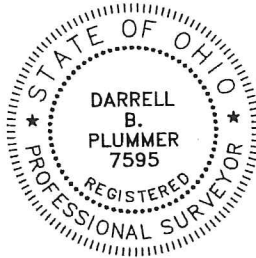
Basis of Bearing: Bearings are based on data acquired by GPS observations as per NAD 83 (1986) - Ohio State Plane Coordinate System - North Zone from the Delaware County Geodetic Control Monumentation.

All iron pins set are 5/8" solid iron pins 30" in length with a yellow plastic cap stamped "CT Consultants".

The above description is based on and referenced to an exhibit prepared by CT Consultants, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Delaware County, Ohio.

 8/4/2017

Darrell B. Plummer, P.S. Date
Professional Surveyor No. 7595



City of Columbus

Address Plat

BZA17-115
9061 Lyra Drive



CERTIFIED HOUSE NUMBERS

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

Parcel ID: 31843101019000

Project Name: COMMERCIAL BLDG

House Number: 9061

Street Name: LYRA DR

Lot Number: N/A

Subdivision: LYRA DRIVE PT 3 DEDICATION OF

Work Done: NEW

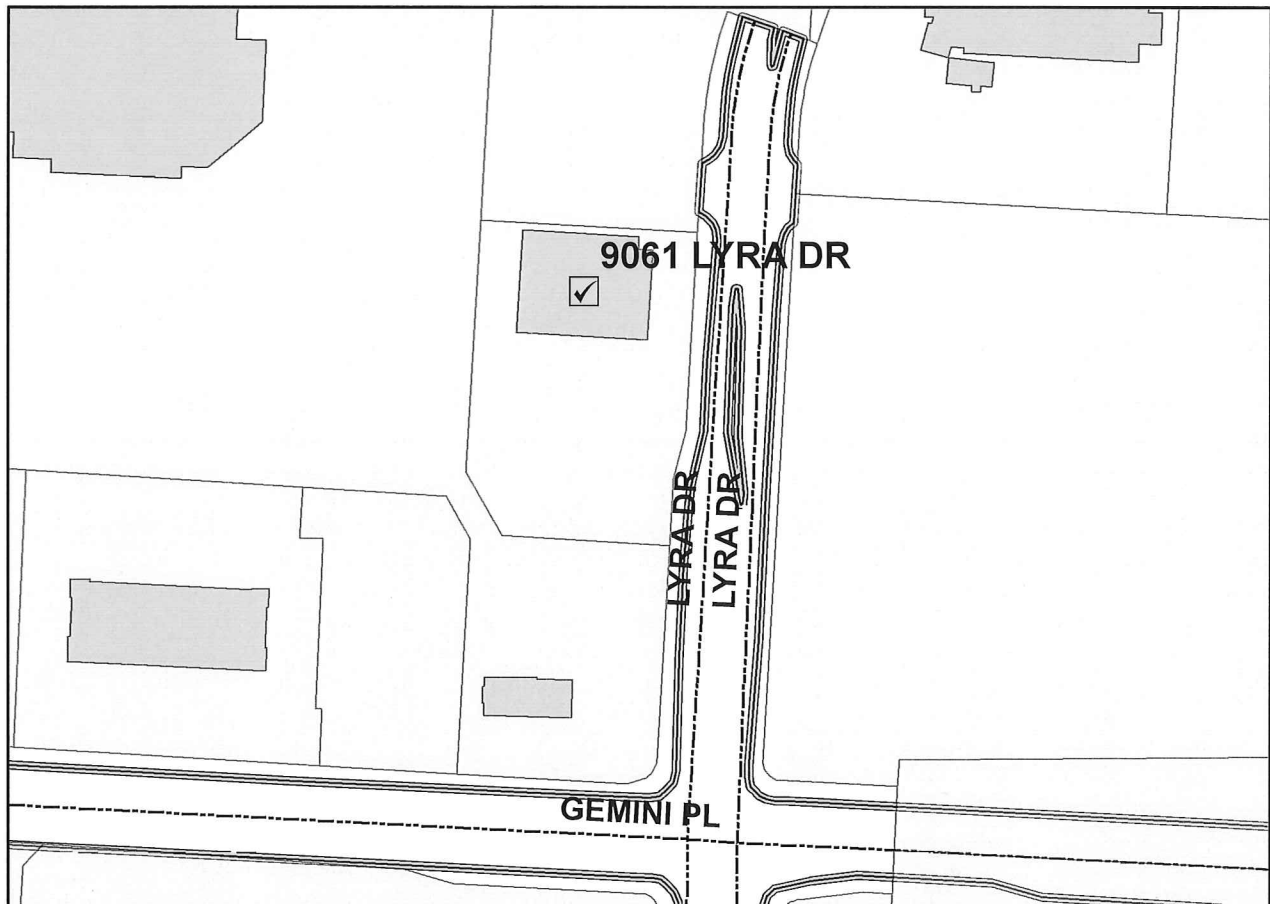
Complex: N/A

Owner: NP LIMITED PARTNERSHIP

Requested By: OPPIDIAN INVESTMENT COMPANY (JIM HORNECKER)

Printed By: *Edyana Amarian*

Date: 8/2/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 1646172

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) Dustin Doherty
of (COMPLETE ADDRESS) 7965 N. High St., Suite 340, Columbus, Ohio 43235
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

Duluth Holdings, Inc.

170 Countryside Dr., Belleville, WI 53508

KTJ 306, LLC

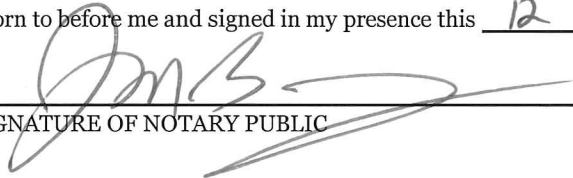
400 Water St., Suite 200, Excelsior, MN 55331

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 12 day of September, in the year 2017

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

6/17/19

Notary Seal Here

James M. Barry III
Notary Public, State of Ohio
My commission expires 6/17/19

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

Applications must be submitted by appointment. Call 614-645-4522 to schedule.