

THE CITY OF
COLUMBUS

MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

OFFICE USE ONLY

Application #: 215-003
Date Received: 2/3/15
Application Accepted By: S. Pine Fee: \$3200
Comments: Assigned to Shannon Pine, 645-2208 spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 868 WEST LANE AVE, COLUMBUS OHIO Zip 43221

Is this application being annexed into the City of Columbus Yes No (circle one)

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 010245536, 010245534, 010245535

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

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: N/A

Proposed Use or reason for rezoning request: CHANGES TO APPROVED CPD TEXT, NOT TO
FILL IN CURB CUTS. (continue on separate page if necessary)

Proposed Height District: 35 Acreage 0.83 ACRES

[Columbus City Code Section 3309.14]

APPLICANT:

Name BRUCE TAYLOR

Address 868 W. LANE AVE City/State COLUMBUS, OHIO Zip 43221

Phone # 614.717.3969 Fax # 614.488.8866 Email BRUCETAYLOR9240@YAHOO.COM

PROPERTY OWNER(S):

Name CHURCH ON THE LANE ANTIQUE + GIFT SHOP, INC C.O. C. BERNARD BUSH

Address 2170 W. LANE AVE City/State COLUMBUS / OHIO Zip 43221

Phone # 740.927.2299 Fax # 740.927.7799 Email CBBERUSH@GMAIL.COM

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name CHRIS VALLETTE W/ DSA ARCHITECTS

Address 1277 NORTHWOODS WOODS BLVD City/State WORTHINGTON / OHIO Zip 43085

Phone # 614.840.0986 Fax # 614.840.0989 Email: DSADFI@SECGLOBAL.NET

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE C. Bernard Bush, Attorney for Church on the Lane Antique + Gift Shop Inc

ATTORNEY / AGENT SIGNATURE Chris Vallette

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 all checks payable to the Columbus City Treasurer

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 2.15-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CHRIS VALLETTE
of (1) MAILING ADDRESS 1277 WORTHINGTON WOODS BLVD WORTHINGTON OHIO 43085
deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 862 WEST LANE AVE, COLUMBUS OHIO 43221
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 2/3/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

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

(4) CHURCH ON LANE ANTIQUE + GIFT SHOP INC
2170 W. LANE AVE. COLUMBUS OHIO 43221

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

BRUCE TAYLOR
808 W. LANE AVE COLUMBUS, OHIO 43221

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)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) [Signature]
12/18/2014

This Affidavit expires six months after date of notarization.

Notary Seal Here



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Please make all checks payable to the Columbus City Treasurer

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.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 # 21.5-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CHRIS VALLETTE
of (COMPLETE ADDRESS) 1277 WORTHINGTON WOODS BLVD WORTHINGTON OHIO 43085
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

<p>1. <u>CHURCH ON LAKE AVENUE + GIFT SHOP INC</u> <u>210 WEST LAKE AVE</u> <u>COLUMBUS, OHIO 43221</u> <u>G. BERNARD BRUSH 746.927.2219</u></p>	
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 3rd day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

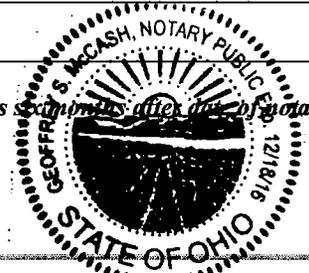
[Handwritten Signature]

My Commission Expires:

12/18/2014

This Project Disclosure Statement expires six months after date of notarization.

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 all checks payable to the Columbus City Treasurer

215-003

label size 1" x 2 5/8" compatible with Avery® 5160/8160
: e de format 25 mm x 67 mm compatible avec Avery® 5160/8160

The Ohio State University
Physical Planning & Re
2003 Millikin Rd. 200 MCCR
Columbus, Ohio 43210

The Ohio State University
Physical Planning & Re
2003 Millikin Rd. 200 MCCR
Columbus, Ohio 43210

Legg Limited
2328 Wood Ave.
Columbus, Ohio 43221

Legg Limited
2328 Wood Ave.
Columbus, Ohio 43221

L & D Contractors Inc.
2328 Wood Ave.
Columbus, Ohio 43221

L & D Contractors Inc.
2328 Wood Ave.
Columbus, Ohio 43221

Church On Lane Antique
& Gift Shop Inc.
2170 West Lane Ave.
Columbus, Ohio 43221

Church On Lane Antique
& Gift Shop Inc.
2170 West Lane Ave.
Columbus, Ohio 43221

Virginia C Stoltz
2170 West Lane Ave.
Columbus, Ohio 43221

Virginia C Stoltz
2170 West Lane Ave.
Columbus, Ohio 43221

The Ohio State University
Physical Planning & Re
2003 Millikin Rd. 200 MCCR
Columbus, Ohio 43210

The Ohio State University
Physical Planning & Re
2003 Millikin Rd. 200 MCCR
Columbus, Ohio 43210



City of Columbus Zoning Plat



215-003

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: 010245536

Zoning Number: 868

Street Name: W LANE AVE

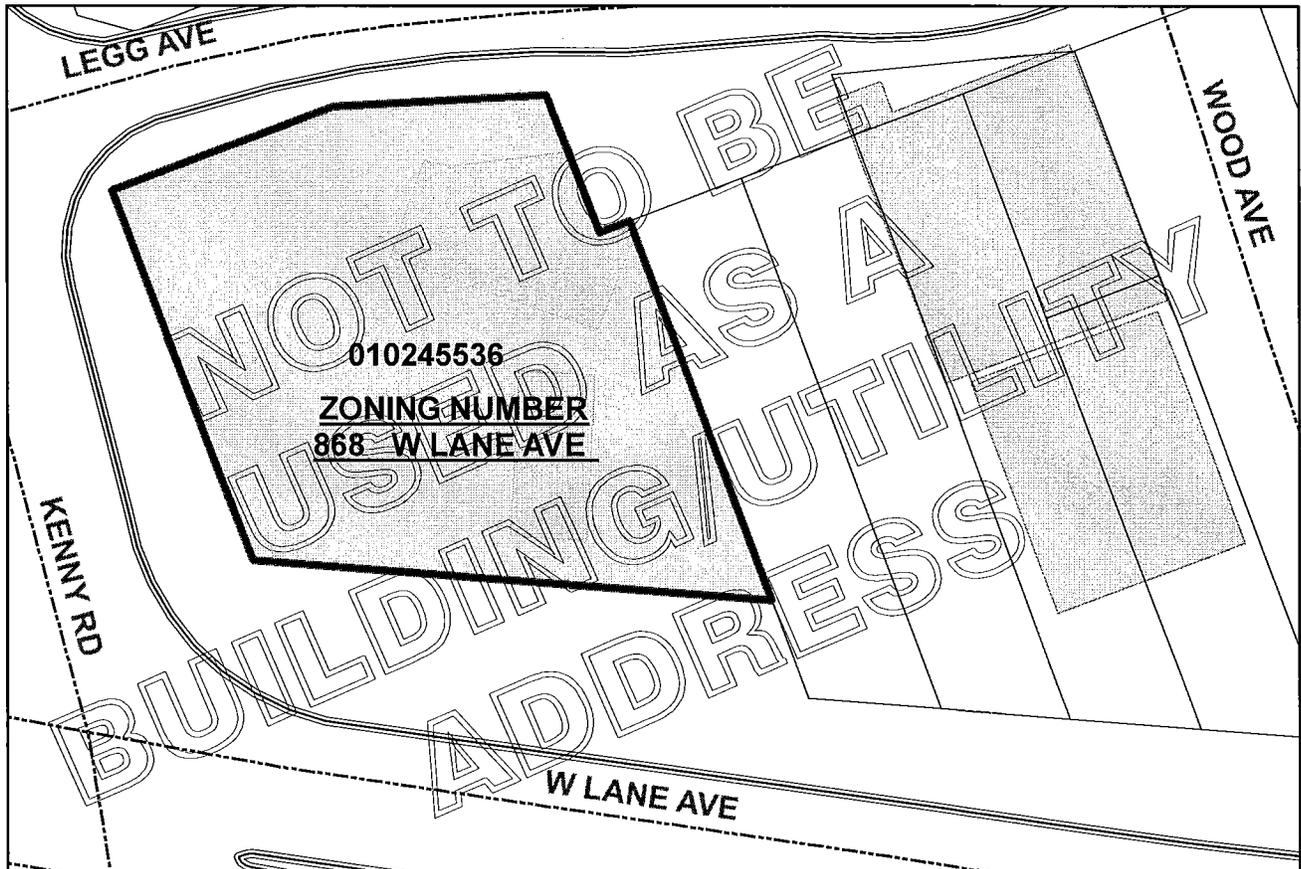
Lot Number : N/A

Subdivision: N/A

Requested By: DONALD SCHOFIELD

Issued By: *Lyana Whisman*

Date: 1/9/2015



SCALE: 1 inch = 60 feet

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

GIS FILE NUMBER: 25700

BOUNDARY DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Quarter Township 3, Township 1 North, Range 18 West, United States Military Lands, also being all of Lot Numbers 3, 4, 7 and 8, and a portion of Lot Numbers 5 and 6 of the Second Wood-Brown Co. Addition, as the same are numbered and delineated upon the recorded plat there in Plat Book 5, Page 247, and a portion of original West Lane Avenue as vacated in Road Record Number 18, Page 344, Franklin County Engineer's Office, Columbus, Ohio, and also being the lands conveyed to Church On The Lane Antique And Gift Shop, Inc. in Deed Volume 1616, Page 46 and Deed Volume 2457, Page 310 and all of the lands conveyed as Tract 17 to Equilon Enterprises LLC in Instrument Number 200101250016276, all references herein cited being to the records of the Franklin County Recorder's Office, Columbus, Ohio, and being more particularly bounded and described as follows:

Beginning at a 5/8 inch solid iron pin found at the southwesterly corner of Lot Number 2 of said Second Wood-Brown Co. Addition and the southeasterly corner of said Lot Number 3, and at the southwesterly corner of lands conveyed as Parcel 1 to Loren S. Legg and Helen L. Detrick in Instrument Number 199802040025986, and said iron pin also being on the easterly line of said Equilon Enterprises LLC lands and the original northerly line of said vacated portion of West Lane Avenue, and said iron pin found being the true point of beginning of the parcel herein described:

Thence S. 22 degrees 21' 30" E. leaving said original northerly line of the vacated portion of West Lane Avenue and along said easterly line of the Equilon Enterprises LLC lands, and crossing said vacated portion of West Lane Avenue, a distance of 33.03 feet to a point in asphalt on the original centerline and southerly line of said vacated portion of West Lane Avenue, said original centerline now being the existing northerly line of West Lane Avenue (variable right-of-way width), and at the southeasterly corner of said Equilon Enterprises LLC lands:

Thence N. 87 degrees 38' 30" W. along said original centerline and southerly line of said vacated portion of West Lane Avenue and said existing northerly line of West Lane Avenue, and along the southerly line of said Equilon Enterprises LLC lands, a distance of 82.58 feet to a point at the southwesterly corner of said Equilon Enterprises LLC lands:

Thence N. 22 degrees 21' 30" W. leaving said original centerline and southerly line of said vacated portion of West Lane Avenue, and along said existing northerly line of West Lane Avenue and the westerly line of said Equilon Enterprises LLC lands, and crossing said vacated portion of West Lane Avenue, a distance of 33.03 feet to a point in asphalt on said original northerly line of the vacated portion of West Lane Avenue, and at the southwesterly corner of said Lot Number 4 and the southeasterly corner of said Lot Number 5;

Thence N. 87 degrees 38' 30" W. along said existing northerly line of West Lane Avenue and the southerly line of said Lot Numbers 5, 6, 7 and 8, and along the southerly line of said Church On The Lane Antique And Gift Shop, Inc. lands, a distance of 165.16 feet to a point at the intersection of said existing northerly line of West Lane Avenue and the easterly line of Kenny Road (variable right-of-way width), and at the southwesterly corner of said Lot Number 8 and said Church On the Lane Antique And Gift Shop, Inc. lands, and said point is referenced by a 3/4 inch hollow iron pin found bent at a bearing of N. 22 degrees 55' 33" W. and a distance of 0.67 feet;

Thence N. 22 degrees 13' 05" W. along said easterly line of Kenny Road, and along the westerly line of said Lot Number 8 and said Church On The Lane Antique And Gift Shop, Inc. lands, a distance of 125.00 feet to a point at the intersection of said easterly line of Kenny Road and the southerly line of Legg Avenue (variable right-of-way width) as indicated in Road Record Number 18, Page 60, Franklin County Engineer's Office, Columbus, Ohio, and at the northwesterly corner of said Lot Number 8 and said Church On The Lane Antique And Gift Shop, Inc. lands;

Thence N. 67 degrees 31' 27" E. along said southerly line of Legg Avenue and the northerly line of said Lot Numbers 8 and 7, and along a northerly line of said Church On The Lane Antique And Gift Shop, Inc. lands, a distance of 75.00 feet to a 3/4 inch hollow iron pin found at the northeasterly corner of said Lot Number 7 and the northwesterly corner of said Lot Number 6, and at a northerly corner of said Church On The Lane Antique And Gift Shop, Inc., lands;

Thence N. 84 degrees 49' 58" E. continuing along said southerly line of Legg Avenue and northerly line of said Church On The Lane Antique And Gift Shop, Inc. and crossing said Lot Number 6 and a portion of Lot Number 5, a distance of 68.26 feet to a 3/4 inch solid iron pin found at a northeasterly corner of said Lot Number 5 and said Church On The Lane Antique And Gift Shop, Inc. lands;

Thence S. 21 degrees 47' 05" E. continuing along said southerly line of Legg Avenue, and along an easterly line of said Lot Number 5 and said Church On the Lane Antique And Gift Shop, Inc., a distance of 47.05 feet to a point at northeasterly corner of said Lot Number 5 and said Church On The Lane Antique And Gift Shop, Inc. lands;

Thence N. 67 degrees 31' 27" E. continuing along said southerly line of Legg Avenue, and along a northerly line of said Lot Number 5 and the Church On The Lane Antique And Gift Shop, Inc. lands, and along the northerly lines of said Lot Numbers 4 and 3 and the Equilon Enterprises LLC lands, passing a 3/4 inch hollow iron pipe found at 10.10 feet at the northeasterly corner of said Lot Number 5 and the northwesterly corner of said Lot Number 4, a total distance of 85.00 feet to a 3/4 inch solid pin found at the northeasterly corner of said Lot Number 3 and the northwesterly corner of said Lot Number 2 and at the northeasterly corner of said Equilon Enterprises LLC lands and the northwesterly corner of said Loren S. Legg and Helen L. Detrick Lands;

Thence S. 22 degrees 21' 30" E. leaving said southerly line of Legg Avenue and along the easterly line of said Lot Number 3 and the westerly line of said Lot Number 2, and along the easterly line of said Equilon Enterprises LLC lands and the westerly line of said Loren S. Legg and Helen L. Detrick lands, a distance of 161.70 feet to the true point of beginning of the parcel herein described, containing 0.825 acres, more or less, and subject to all previous easements, restrictions and rights-of-way of record.

The basis of bearings for this description is the centerline of original West Lane Avenue, being N. 87 degrees 38' 30" W. as described in the vacation of part of original West Lane Avenue, of record in Road Record Number 18, Page 344, Franklin County Engineer's Office, Columbus, Ohio

This description was prepared from record information and an actual field survey of the premises conducted in April of 2001.

1. INTRODUCTION

The subject property is approximately eight-tenths (0.825+/-) acre located at the northeast corner of West Lane Avenue and Kenny Road, being Franklin County Auditor's Parcel Nos. 010-245536, 010-245534, and 010-245535. Since 1969, Shell Oil as tenant has operated a gasoline service station on this site with Church on the Lane Antique and Gift Shop, Inc. as owner and landlord of a 0.520 acre parcel (#010-245536) and with Equilon Enterprises, LLC as owner and landlord of a 0.145 acre parcel (#010-245534) and a 0.160 acre parcel (#010-245535). Recently, Shell has removed its pumps and underground tanks and notified the owners that it does not intend to renew its lease when it expires this year. The subject property formerly zoned manufacturing in the township, was annexed into the City of Columbus by Equilon Enterprises LLC (a wholly-owned subsidiary of Shell Oil Company) in July 1998 without a zoning designation, resulting in the current rural district classification. The property surrounding the subject premises is zoned manufacturing directly to the east and on the south side of Legg Ave. (warehouse buildings used for dance lessons) as well as continuing on the east side of Legg Ave. to the railroad tracts (automotive repair shops). Directly to the north and across Legg Ave. from the subject property is the LUCRPD designation along with another rural district parcel (used as a storage yard for building materials). Owners wish to continue the present commercial zoning for this corner to allow for office, retail and highway-oriented businesses, including automobile service stations carryouts, and fast-food business, with development standards that will improve traffic flow at this intersection, promote attractive landscaping and be compatible with surrounding properties by closing one vehicular access to the subject property from Lane Avenue near the intersection with Kenny Road, closing vehicular access from Kenny Road and allowing only one vehicular access (right-in/right-out only) from Lane Avenue, and retaining two vehicular access points from Legg Avenue.

2. PERMITTED USES

All C-4 permitted uses listed in Sections 3356.03 and 3356.05 of the Columbus City Code, excepting adult and child day care centers, schools as defined in C.C. 3303, dwelling units, veterinarians, pet day care or grooming, crematory, community food pantry, mission/temporary shelters, pawn brokers, astrology, fortune-telling and palm-reading, warehouse clubs and super centers, bowling centers, drive-in motion picture theaters, hotels and motels, hospitals, theaters, dance companies and dinner theaters, animal shelter, amusement arcade, halfway house, bars, cabarets and night clubs, billboards, and off-site signs, which shall be prohibited. Further, automobile service stations, carryouts, and fast-food business as permitted in the C-5 commercial district in section 3357 of the Columbus City Code, shall be allowed. All development shall be subject to the following development standards and requirements:

3. DEVELOPMENT STANDARDS:

A. Density Lot and/or setback commitments:

1. The parking, maneuvering and loading setback from Legg Ave. shall be 10 feet.
2. Building and Canopy setbacks: Other than the current existing building and canopy located on the site, which shall be allowed to remain on the property for any permitted use herein, canopies would be set back at least 15 feet from Lane Avenue and Kenny Road, and all buildings, including any additions or improvements thereto, would be set back at least 25 feet from Lane Avenue and Kenny Road. The building and canopy setbacks from Legg Avenue shall be 10 feet and the building and canopy set backs along the eastern property line abutting Loren S. Legg and Helen L. Detrick lands shall be in accordance with building standards upon zoning clearance.
3. Height. The height of any building permitted shall not exceed 35 feet.
4. Building size: The maximum total size of all buildings on the property shall not exceed 8,000 square feet.

5. Lot Coverage: Lot coverage, including all paved areas and buildings, shall not exceed 85% of the Property Area.

B. Access, Loading, Parking and/or Other Traffic Related Commitments:

1. Parking Requirements: The parking set back line shall be at least 10 feet from the street right-of-way line.
2. Access: Access to the Property shall be located and limited as shown on the site plan dated February 03, 2015 which allows the existing curb cuts to remain along Legg Avenue, Lane Avenue and Kenny Road.

C. Buffering Landscaping Open Space and/or Screening Commitments:

1. Variance to not have minimum 3 foot high hedge to screen parking that faces the corner of Lane ave. and Kenny Rd.
2. Miscellaneous Commitments:
 - c. Landscaping shall be maintained in a healthy state. Any dead material shall be removed and replaced with like materials at the next planting season, or within 6 months, whichever occurs sooner.
 - d. Frontage trees along Lane Avenue, and Kenny Road shall be planted at the rate of one tree per 30 foot of frontage and allowed to be grouped. The minimum size of any trees at installation shall be 2.5 inch caliper for deciduous and 1.5 inch caliper for ornamental.

D. BUILDING DESIGN AND/OR INTERIOR-EXTERIOR TREATMENT COMMITMENTS:

1. The existing building shall be permitted to continue to be used, maintained or improved by utilizing comparable and compatible materials.
2. Roof top mechanicals: Any roof top mechanicals equipment or other utility equipment shall be screened from view to prevent equipment from being visible from the property line of the parcel. Ground mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.

E. DUMPSTERS, LIGHTING OUTDOOR DISPLAY AREAS AND/OR ENVIRONMENTAL COMMITMENTS:

1. Outdoor Display areas:

- a. In front of any building, four feet in depth and twelve feet in width provided outdoor display on the sidewalk will only be permitted if a 5 foot wide section of sidewalk remains open along the entire length and a 4' x 4' area at each end of any pump island, if installed.
- b. The maximum height for any outside display area shall be three feet.
- c. The outdoor display area shall contain only those items normally and customarily sold by a convenience store and other seasonal items and products, including but not limited to, firewood, mulch, flowers, Christmas wreaths.
- d. The 1,250 sq ft canopy is to be used for seasonal sales such as Christmas trees and wreaths, pumpkins. Area to also be used as a temporary sales area.

2. Lighting:

- a. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.
- b. All external outdoor lighting fixtures to be used shall be from the same or similar manufacture types to insure compatibility.
- c. Accent lighting shall be permitted provided such light source is concealed.
- d. Any wall-mounted lighting shall be shielded to prevent offsite spillage.
- e. Canopy lighting shall be recessed.
- f. Light poles in the parking lot shall not exceed 25 feet.

F. GRAPHICS AND/OR SIGNAGE COMMITMENTS:

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

4. CPD REQUIREMENTS

A. NATURAL ENVIRONMENT:

The site has already been developed for use as an automobile service station. The existing vegetation shall be located within the parking setbacks and shall be maintained or replaced with suitable or compatible screening materials.

B. EXISTING LAND USE:

Currently, the land use is an existing vacant automobile service station.

C. TRANSPORTATION AND CIRCULATION:

The site is located at the northeast corner of West Lane Avenue and Kenny Road from which vehicular access will be closed along Kenny Road, allowing vehicular access to and from Legg Avenue, and to and from Lane Avenue (right-in/right-out only) at least 165 feet from the western property line bordering Kenny Road.

D. VISUAL FORM OF ENVIRONMENT:

Owners/Applicant intends to continue using the existing building, if at all possible, for the permitted commercial uses. Owners/Applicant may also demolish the existing vacant structure and remove any overgrown landscaping in conjunction with the development of any new commercial structure with new landscaping that would also enhance the visual environment, if upon expiration of current lease with Shell Oil, owners/applicant are unsuccessful in finding a suitable user for the existing building.

E. VIEW AND VISIBILITY:

Repairing, remodeling or upgrading the existing building, together with the installation of new landscaping in the proposed paving set back areas, will assist in attracting the allowed commercial activity back to the Property and will enhance the surrounding neighborhood, which looks depressed because of the current vacancy.

F. PROPOSED DEVELOPMENT:

The proposed permitted commercial uses, including but not limited to, auto service stations, carryouts and fast-food business, will continue in the existing building, or if a new building structure becomes necessary, the improvements will be at least equal in size as the existing service station. No variances for parking will be needed and the existing curb cuts on Legg Avenue and one existing curb cut on Lane Avenue will be utilized.

G. BEHAVIOR PATTERNS:

The permitted commercial uses will not generate any more vehicular and pedestrian traffic than that generated by the previous automobile service station.

H. EMISSIONS:

The site is bordered on the three sides by public streets and manufacturing lots with warehouse buildings along the eastern property line to the east. Odors will be comparable to that already experienced by a motoring public traveling along the public thoroughfares bordering subject property for which there have been no complaints submitted to Code Enforcement. Outside noise from this traffic will continue regardless of the commercial permitted use allowed in this planned text. Trash from any commercial activity will be contained within a dumpster, situated to the satisfaction of the Division of Refuse Collection. Refuse will be dumped between the hours of 8 A.M. and 8 P.M. and will not unduly disturb adjoining properties.

I. MISCELLANEOUS:

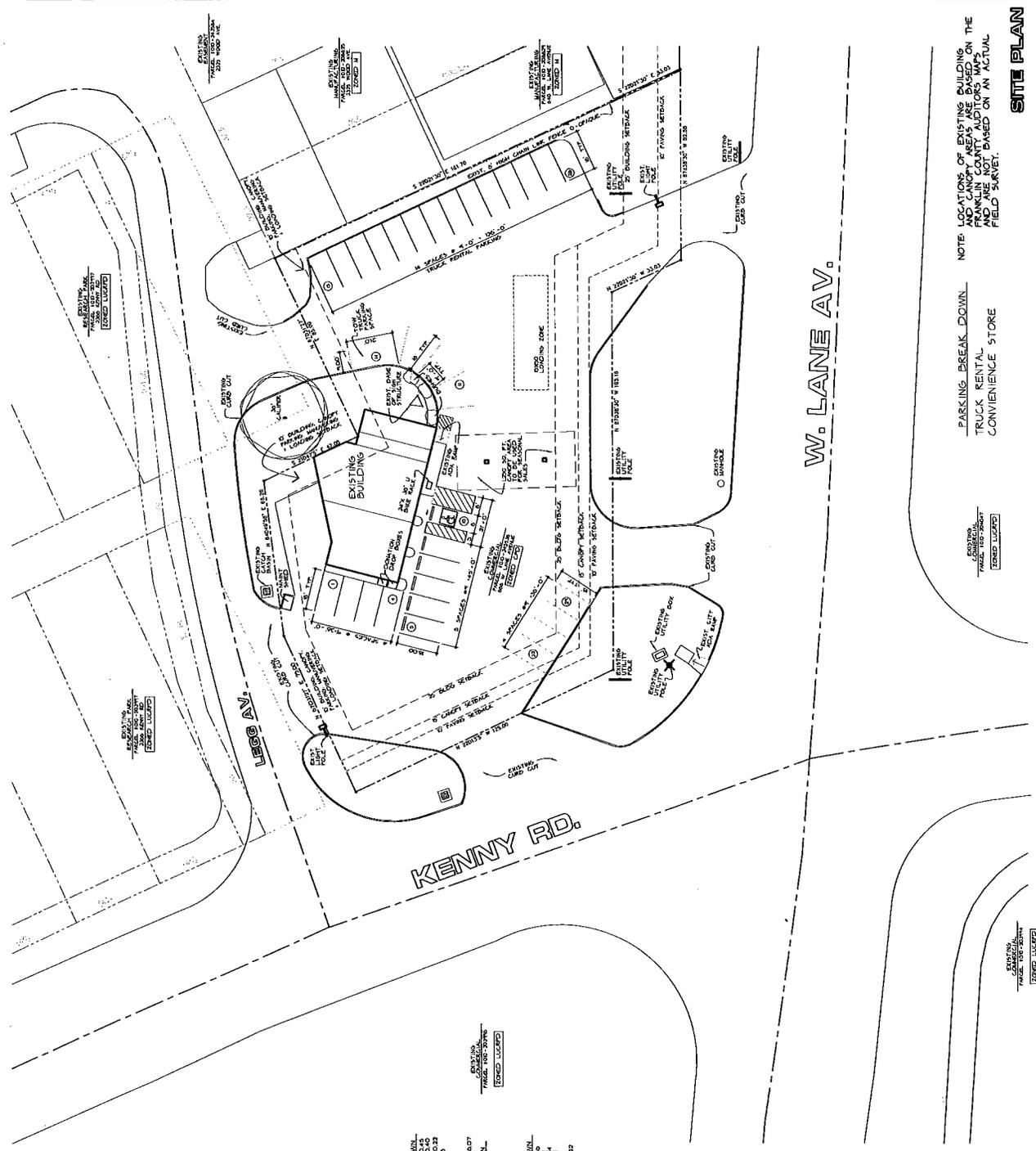
Variances being requested are: (1) allowing existing building to remain on the property for any permitted use within the proposed setbacks; (2) any and all additions any improvements thereto or new buildings would request a variance from the 25 foot building setback requirement to only 15 foot canopy setback along Lane Avenue, Kenny Road, and 10 foot building and canopy setbacks from Legg Avenue (northern property line); (3) a variance from the 25 foot building set back, front and side yards, to a 10 foot building and canopy setbacks, front and side yards; and (4) variance to provide no required parking lot screening along Lane Avenue, Kenny Road, and Legg Avenue and excepting any curb cuts for access. (4) to allow outdoor and season sales under existing 1,250 sq. ft. canopy. (C.C.C. Sections 3356.03 (B); 3356.11 (A) (1) and (2); 3321.09 (B);

0

The Subject Site shall be developed in general conformance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

215-003



SITE PLAN

NOTE: LOCATIONS OF EXISTING BUILDINGS AND CANOPY AREAS ARE BASED ON THE FRANKLIN COUNTY AUDITORS MAPS. FIELD SURVEY.

PARKING BREAK-DOWN
TRUCK RENTAL
CONVENIENCE STORE

EXISTING
TRUCK RENTAL
CONVENIENCE STORE

EXISTING
TRUCK RENTAL
CONVENIENCE STORE



868 W. LANE AVE.
668 W. LANE AVENUE
COLUMBUS, OHIO 43221

DONALD SCHOFIELD + ASSOCIATES, INC.
1777 WORTHINGTON WOODS BLVD.
43085 WORTHINGTON, OHIO
TEL (614) 840-0988
FAX (614) 840-0989

DATE	NO.	DESCRIPTION
11/11/03	1	ISSUED FOR PERMITS

REQUIRED PARKING BREAK-DOWN

TRUCK RENTAL	3000	0.15
RETAIL	2500	0.30
SEASONAL SALES	1500	0.20
TOTAL		0.65

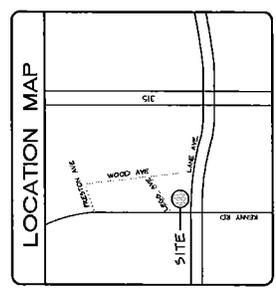
SITE BREAK-DOWN

CUSTOMER	1
TRUCK RENTAL	4
CONVENIENCE STORE	1
TOTAL SPACES	6

SITE DATA:

THE FOLLOWING INFORMATION IS PROVIDED FOR THE CITY OF COLUMBUS:

1. ZONING DISTRICT: COMMERCIAL
2. LANDSCAPING SHALL COMPLY WITH SECTION 3302.07
3. SITE LIGHTING SHALL COMPLY WITH SECTION 3302.07
4. SIGNAGE SHALL COMPLY WITH SECTION 3302.07
5. STRIPING SHALL COMPLY WITH SECTION 3302.07
6. SURFACES SHALL COMPLY WITH SECTION 3302.07
7. SPECIFICATIONS SHALL COMPLY WITH SECTION 3302.07

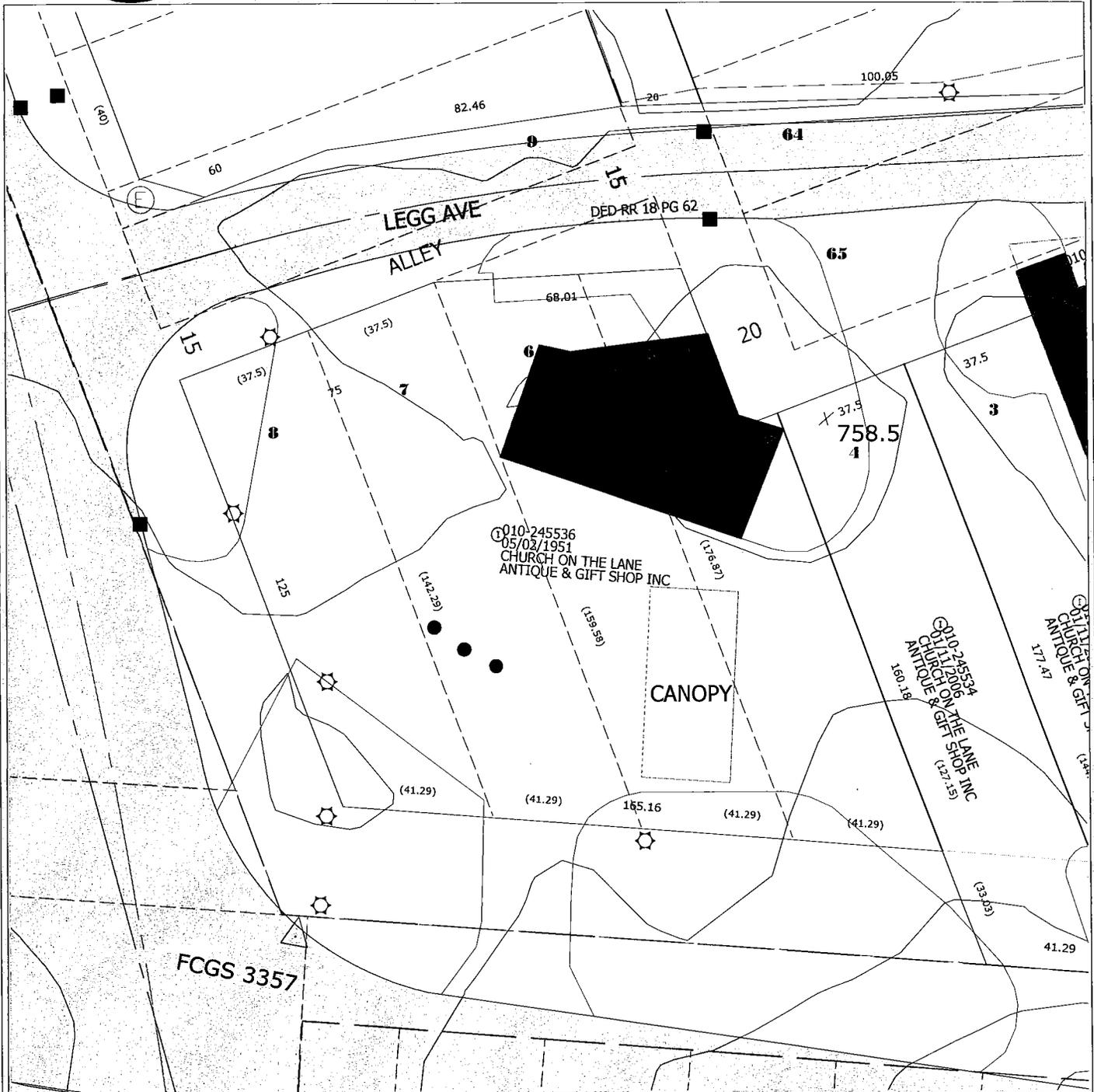




CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

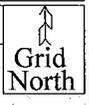
MAP ID: **c**

DATE: **1/8/15**

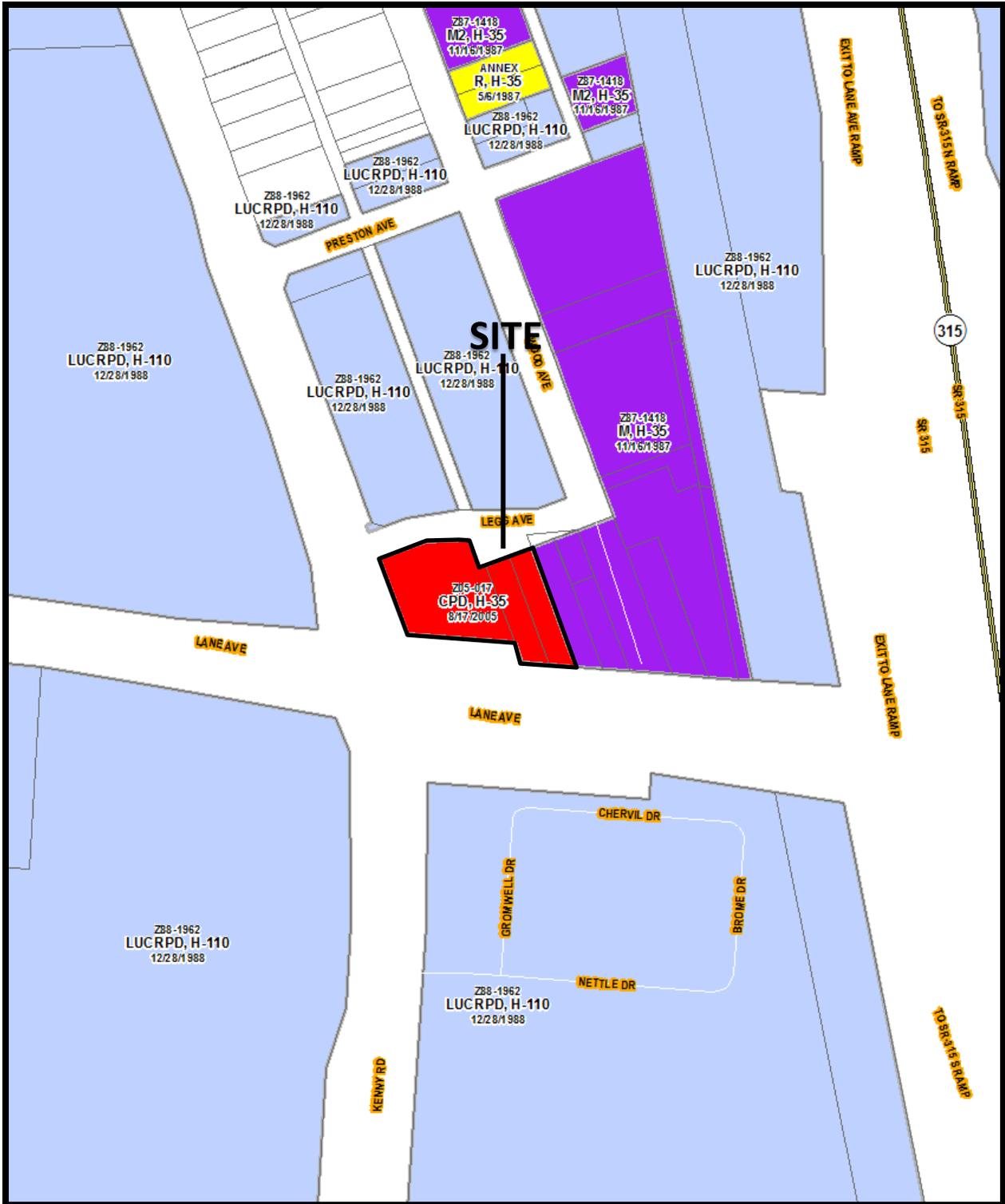


Disclaimer

Scale = 40



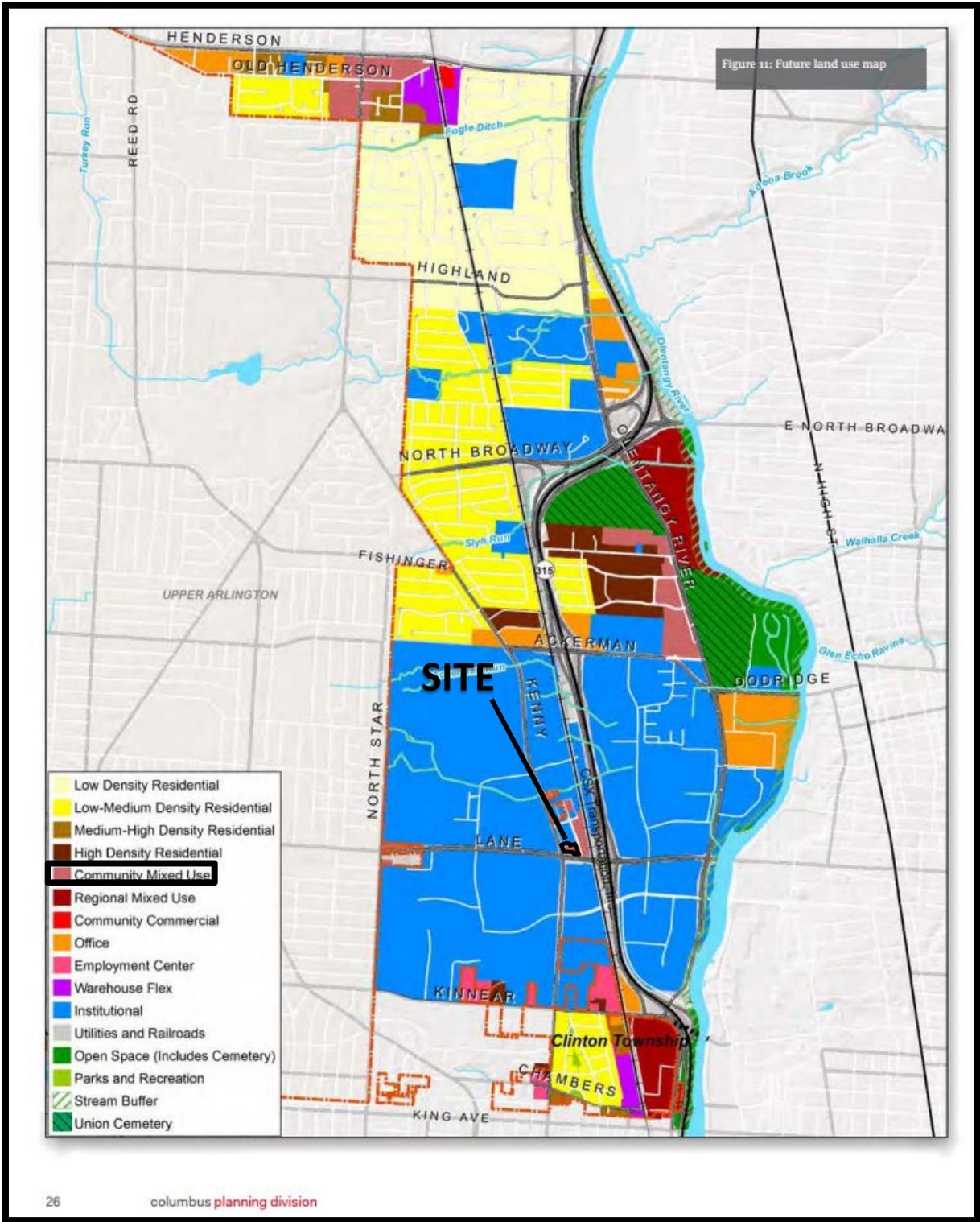
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



Z15-003
 868 West Lane Avenue
 CPD to CPD
 Approximately 0.83 acres



Z15-003
868 West Lane Avenue
CPD to CPD
Approximately 0.83 acres



Z15-003
 868 West Lane Avenue
 Approximately 0.83 acres
 CPD to CPD
 Olentangy West Area Plan (2013)