

**CITY OF COLUMBUS****DEPARTMENT OF BUILDING AND ZONING SERVICES****One Stop Shop Zoning Report** Date: Thu Apr 2 2015

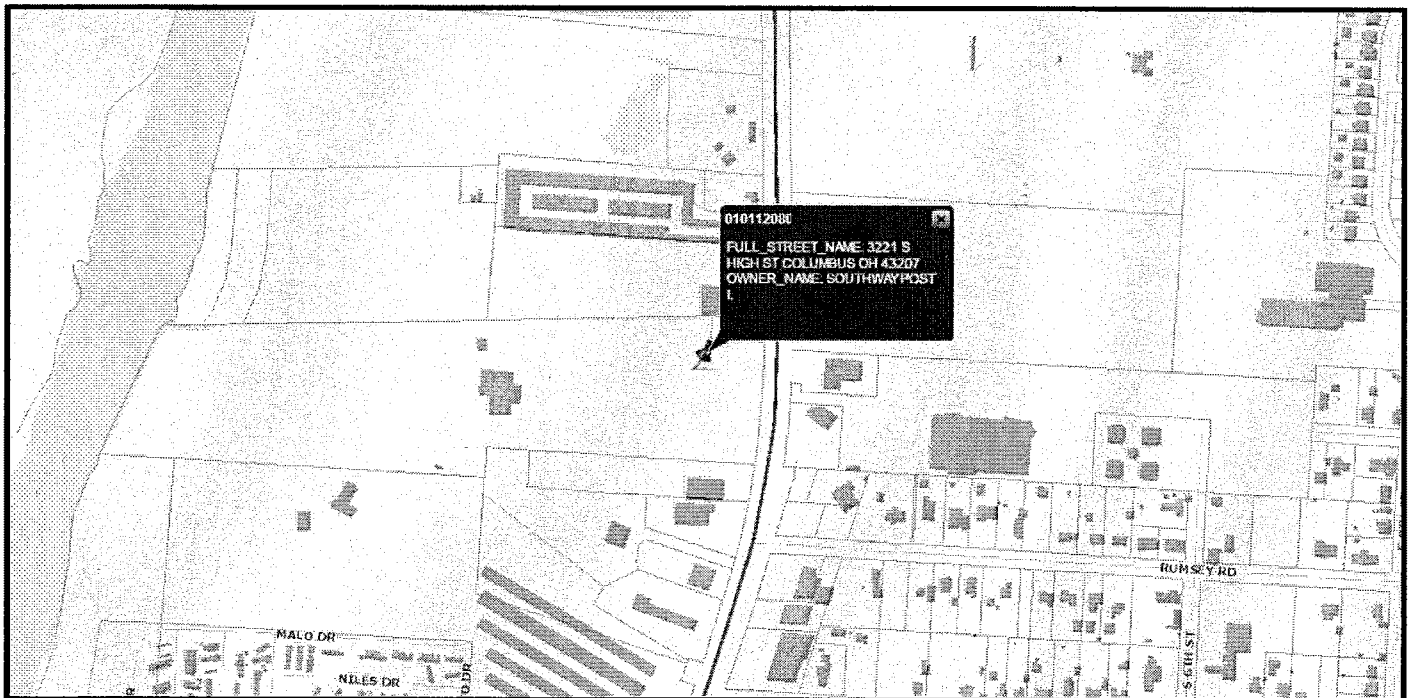
General Zoning Inquiries: 614-645-8637

**SITE INFORMATION****Address:** 3221 S HIGH ST COLUMBUS OH 43207**Mailing Address:** 3253 S HIGH ST

COLUMBUS OH 43207

**Owner:** SOUTHWAY POST NO 144 INC/**Parcel Number:** 010112080**ZONING INFORMATION****Zoning:** Z84-100, Commercial, C4

effective 1/2/1985, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A**Commercial Overlay:** SOUTH HIGH STREET RCO**Graphic Commission:** N/A**Area Commission:** Far South Columbus Area Commission**Planning Overlay:** N/A**Historic District:** N/A**Historic Site:** No**Council Variance:** N/A**Flood Zone:** OUT**Airport Overlay Environs:** N/A**PENDING ZONING ACTION****Zoning:** N/A**Board of Zoning Adjustment (BZA):** N/A**Council Variance:** N/A**Graphic Commission:** N/A

**BZA15-031**  
**3221 SOUTH HIGH STREET**  
**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: BZA15-031 Date Received: MAR. 5 2015  
Application Accepted by: JS Fee: \$1900  
Commission/Civic: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

3312.49 - Minimum number of parking spaces required. 1:250 sf. Proposed a 9,188 sqft retail store;  
9,188/250 = 36.8 (or 37) spaces required. Proposing to provide 30 spaces.

**LOCATION**

Certified Address: 3221 S. High St. City: Columbus Zip: 43207

Parcel Number (only one required): 010-112080

**APPLICANT** (If different from Owner):

Applicant Name: Columbus (S. High) DG, LLC./ Phone Number: 205-968-9220 Ext.: \_\_\_\_\_

Mark Bush - Agent

Address: 361 Summit Blvd. Suite 110 City/State: Birmingham, AL Zip: 35243

Email Address: mbush@cgpri.com Fax Number: 205-968-9229

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

Name: Southway Post No. 144, Inc. The American Legion Phone Number: N/A Ext.: \_\_\_\_\_

Address: 3251 S. High St. City/State: Columbus, OH Zip: 43207

Email Address: N/A Fax Number: N/A

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

Name: Hurley & Stewart - Travis Munn Phone Number: 269-492-3302 Ext.: \_\_\_\_\_

Address: 2800 South 11th Street City/State: Kalamazoo, MI Zip: 49009

Email Address: tmunn@hurleystewart.com Fax Number: 269-552-4961

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

APPLICANT SIGNATURE Mark Bush

\* PROPERTY OWNER SIGNATURE Frank Marino

ATTORNEY / AGENT SIGNATURE Travis Munn

**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

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

# 3221 SOUTH HIGH STREET

## Board of Zoning Adjustment Application

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AND ZONING SERVICES

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### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Hurley & Stewart - Travis Munn

of (1) MAILING ADDRESS 2800 South 11th Street Kalamazoo, MI 49009

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 3251 South High Street Columbus, OH 43207

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) Southway Post No. 144, Inc. The American Legion  
3251 South High Street Columbus, OH 43207

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

Columbus (S. High) DG, LLC./Mark Bush - Agent  
205-968-9220

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

(5) Far South Columbus Area Commission  
Jo Anne St. Clair  
580 E. Woodrow Columbus, 43207

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
See attached		

☐ (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 3rd day of March, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC



5-6-2019  
My Commission Expires

Notary Seal Here

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**STATEMENT OF HARDSHIP**

APPLICATION #

**3307.09 Variances by Board.**

- A.** The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B.** In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C.** Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

This particular property present several challenges for development. We are constricted by two  
electrical easements that cross the site, the drive entrance must line up with the bowling alley drive  
along S. High for traffic control, space must be allocated for septic (primary and secondary) as public  
sewer is not available to this site, sellers existing and proposed septic is west and southwest of the  
proposed site.

Dollar General's market research and the develop of over 10,000 stores requires a maximum of 30  
parking spaces for a 9,188 sqft store.

Signature of Applicant

*Mark Burch*

Date

2/27/15

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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 # \_\_\_\_\_

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Travis Munn  
 of (COMPLETE ADDRESS) 2800 South 11th Street Kalamazoo, MI 49009  
 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

Capital Growth Properties Operating

Partners, L.P.

361 Summit Blvd. Suite 110 Birmingham, AL 35243

CGP Management V, LLC.

361 Summit Blvd. Suite 110 Birmingham, AL 35243

CGP Management VI, LLC.

361 Summit Blvd. Suite 110 Birmingham, AL 35243

R. Scott Smith

2551 Old Rocky Creek Rd. Suite 108 Birmingham, AL 35243

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 3rd day of march, in the year 2015

  
 SIGNATURE OF NOTARY PUBLIC

5-6-2019  
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