

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: CV18-004 Date Received: 1/23/18

Application Accepted by: TD + KP Fee: \$7,000

Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST: 990 Dublin Road, Columbus, Ohio 43215

Certified Address or Zoning Number: _____ Zip: _____

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: 010-129562, 010-297966 (part of)

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

Current Zoning District(s): M, Manufacturing

Area Commission or Civic Association: N/A

Proposed Use or reason for Council Variance request:
See Exhibit 'B', Statement of Hardship

Acreage: 36.0 +/- Ac.

APPLICANT:

Name: 810 Grandview, LLC, c/o Dave Perry Phone Number: 614-228-1727 Ext.: -----

Address: David Perry Company, Inc.
411 East Town Street, 1st Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dave@daveperryco.net Fax Number: -----

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

Name: 810 Grandview LLC, c/o Dave Perry, Agent Phone Number: 614-228-1727 Ext.: -----

Address: David Perry Company, Inc.
411 East Town Street, 1st FL City/State: Columbus, OH Zip: 43215

Email Address: dave@daveperryco.net Fax Number: -----

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

Name: Donald Plank (Plank Law Firm) Phone Number: 614-947-8600 Ext.: -----

Address: 411 East Town Street, 2nd FL City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: -----

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

APPLICANT SIGNATURE 810 Grandview LLC c/o Dave Perry, Agent

PROPERTY OWNER SIGNATURE 810 Grandview LLC c/o David B. Perry, Agent

ATTORNEY / AGENT SIGNATURE Donald Plank

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

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

STATEMENT OF HARDSHIP

Application Number: CUL8-004

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.
Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such 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.
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Exhibit 'B'

Signature of Applicant

Date

Attorney: Donald Plank (Donald Plank, Plank Law Firm) Date 1-22-18

Consultant: Dave Perry (Dave Perry, David Perry Company, Inc.) Date 1-22-18

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EXHIBIT B

Statement of Hardship

990 Dublin Road, Columbus, OH 43215

CV18- 004

Applicant owns 52 +/- acres north of Dublin Road and east of Grandview Avenue. The site is located in both the City of Columbus ("Columbus") (36.003 +/- ac.) and City of Grandview Heights ("Grandview") (15.965 +/- ac.). The Columbus area fronts on Dublin Road and is zoned M, Manufacturing. The Columbus acreage is also north of fronting parcels along Dublin Road located in Grandview and the Columbus acreage abuts the Columbus/Grandview corporation line to west. Applicant proposes to develop a mixed-use development in both jurisdictions on the entire site. The mixed uses in Columbus are planned to include office, retail commercial, restaurant, residential, structured parking and open space/private park area.

All commercial uses are permitted under the existing M zoning, except the residential uses. A different development proposal with all commercial uses was heard and approved by the BZA in 2016 (BZA16-078). Applicant has acquired additional land since 2016 resulting in a larger site and proposal to expand the uses for a mixed use development rather than all retail/restaurant. Grandview also approved development of the Grandview portion of the site for development with all commercial uses in 2016. Additional land has also been acquired to expand the Grandview area of the mixed use development. In addition to the use variance for residential use in the M, Manufacturing District in Columbus, similar standards variances as approved in 2016 are requested. Applicant's approach to site development is to design and develop the site as one development, with common vehicular/pedestrian circulation and parking despite the site being in two cities and regardless of the Columbus/Grandview corporation line. Lot splits and site build-out will occur over a period of years due to the size of the site.

This application is submitted for certain variances related to the development area in the City of Columbus. Other than 8 +/- acres on the north side of the Columbus area, 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 of the former landfill area 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 area of the site for a productive new use, with the additional property that has been acquired, but characteristics of the landfill area prevent compliance with certain code standards for which variances are requested. Applicant has a practical difficulty with compliance with certain code standards due to the former landfill, the needs of developing a large site which overtime will require lot splits effecting parking compliance on each parcel, as well as an angular corporation line between Columbus and Grandview and different financing/ownership needs for components of the development, while maintaining overall function of the development. 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 has a hardship for the residential use because there is no zoning district to which the property could be rezoned without also requiring variances. The standards variances do not effect the delivery of governmental services, are not contrary to the public interest or the intent of the Zoning Code.

Applicant requests the following variances:

- 1). Section 3363.01, M, Manufacturing District, to permit residential use with up to 900 dwelling units.
- 2). Section 3309.14, Height Districts, to permit a height of up to 75 feet in an H-35 height district.

- 3). Section 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.
- 4). Section 3312.21(A), Landscaping and Screening, to reduce the total (Columbus) number of interior parking lot trees based on surface parking, from 115 to 85, to reduce required soil radius per tree from four (4) feet to three (3) feet, and to reduce minimum soil area per tree from 145 square feet to 120 square feet.
- 5). Section 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, and to permit loading areas to maneuver across internal property lines.
- 6). Section 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.
- 7). Section 3312.51, Loading Space, to permit maneuvering area for a loading space(s), if provided, to occur across an internal property line, subject to applicable total code required maneuvering area being provided.
- 8). Section 3312.53, Minimum Number of Loading Spaces Required, to reduce code required loading spaces to zero (0), with loading areas being provided as needed and subject to design approval by the Division of Traffic Management/Public Service Department.
- 9). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce code required minimum parking to 75% of applicable code rates based on shared parking with the mix of office, retail, restaurant and residential uses, to reduce code required parking to zero (0) per parcel, subject to a total of 75% of code required parking being located on the Columbus area of the development and to permit parking to exceed the maximum spaces/ratio by parcel, subject to overall site parking in the Columbus area of the site being less than the maximum permitted.
- 10). Section 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), if a retail convenience store with retail sale of fuel is developed.

11). Section 3363.24, Building Lines in an M, Manufacturing District, to reduce the Dublin Road building setback line from 50 feet to 25 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 a convenience store with retail fuel, if retail fuel is provided. 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:

12). 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.

01-23-18

CU18-004

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: CV 18-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dave Perry (David Perry Company, Inc.)

of (1) MAILING ADDRESS 411 East Town Street, 1st 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 CERTIFIED ADDRESS FOR ZONING PURPOSES 990 Dublin Road, Columbus, OH 43215

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1/23/18

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 810 Grandview, LLC

c/o Dave Perry (David Perry Company, Inc.)

411 E Town Street, 1st FL

Columbus, OH 43215

810 Grandview, LLC

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

c/o Dave Perry (614) 228-1727

N/A

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

(5) _____

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

David B. Perry

Sworn to before me and signed in my presence this 23rd day of January, in the year 2018

Stacey L. Danza
(8) SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018
This Affidavit expires six (6) months after the date of notarization.

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

EXHIBIT A, Public Notice
990 Dublin Road
CV17-_____
January 22, 2018

APPLICANT

810 Grandview, LLC
c/o David Perry
David Perry Company, Inc.
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

PROPERTY OWNER

810 Grandview, LLC
c/o Dave Perry
David Perry Company, Inc.
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

ATTORNEY FOR APPLICANT

Donald Plank
Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

COMMUNITY GROUP:

N/A

PROPERTY OWNERS WITHIN 125 FEET

Ridge Street Properties, LLC (*or current occupant*)
c/o Wagenbrenner Realty
842 N 4th Street, Suite 200
Columbus, Ohio 43215-1584

S-C Dublin Associates (*or current occupant*)
PO Box 12113
Columbus, Ohio 43212-0113

1030 Bahre, LLC (*or current occupant*)
340 S Lemon Avenue, #2009
Walnut, CA 91789-2706

Colette K Peterson (*or current occupant*)
950 Dublin Road
Columbus, Ohio 43215-1169

TREI Columbus, LLC (*or current occupant*)
872 Valley Street
Dayton, Ohio 45404

Franklin County Commissioners
Engineers Office (*or current occupant*)
373 S High Street, 26th FL
Columbus, Ohio 43215-4591

Ogstutz, Ltd. (*or current occupant*)
c/o James and Suzanne Amstutz
5885 Trafalgar Lane
Dublin, Ohio 43016-6285

State of Ohio (*or current occupant*)
1980 W Broad Street
Columbus, OH 43223-1102

WBNS TV, Inc. (*or current occupant*)
c/o J Wotring
770 Twin Rivers Drive
Columbus, Ohio 43215-1127

Edward Scott Ltd (*or current occupant*)
1061 Goodale Boulevard
Columbus, Ohio 43212-3830

West Hill Realty, LLC (*or current occupant*)
330 W Spring Street, Suite 500
Columbus, OH 43215-2386

Joe Daubel (*or current occupant*)
1034 Dublin Road
Columbus, Ohio 43215-1116

City of Columbus Ohio (*or current occupant*)
90 West Broad Street, Room 425
Columbus, Ohio 43215-9000

Ogstutz Daimler, LLC
(*or current occupant*)
1533 Lake Shore Drive, Suite 50
Columbus, Ohio 43204-3897

990 Dublin Road
CV17-81094 January 22, 2018
Exhibit A, Public Notice
Page 1 of 2

TAP Holdings, LLC
1071 West Goodale LLC (*or current
occupant*)
2779 Peachblow Road
Lewis Center, Ohio 43035-9107

Jack R Graf Jr. (*or current occupant*)
c/of Graf and Sons
5701 Dublin Road
Delaware, Ohio 43015-8599

1401 West Goodale LLC
(*or current occupant*)
PO Box 1538
Columbus, Ohio 43216-1538

Ainsly Ltd (*or current occupant*)
386 N Columbia Avenue
Columbus, Ohio 43209-1004

TVSS Grandview Goodale, LLC (*or
current occupant*)
815 Grandview Ave., Suite 300
Columbus, Ohio 43215-1254

William E Benua, TR (*or current
occupant*)
c/o Benua Heirs Partnership
329 E Broad Street
Columbus, Ohio 43215-3201

Columbus & Southern Ohio Electric
Co (*or current occupant*)
Tax Dept 27th Floor
PO Box 16428
Columbus, Ohio 43216-6428

Regent Properties 1133, LLC
(*or current occupant*)
1133 Goodale Street
Columbus, Ohio 43212-3727

Sprawl Library, LLC (*or current
occupant*)
1977 Village Court
Columbus, Ohio 43212-3239

David C Compton (*or current
occupant*)
1129 Northwest Blvd.
Columbus, Ohio 43212-3655

ALSO NOTIFY

810 Grandview LLC
c/o Eric Wagenbrenner
842 N Fourth Street, Suite 200
Columbus, OH 43215

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

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 Number: CV 18-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd 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 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. 810 Grandview, LLC 842 North 4th Street, Suite 200 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Eric Wagenbrenner 614-545-9247	2. _____
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 22nd day of January, in the year 2018

Stacey L. Janza

SIGNATURE OF NOTARY PUBLIC

11-5-2018

My Commission Expires

Notary Seal Here

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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, PART OF ~~010100751~~ 010-297966

Zoning Number: 990

Street Name: DUBLIN RD

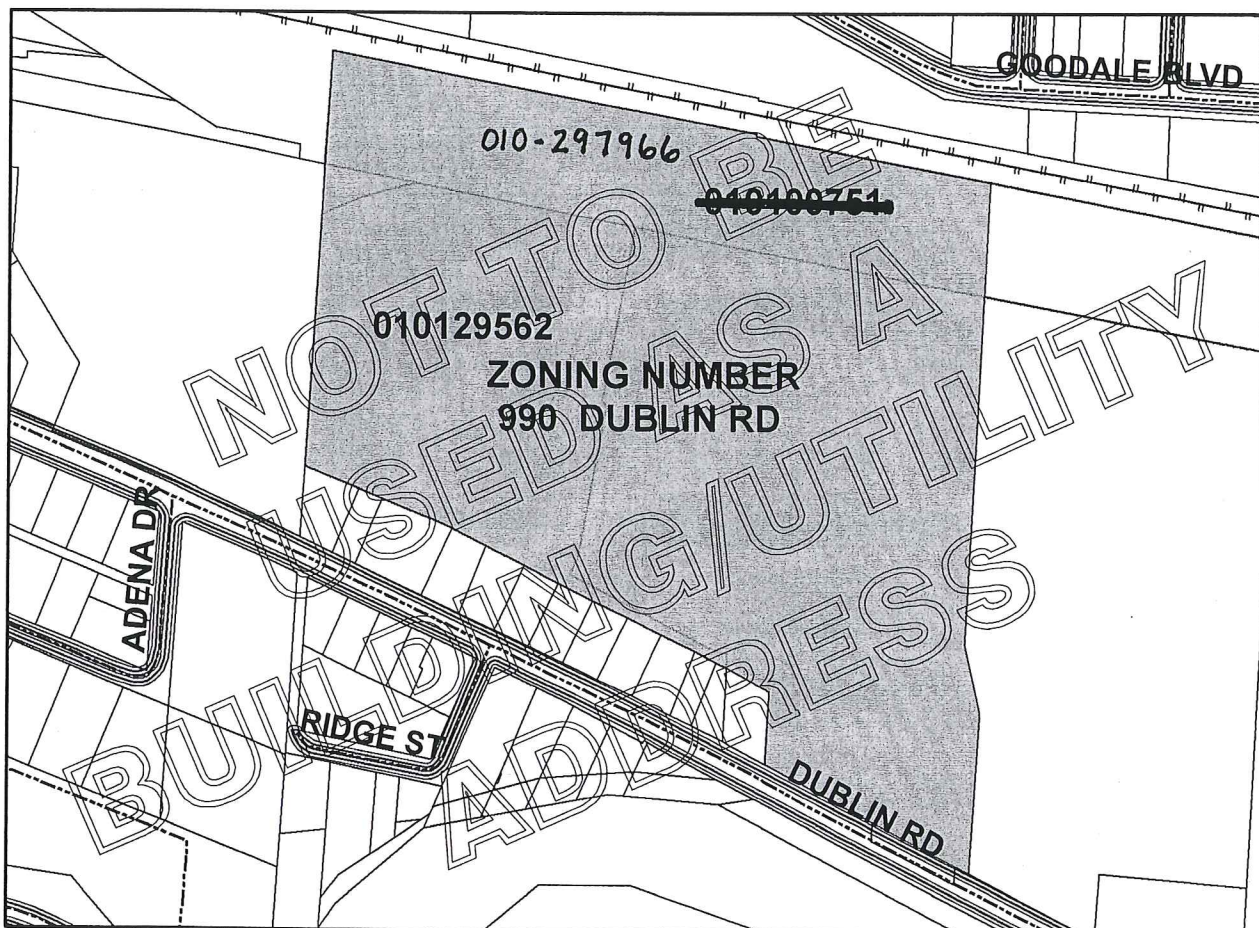
Lot Number: N/A

Subdivision: N/A

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

Issued By: *Adyana Umariam*

Date: 11/6/2017



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

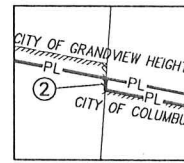
SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 49079

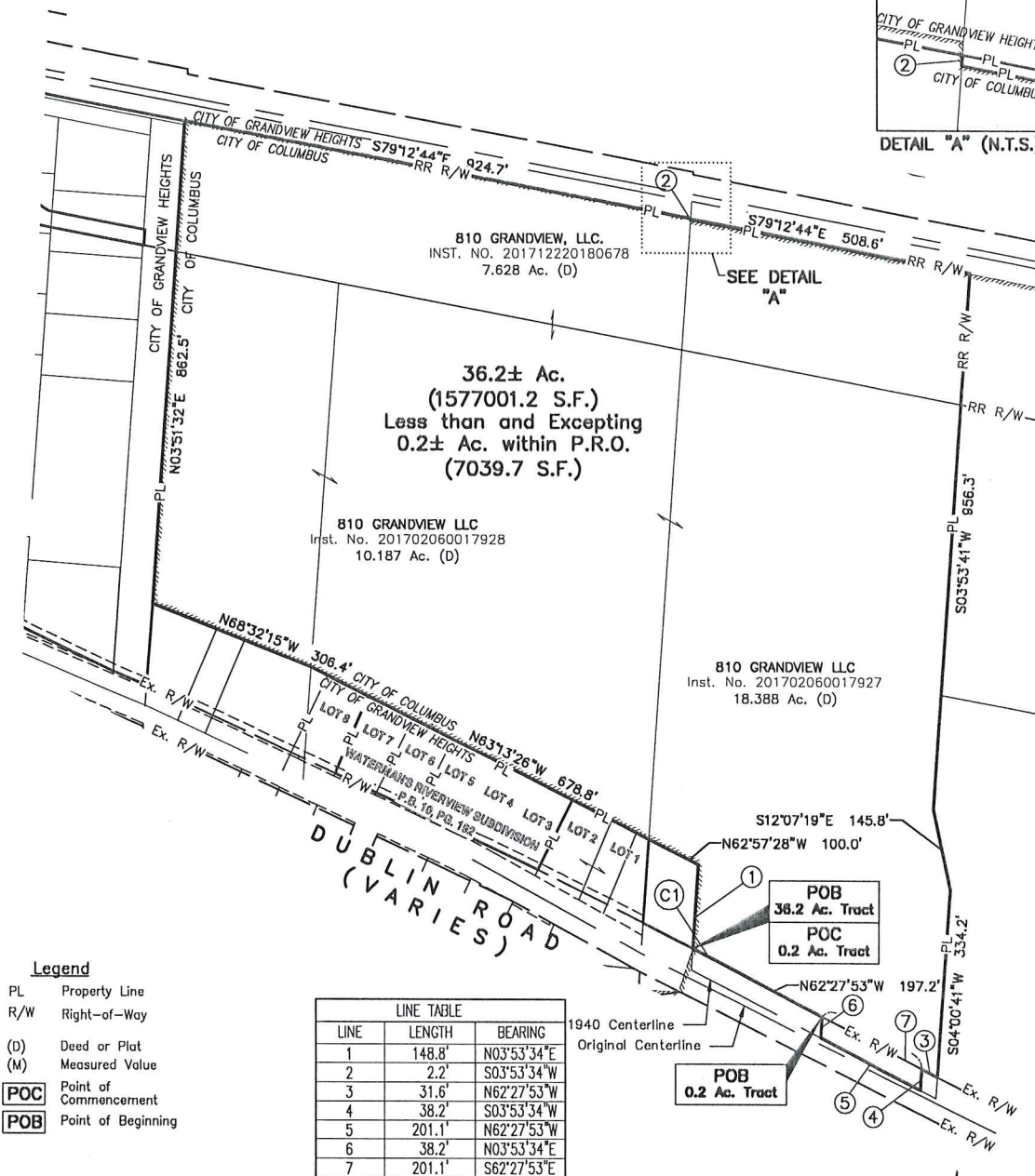
CU18-004

(PH) 614-299-2999
(FX) 614-299-2992

Situated in the State of Ohio, County of Franklin, and the City of Columbus, Being in Section 12, Township 1, Range 23, Congress Lands, being all of a 7.628 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, also being all of the 18.388 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017927, also being all of the 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928.



DETAIL "A" (N.T.S.)



LINE TABLE		
LINE	LENGTH	BEARING
1	148.8'	N03°53'34"E
2	2.2'	S03°53'34"W
3	31.6'	N62°27'53"W
4	38.2'	S03°53'34"W
5	201.1'	N62°27'53"W
6	38.2'	N03°53'34"E
7	201.1'	S62°27'53"E

CURVE TABLE						
CURVE	RADIUS	DELTA	CURVE LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	11494.2'	00°19'07"	63.9'	31.9'	N62°37'26"W	63.9'

Scale: 1"=200'

E. P. FERRIS
AND
ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

CONTACT:

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

DRWN BY DAS CHK BY MLS DATE 01-16-18

1005.009

CU18-004

ZONING DESCRIPTION
36.0 +/- ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, being in Section 12, Township 1, Range 23, Congress Lands, being all of a 7.628 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201712220180678, also being all of the 18.388 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017927, and all of the 10.187 acre tract conveyed to 810 Grandview, LLC in Instrument Number 201702060017928, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at a point located at the southwesterly corner of said 18.338 acre tract, being on the corporation line of the City of Columbus and the City of Grandview Heights;

Thence northerly along a westerly line of said 18.388 acre tract and along said corporation line, N03°53'34"E, 148.8 feet;

Thence westerly along a southerly line of said 18.388 acre tract and along said corporation line, N62°57'28"W, 100.0 feet;

Thence along the southerly line of said 10.187 acre tract and along said corporation line, N63°13'26"W, 678.8 feet;

Thence continuing along the southerly line of said 10.187 acre tract, and along said corporation line, N68°32'15"W, 306.4 feet;

Thence along the westerly line of 10.187 Acre tract, the west line of said 7.628 acre tract and along said corporation line, N03°51'32"E, 862.5 feet;

Thence leaving said corporation line along the northerly line of said 7.628 acre tract, S79°12'44"E, 924.7 feet to a point on said corporation line;

Thence along said corporation line and an east line of said 7.628 acre tract, S03°53'34"W, 2.2 feet;

Thence continuing along said corporation line, and the northerly line of said 7.628 acre tract, S79°12'44"E, 508.6 feet;

Thence leaving said corporation line and along the easterly line of said 18.388 acre tract, S03°53'41"W, 956.3 feet;

Thence continuing along the easterly line of said 18.388 acre tract, S12°07'19"E, 145.8 feet;

Thence continuing along the easterly line of said 18.388 acre tract, S04°00'41"W, 334.2 feet, also being on the northerly right of way line of Dublin Road;

Thence along the southerly line of said 18.388 acre tract, and said northerly right of way, N62°27'53"W, 31.6;

Thence along the easterly line of said 18.388 acre tract, and across said right of way, S03°53'34"W, 38.2 feet to a point on the centerline of Dublin Road as established in 1940;

36.0+/- Ac. Tract

Page 1 of 2

CV18-004

Thence continuing along said 1940 centerline and along the southerly line of said 18.388 acre tract, N62°27'53"W, 201.1 feet;

Thence leaving said centerline and along the westerly line of said 18.388 acre tract, N03°53'34"E, 38.2 feet to a point on said northerly right of way line;

Thence continuing along the southerly line of said 18.388 acre tract, and said northerly right of way, N62°27'53"W, 197.2 feet;

Thence continuing along the southerly line of said 18.388 acre tract, and said northerly right of way, along a curve to the left with a radius of 11494.2 feet, a central angle of 00°19'07", an arc length of 63.9 feet, and a chord which bears N62°37'26"W, a distance of 63.9 feet to the **POINT OF BEGINNING, containing 36.2 acres, more or less.**

Less than and excepting the following tract of land:

Commencing at a point located at the southwesterly corner of said 18.388 acre tract, being on the corporation line between the City of Columbus and the City of Grandview Heights;

Thence leaving said corporation line along the southerly line of said 18.388 acre tract, and along said northerly right of way, along a curve to the right with a radius of 11494.2 feet, a central angle of 00°19'07", an arc length of 63.9 feet, and a chord which bears S62°37'26"E, a distance of 63.9 feet;

Thence continuing along the southerly line of said 18.388 acre tract, and said northerly right of way, S62°27'53"E, 197.2 feet to the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence across said 18.388 acre tract and along said northerly right of way, S62°27'53"E, 201.1 feet;

Thence across said right of way, and along an east line of said 18.388 acre tract, S03°53'34"W, 38.2 feet;

Thence along said 1940 centerline of Dublin Road, N62°27'53"W, 201.1 feet to the westerly line of said 18.388 acre tract;

Thence leaving said centerline and along the westerly line of said 18.388 acre tract, N03°53'34"E, 38.2 feet to the **TRUE POINT OF BEGINNING, CONTAINING 0.2 ACRES, MORE OR LESS**, of which 0.2 acres lie within the present road occupied (P.R.O.)

This description is based on records and a field surveys by E.P. Ferris and Associates in 2010 – 2016 and is intended for zoning purposes only and is not to be used for transfer of property.

[illegible]

Mr. & Mrs. J. H. Smith
 AND
 ASSOCIATES
 INC.
 Consulting Civil Engineers and Surveyors

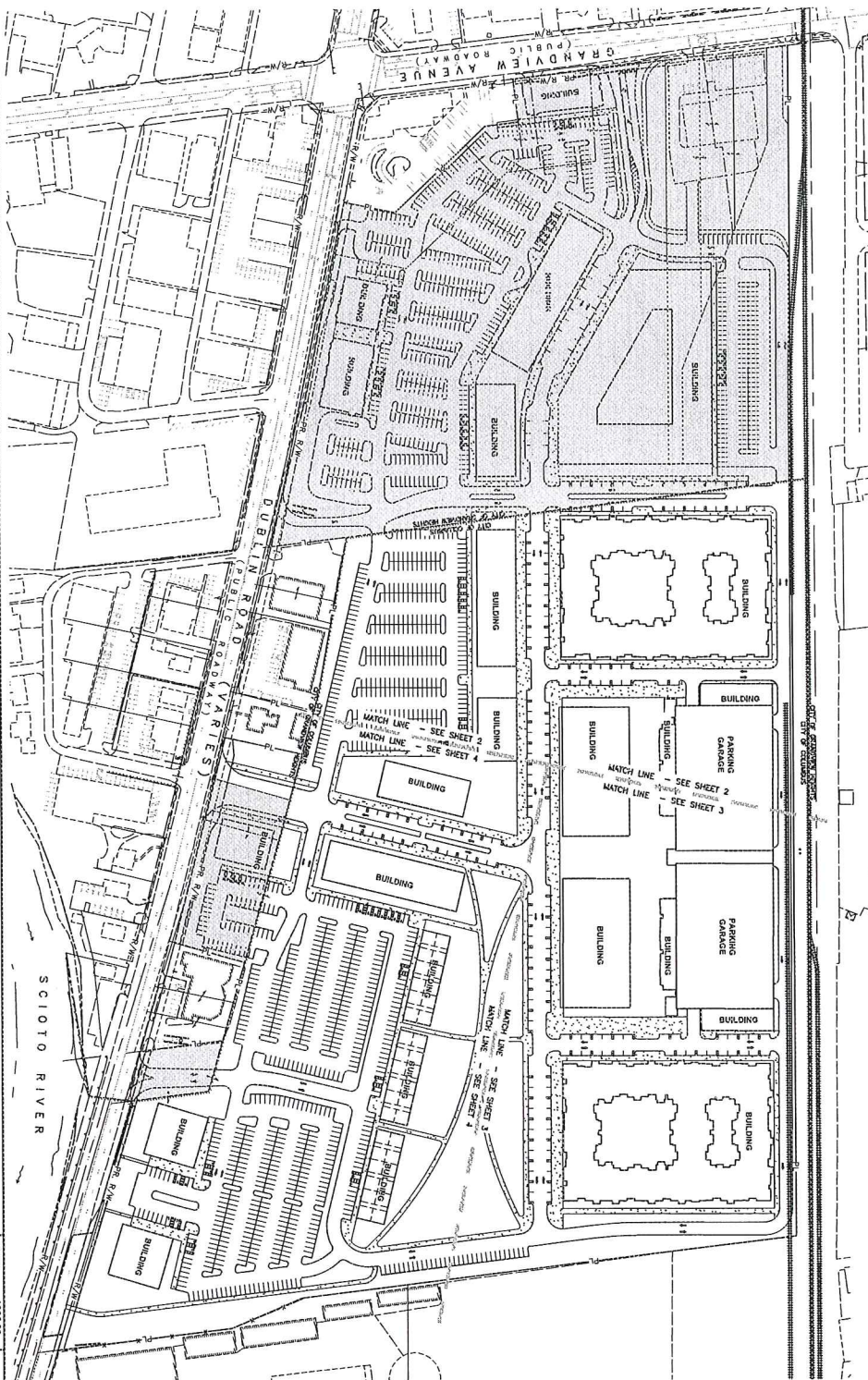
CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
{614} 299-2999
{614} 299-2992 (Fox)
www.EPFERRIS.com

CITY OF COLUMBUS, OHIO
GRANDVIEW CROSSING
310 GRANDVIEW LLC

DESIGNED BY:	CLP
DRAWN BY:	CLP
CHECKED BY:	MEF
APPROVED BY:	
DATE:	01/23/18

990 DUBLIN ROAD
ZONING SITE PLAN
CV13-

1" = 100'	
SHEET NO.	OF
1	4



ALL BUILDING FOOTPRINTS ARE ILLUSTRATIVE.
OTHER THAN ACCESS POINTS FROM PUBLIC STREETS, SITE LAYOUT IS ILLUSTRATIVE.
ALL USE SQUARE FOOTAGE IS APPROXIMATE AND SUBJECT TO CHANGE.
USE(S) AND PARKING COMPLIANCE SHALL BE BASED ON SHARED PARKING REDUCTION (32%) AND BASED ON OVERALL SITE PARKING. NOT PARKING ON INDIVIDUAL PARCELS. LOT SPLITS ARE EXPECTED OVER TIME.

SITE INFORMATION			
ADDRESS: 990 Dublin Road, Columbus, Ohio 43215			
PBD: 010-297986, 010-129652			
SITE AREA: COLUMBUS, 35.003 AC			
GRANDVIEW: 15,995 AC			
TOTAL: 51,998 AC			
CURRENT ZONING: M (07/75/1985) (Columbus)			
HEIGHT DISTRICT: H-35			
PROPOSED VARIANCE: C719-			
PARKING REQUIRED: PER ORDINANCE			
USE AREAS	CODE	PARKING PER USE	SHARED PARKING REDUCTION (25%)
OFFICE	1 SPACE PER 450 S.F.	1 SPACE PER 800 S.F.	1 SPACE PER 300 S.F.
RETAIL/COMMERCIAL	1 SPACE PER 250 S.F.	1 SPACE PER 324 S.F.	1 SPACE PER 300 S.F.
RESTAURANT	1 SPACE PER 75 S.F.	1 SPACE PER 100 S.F.	1 SPACE PER 100 S.F.
RESTAURANT/PAID DWELLING UNITS	80% (1 SPACE PER 51 S.F.)	80% (1 SPACE PER 51 S.F.)	80% (1 SPACE PER 51 S.F.)
DWELLING UNITS	1/3 SPACES PER DU	1/2 SPACES PER DU	1/2 SPACES PER DU
USES	OFFICE:	300,000+ S.F.	
	RETAIL:	70,000+ S.F.	
	RESTAURANT:	20,000+ S.F.	
	RESIDENTIAL:	90%+ DWELLING UNITS	
BICYCLE PARKING: TO BE DETERMINED PER SECTION 3312.49			
1.0000 ZONE: "X" PARCEL NO.: 394960006 K (06/17/2008)			



LOCATION MAP
Not To Scale

CU 18-00-4

[illegible]

DR. E. E. BROWN JR. AND ASSOCIATES INC.
Consulting Civil Engineers and Surveyors

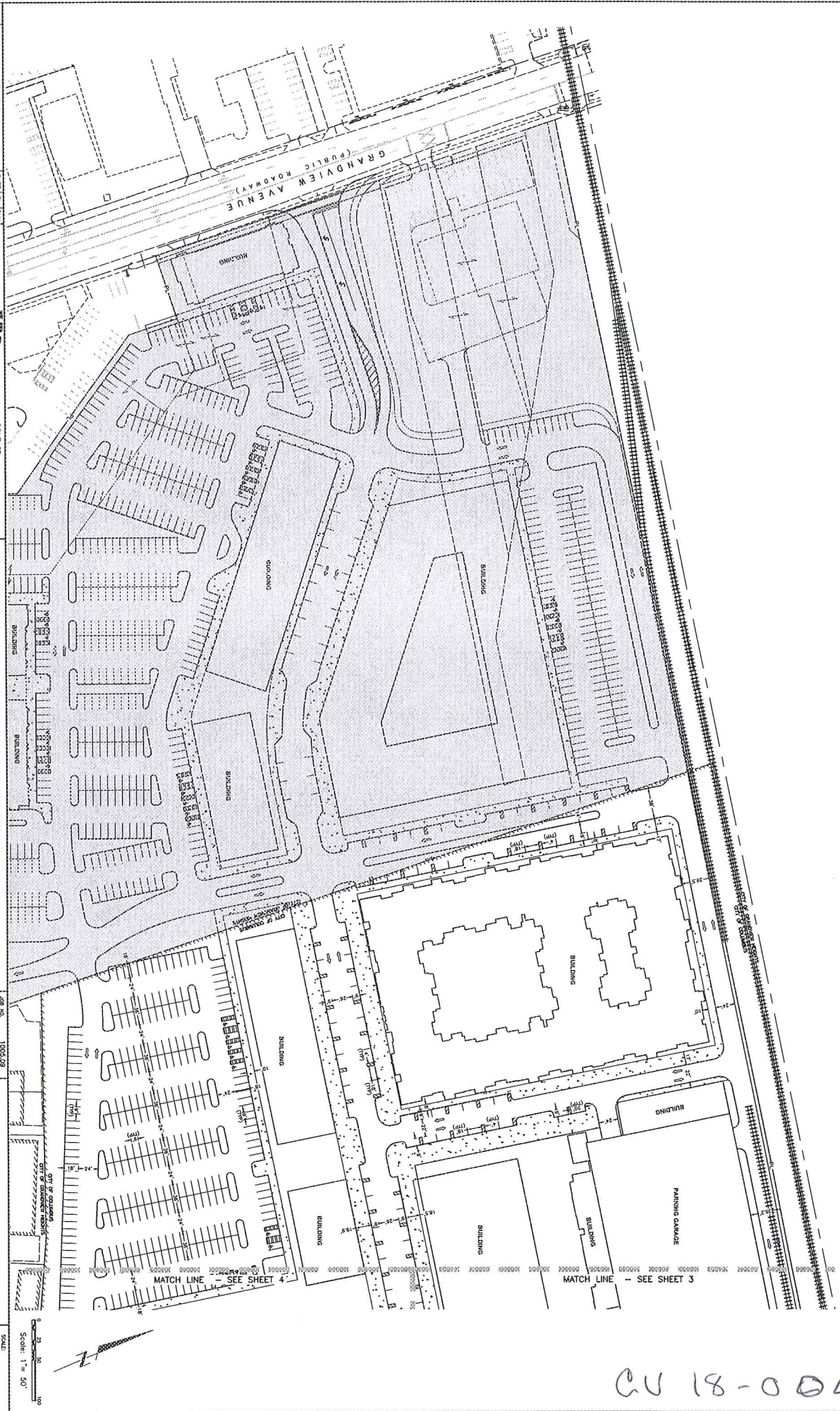
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COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
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CITY OF COLUMBUS, OHIO
GRANDVIEW CROSSING
810 GRANDVIEW LLC

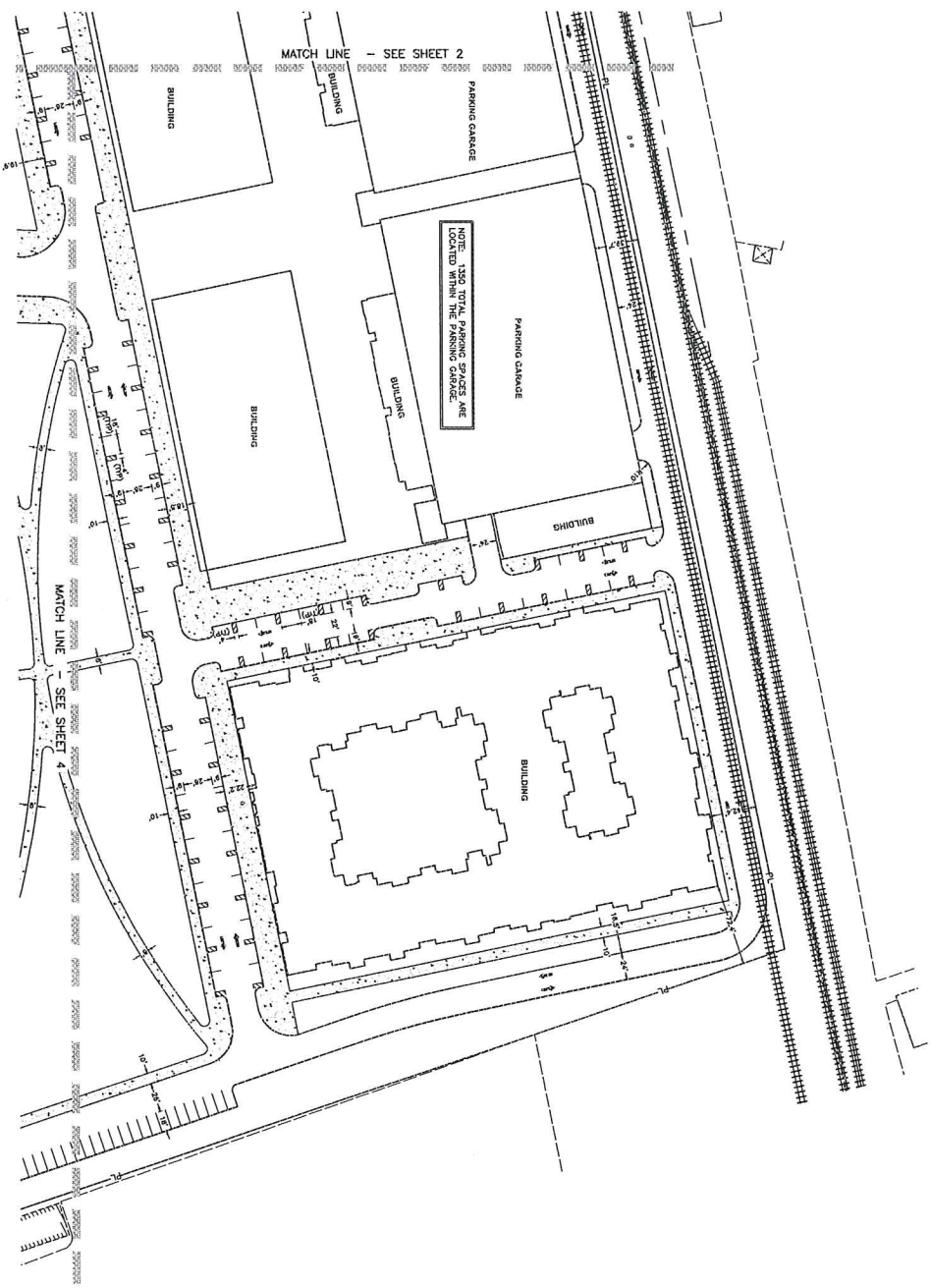
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APPROVED BY:	---
DATE:	01/23/18

990 DUBLIN ROAD
ZONING SITE PLAN
CV18-

1" = 50'	
SHEET NO.	CS
2	4



CU 18-002



MATCH LINE - SEE SHEET 2

NOTE: 1560 TOTAL PARKING SPACES ARE LOCATED WITHIN THE PARKING GARAGE.

MATCH LINE - SEE SHEET 4

REVISIONS	DATE	BY	CHK

E.P. FERRIS
AND
ASSOCIATES
INC.
CONSULTING CIVIL ENGINEERS AND SURVEYORS
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2892 (FAX)
WWW.EPFERRIS.COM

CITY OF COLUMBUS, OHIO
GRANDVIEW CROSSING
810 GRANDVIEW LLC

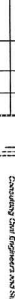
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6000	1005.00
7000	1005.00
8000	1005.00
9000	1005.00
10000	1005.00

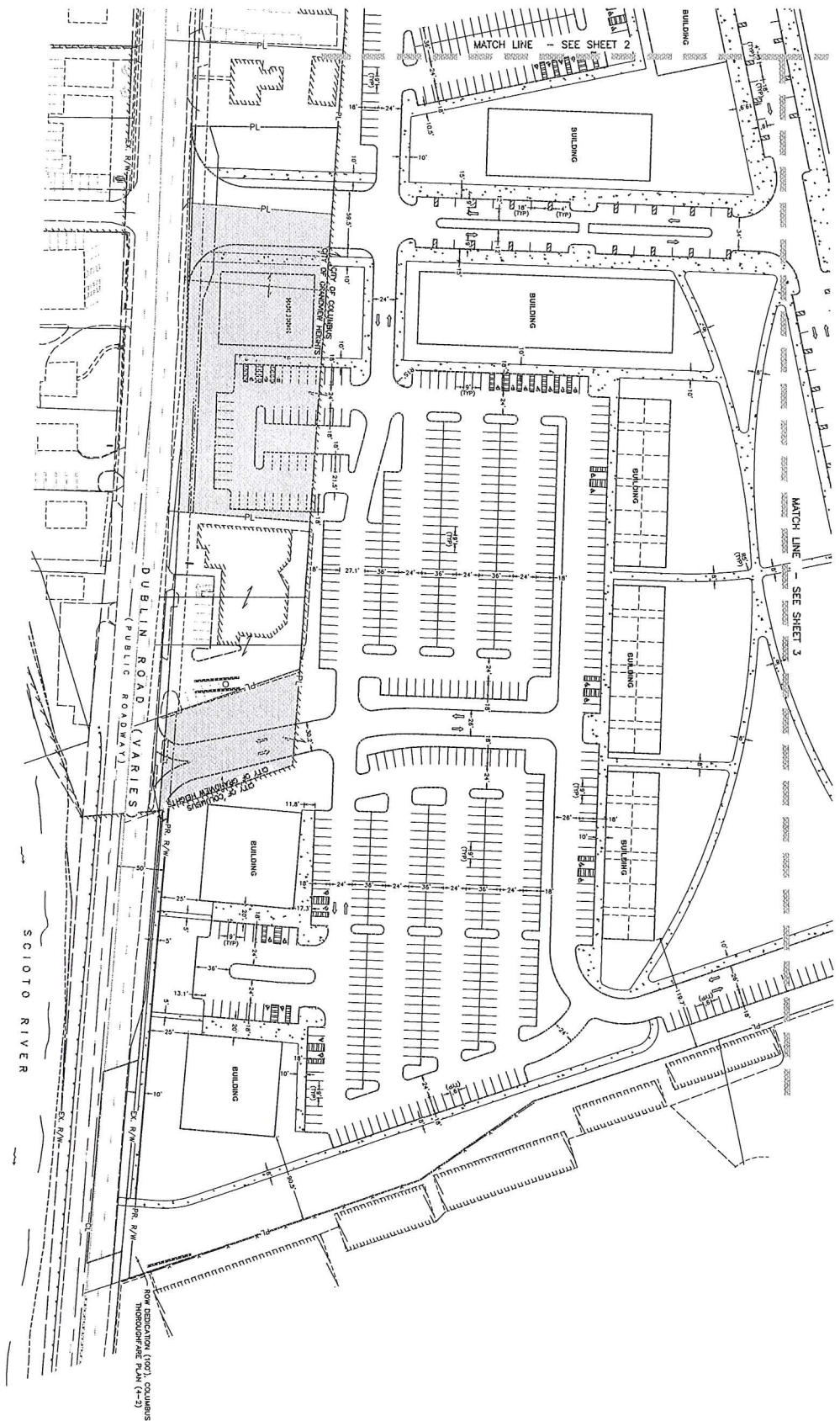
990 DUBLIN ROAD
ZONING SITE PLAN
CV18-

SHEET NO.	3
OF	4

Scale: 1" = 50'

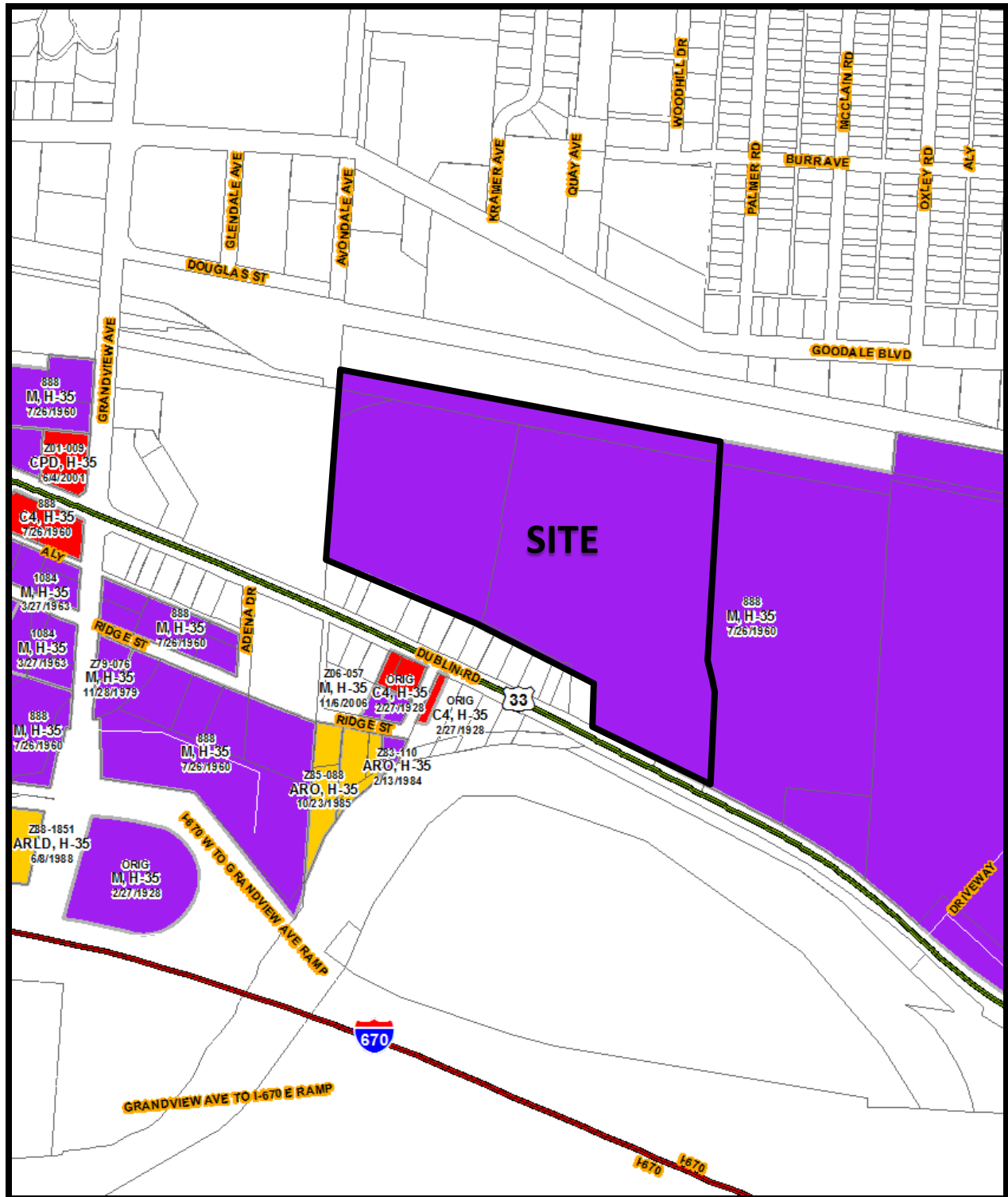
CU 18-004

REVISIONS		DATE	BY	CHECK
<div style="display: flex; justify-content: space-between;"> <div>  <p>EPPERRIS ASSOCIATES INC. 880 KING AVENUE COLUMBUS, OHIO 43212 (614) 228-2889 (614) 228-2889 (fax) WWW.EPPERRIS.COM</p> </div> <div> <p>CONTACT: 880 KING AVENUE COLUMBUS, OHIO 43212 (614) 228-2889 (614) 228-2889 (fax) WWW.EPPERRIS.COM</p> </div> </div>				
<div style="display: flex; justify-content: space-between;"> <div> <p>CITY OF COLUMBUS, OHIO</p> <p>GRANDVIEW CROSSING</p> <p>810 GRANDVIEW LLC</p> </div> <div> <p>990 DUEBLIN ROAD</p> <p>ZONING SITE PLAN</p> <p>CV18-</p> </div> </div>				
JOB NO.		1005-09		
DESIGNED BY				
DRAWN BY		CLP		
CHECKED BY		MEP		
APPROVED BY				
DATE		01/23/18		
SHEET NO.		OF		
4		4		



Scale: 1" = 50'

CU 18-004



CV18-004
 990 Dublin Road
 Approximately 36.0 acres



CV18-004
990 Dublin Road
Approximately 36.0 acres