



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 215-059
Date Received: 12/11/15
Application Accepted By: SP Fee: \$3200
Comments: Assigned to Shaman Pnc; 645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1075 EAST MAIN ST. Zip 43205

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 010-047295-00

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

Current Zoning District(s) GROCERY - PERMITTED - CV85 Requested Zoning District(s) CPD TO ADD FUEL SALES

Area Commission Area Commission or Civic Association: NEAR EAST AREA PLANNING COMMISSION

Proposed Use or reason for rezoning request: ADDITION OF FUEL SALES

(continue on separate page if necessary)

Proposed Height District: HEIGHT DISTRICT, H-35 Acreage 0.345 acre, 1/4 ACRE
[Columbus City Code Section 3309.14]

APPLICANT:

Name SAMIRA H. JALLAQ

Address 1075 E. MAIN ST. City/State COLUMBUS OH Zip 43205

Phone # 614-572-2171 Fax # _____ Email _____

PROPERTY OWNER(S):

Name SAMIRA H. JALLAQ

Address 1075 E. MAIN ST City/State COLUMBUS OH Zip 43205

Phone # 614-572-2171 Fax # _____ Email _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name BANNO LONGE, P.E.

Address 1008 E. MAIN ST City/State COLUMBUS OH Zip 43205

Phone # 614-593-0934 Fax # _____ Email: BLjolly @ live.com

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME BANNO LONGE, P.E.
of (1) MAILING ADDRESS 1008 E. MAIN ST. COLUMBUS OHIO 43205

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 1075 E. MAIN ST. COL. OH. 43205
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) 12/1/15

(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) JALLAQ, H SAMIRA.
1075 E. MAIN ST
COLUMBUS OHIO 43205

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

Banno Longe, 614-593-0934

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

(5) NEAR EAST AREA COMMISSION
ANNIE ROSS-WDMACK

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

(8) B. Longe

Subscribed to me in my presence and before me this 20th day of November, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

10/13/16

This Affidavit expires six months after date of notarization.



PHIL KRUSEMARK
Notary Public, State of Ohio
My Commission Expires Oct. 13, 2016
Recorded in Franklin County

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Applicant

Samira H. Jallaq
1075 E. Main St.
Columbus Ohio 43205

Property Owner

Samira H. Jallaq
1075 E. Main St.
Columbus Ohio 43205

Agent

Banwo Longe
1008 E. Main St.
Columbus Ohio 43205

Area Commission

Near East Area Commission
Ms. Annie Ross-Womack
Chairperson
874 Oakwood Ave.
Columbus Ohio 43206

SURROUNDING PROPERTY OWNERS

DATE : SEP. 10 / 2015

010-003502 Owner: FRIED BRYANT
Address: 395 S OHIO AVE
Mail To: BRYANT FRIED
: PO BOX 6886
: COLUMBUS, OH 43205

010-008164 * Owner: COLUMBUS COMPACT CORP
Address: E MAIN ST
Mail To: COLUMBUS COMPACT CORP
: 1051 E MAIN ST
: COLUMBUS, OH 43205

010-008165 * Owner: COLUMBUS COMPACT CORP
Address: 1090 MCALLISTER AVE
Mail To: COLUMBUS COMPACT CORP
: 1051 E MAIN ST
: COLUMBUS, OH 43205

010-019584 * Owner: FISHHEAD INC
Address: 1060 - 1062E MAIN ST
Mail To: F & W PROPERTIES INC
: 753 E BROAD ST
: COLUMBUS, OH 43205

010-020310 * Owner: MORNING STAR PARTNERS LLC
Address: OHIO AVE
Mail To: MORNING STAR PARTNERS LLC
: 1404 VINE ST
: CINCINNATI, OH 45202

265-059

010-027217 * Owner: CITY OF COLUMBUS OHIO
Address: 1076 MCALLISTER AVE
Mail To: BAC TAX SERVICES CORP
: Tx-975-02-01
: 2375 N GLENVILLE DR
: RICHARDSON, TX 75082

010-028209 * Owner: COLUMBUS COMPACT CORP Address: E MAIN ST
Mail To: COLUMBUS COMPACT CORP
: 1051 E MAIN ST
: COLUMBUS, OH 43205

010-041151 * Owner: COLUMBUS COMPACT CORP
Address: 1080 - 1082 MCALLISTER AVE
Mail To: COLUMBUS COMPACT CORP
: 1051 E MAIN ST
: COLUMBUS, OH 43205

010-051497 * Owner: CITY OF COLUMBUS
Address: 398 S OHIO AVE
Mail To: CITY OF COLUMBUS
: LAND BANK
: 50 W GAY ST 4TH FLOOR
: COLUMBUS OH 43215

010-055462 * Owner: COLUMBUS COMPACT CORP
Address: E MAIN ST
Mail To: COLUMBUS COMPACT CORP
: 1051 E MAIN ST
: COLUMBUS, OH 43205

010-044478 * Owner: COLUMBUS COMPACT CORP
Address: 1051 - 053E MAIN ST
Mail To: COLUMBUS COMPACT CORP
: 1051 E MAIN ST
: COLUMBUS, OH 43205

010-045625 * Owner: SOUTH EAST COLUMBUS HOMES LP
Address: 388 S OHIO AVE
Mail To: COMMUNITY PROPERTIES OF
: OHIO
: 910 E BROAD ST
: COLUMBUS, OH 43205

010-045698 * Owner: COLUMBUS COMPACT CORP
Address: 1096 MCALLISTER AVE
Mail To: COLUMBUS COMPACT CORP
: 1051 E MAIN ST
: COLUMBUS, OH 43205

010-047295 * Owner: JALLAQ SAMIRA H
Address: 1079 E MAIN ST
Mail To: SAMIRA H JALLAQ
: 1075 E MAIN ST
: COLUMBUS, OH 43205

010-047526 * Owner: COLUMBUS COMPACT CORP
Address: 1100 MCALLISTER AVE
Mail To: COLUMBUS COMPACT CORP
: 1051 E MAIN ST
: COLUMBUS, OH 43205

010-049324 Owner : COLUMBUS COMPACT CORP
Address : 1088 MCALLISTER AVE
Mail To : COLUMBUS COMPACT CORP
: 1051 E MAIN ST
: COLUMBUS, OH 43205

010-050260 * Owner: COLUMBUS COMPACT CORPORATION
Address: 1087 E MAIN ST
Mail To: COLUMBUS COMPACT CORP
: 1051 E MAIN ST
: COLUMBUS, OH 43205



REZONING APPLICATION

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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 # 215-059

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SAMIRA H. TALLAR
of (COMPLETE ADDRESS) 1075 E. MAIN ST. COLUMBUS, OHIO 43205
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. <u>SAMIRA H. TALLAR</u> <u>1075 E. MAIN ST</u> <u>COLUMBUS, OHIO 43205</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18 day of NOVEMBER, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

31 8 17

This Project Disclosure Statement expires six months after date of notary public, State of Ohio
Notary Public, State of Ohio
My Comm. Expires Mar. 8, 2017
Recorded in Franklin County



Notary Seal Here

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LEGAL DESCRIPTION OF THE SUBJECT PROPERTY – 1075 EAST MAIN ST.

Situate in the County of Franklin, State of Ohio, City of Columbus, being all of Lots Nos. 1 through 4, inclusive, of "ADAM LUCKHAUPT HEIRS ET AL. SUBDIVISION" of record in Plat Book 3, Page 378, all references being to records of Recorders Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin set where the southerly right of way line of East Main Street, (80 feet in width), intersects the easterly right-of-way line of Ohio Avenue, (60 feet in width), being also the northwesterly corner of the said Lot No. 1; same being the point of beginning.

thence along the southerly line of East Main Street, being also the northerly lines of the said Lot Nos. 1 through 4, of the said Subdivision, North $88^{\circ} 06' 00''$ East, 150.2 feet to a $\frac{5}{8}$ " iron pin at the northeasterly corner of the said Lot No. 4;

thence along the easterly line of the said Lot No. 4, being also the westerly line of lot No. 5 of the said Subdivision, SOUTH, 100.0 feet to a $\frac{5}{8}$ " iron pin set at the southeasterly corner of the said Lot No. 4, Being also the northerly line of Adam Alley(12.5 feet in width);

thence along the northerly line of said Adam Alley, South $88^{\circ} 06' 30''$ West, 150.2 feet to an iron pin found (IPF)

thence along the westerly line of the said Lot No.1 being also the easterly line of the said Ohio Avenue, NORTH, 100.0 feet to the place of the beginning and containing 0.345 acres of land.

Subject, however, to all easements of previous record.

EXHIBIT "A"

Situate in the County of Franklin, State of Ohio, City of Columbus, being all of Lot Nos. 1 through 4, inclusive, of "LUCKHAUPT HEIRS ET AL. SUBDIVISION" of record in Plat Book 3, Page 378, all references being to records of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a drill hole where the southerly right-of-way line of East Main Street, (U.S. Route 40- 80 feet in width), intersects the easterly right-of-way line of Ohio Avenue, (60 feet in width), being also the northwesterly corner of the said Lot No. 1;

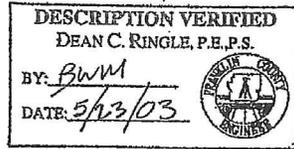
thence along the southerly line of East Main Street, being also the northerly lines of the said Lot Nos. 1 through 4, of the said Subdivision, North $88^{\circ} 06' \text{ } 00''$ East, 150.2 feet to a point at the northeasterly corner of the said Lot No. 4;

thence along the easterly line of the said Lot No. 4, being also the westerly line of Lot No. 5 of the said Subdivision, SOUTH, 100.0 feet to a point at the southeasterly corner of the said Lot No. 4, being also the northerly line of Adam Alley(12.5 feet in width);

thence along the southerly lines of the said Lot No. 1 through 4, being also the northerly line of said Adam Alley, South $88^{\circ} 06' 30''$ West, 150.2 feet to an iron pin at the southwesterly corner of the said Lot No.1;

thence along the westerly line of the said Lot No. 1 being also the easterly line of the said Ohio Avenue, NORTH, 100.0 feet to the place of the beginning.

Subject, however, to all easements of previous record.



I-44
All of
(010)
47295



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 2/23/15



Disclaimer

Scale = 60



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.

Real Estate / GIS Department

215-059

COMMERCIAL PLANNED DEVELOPMENT DISTRICT TEXT

EXISTING DISTRICT: ARLD
PROPOSED DISTRICT: CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT
PROPERTY ADDRESS: 1075 East Main Street, Columbus, Ohio 43205
OWNER AND APPLICANT: SAMIRA H. JALLAQ
DATE OF TEXT: 09/10/15
APPLICATION NUMBER: 215-059

INTRODUCTION: The existing site is currently zoned ARLD in the variance application CV85-032 on 04/11/74 for convenience store in conjunction with gasoline sales. Presently, the property contains grocery store only. The canopy has been removed.

The new proposal is for addition of fuel sales and addition to the existing grocery store.

The existing grocery store and the proposed addition equals (1350 + 510) s.f. = 1860.0 s.f. and two double sided fuel dispensers under a 1458 s.f. fuel canopy. Please see proposed site plan on Sheet 2 of 2, enclosed herewith. The site consists of Parcel No. 010-047295, containing 0.345 acre of land. The site is located on the South East corner of East Main Street and South Ohio Avenue.

The east side of the site is a vacant lot – Parcel No. 010-050260.

The South of the property is the 12.50 ft. alley. Please see Plan Sheet 1 of 2 included in the application.

PERMITTED USES: The existing use was approved via ARLD variance application CV85-032 for convenience store in conjunction with gasoline sales in 04/11/74.

Proposed use request: proposed use is for fuel sales and building addition to the existing grocery store. Please see proposed plan lay-out of Plan Sheet 2 of 2.

DEVELOPMENT STANDARDS:

A. Density, lot and/or setback commitments:

1. Setbacks for the building and parking lot lay-out shall be as shown on Plan Sheet No. 2 of 2 included in this submission. The grocery store is existing. It is at a setback line of 61 ft. Addition of 17'x30'= 510 s.f. to the grocery is being proposed. A double sided gasoline sale dispenser at a distance of about 33 ft. from the front property line under a 1458 s.f. canopy, is being proposed. Please see Plan Sheet 2 of 2 enclosed.

B. Access, loading, parking and/or other traffic related comments:

1. There are (3) existing curb cuts on the property. Two curb cuts are located on the Main Street and the (3rd) curb cut is located on the South Ohio Avenue.

The proposed parking lot, including handicap and loading are as shown on Plan Sheet No. 2 of 2. The access loading, parking and other related commitments are deemed to be adequate. Please see the plan lay-out on Plan Sheet 2 of 2.

C. Building Design and/or interior/exterior/commitment:

1. The building (the grocery store), is existing. It is a painted white concrete block building. The existing and the proposed building addition shall have same rendering for uniformity and shall blend with the environment aesthetically. A copy of the proposed rendering enclosed herewith as an example. The rendering shall be the front of the existing and the new addition elevation.

D. Lighting, outdoor display areas and/or Environmental commitments:

- b. Parking Lot light pole/fixture shall not exceed 18 ft. above the ground. The existing light pole foundation and existing light poles – 6 total – are shown on the Plan Sheet Nos. 1 and 2. Please see the Plans.

- d. The air pump for tires is existing and is at front elevation of the building. The ice machine is existing along the elevation front of the existing building. The propane display shall be along the elevation of the building. There is sidewalks along the front, east, and west sides of the build. These sidewalks shall be in place after the new construction is completed.

E. **Graffic Commitments**

All graphic and signage shall comply with the graphic code, standard contained in Article 15, title 33 of the City of Columbus City Code and any variance to those requirements will be submitted to the Columbus Graffic Commission for review and consideration.

F. **Miscellaneous Commitments:**

1. **Site Plan:** The subject site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plan are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of Building and Zoning services or his designee upon the proposed adjustment.

2. The only facility on the property at this time is the grocery store. The canopy and gas tanks have been removed; and complies with Section 3357.18.

3. **Variances:**

3372.601: property is located on East Main Street – at South East of East Main and South Ohio.

Hence, property is in the Urban Commercial overlay designated as “Primary Street”. This designation calls for the incorporation of any and new development in the area to maintain the protection, re-establishment and retainage of its’ unique architectural and the aesthetic characteristics along its’ corridor.

3372.602: Overlay areas and streets are listed as “Primary Street” in 3372.602. East Main Street East of South Ohio is listed in this category.

3372.603: A property is existing as grocery store. It retains its’ status as was approved in the formerly approved variance ARLD. Request for re-incorporation of fuel sale is in compliance with earlier approval – ARD. The requested addition to the building is 17.0’x 30= 510 ft. The existing building is 45 ft. x 30 ft. = 1350 ft. The addition is 37.77 %.

3372.604: Setback requirements: The building is existing. It is 61 ft. from the front line. The proposed gasoline sale pump is 33 ft. from the front (set-back) line. For the building and its’ proposed addition and the proposed gas sale pump and parking lot, please, see Plan Sheet 2 of 2.

3372.605: The grocery store is existing – 45’ x 30’. Building is one floor at a height less than 35 ft. Addition of 17 x 30 ft. is proposed. Building is 61 ft. +

from front line. Please, see the existing and proposed plan lay-out in Plan Sheets 1 of 2 and 2 of 2, enclosed in this submission.

3372.606: Graphics – All graphics and signage shall comply with the graphic Code Standard in Article 15 Title 33 of the City of Columbus Code Only.

3372.607: Landscape and Screening:

Landscape and screening shall meet Code 3372.607.

The existing parking lot screening consists of existing 4 ft. high shrub on the west side of the property, as shown on Plan Sheet 2 of 2 along the South Ohio Avenue. The proposed 4 ft. shrub and deciduous tree is along the r/way of East Main Street. Please, see Plan Sheet 2 of 2.

For the Dumpster, Mechanical Equipment, Tree Planting lay-out, etc., please, see the enclosed Plan Sheet 2 of 2.

3372.608: Lighting:

Please, see "lighting outdoor display area in Item No. D above.

3372.609: Parking and Circulation:

The property has been established as grocery store in a "Primary Street". It has existing three in and out curb cuts, there by adequately enhancing traffic circulation. The location has more than enough parking lot prior the current proposed gasoline dispenser station. The new proposed parking lot are as shown on Plan Sheet No. 2 of 2.

CPD REQUIREMENTS:

1. Natural Environment:

The property is in the "Primary Street". This means the property is in the already developed area where traffic circulation, transportation and street development are already established. The property has been in use as grocery store and for gasoline sales. And it is currently in use as grocery store.

2. Existing land use: the Property is currently in use as a convenient grocery store only.

3. Transportation and Circulation: The property is in the "Primary Street". Transportation and circulation are currently adequate. The three curb cuts shown in Plan Sheet 1 of 2 and Plan Sheet 2 of 2 are already existing.

4. Visual form of the environment:

Property is in the "Primary Street". Visibility and the safety of motorists and pedestrians are already available and functional. There are roads and sidewalks.

5. Proposed Development: The proposed is the addition to the existing convenient store with fuel sales.

6. Behavior Pattern: Property is in the "Primary Street" established behavior pattern for the motorists and pedestrians have been adequately and properly ensured.

7. Emissions: Property is located in the "Primary Street". There is no adverse effect of emission.

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree singularly for herself, her heirs, successors and assigns, to abide by the above restrictions conditions, and commitments regarding development of the subject property and for such purpose each states that she fully understands and acknowledges that ~~none of~~ the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code except as described within this CPD Text.

SIGNATURE:



SAMIRA H. JALLAQ

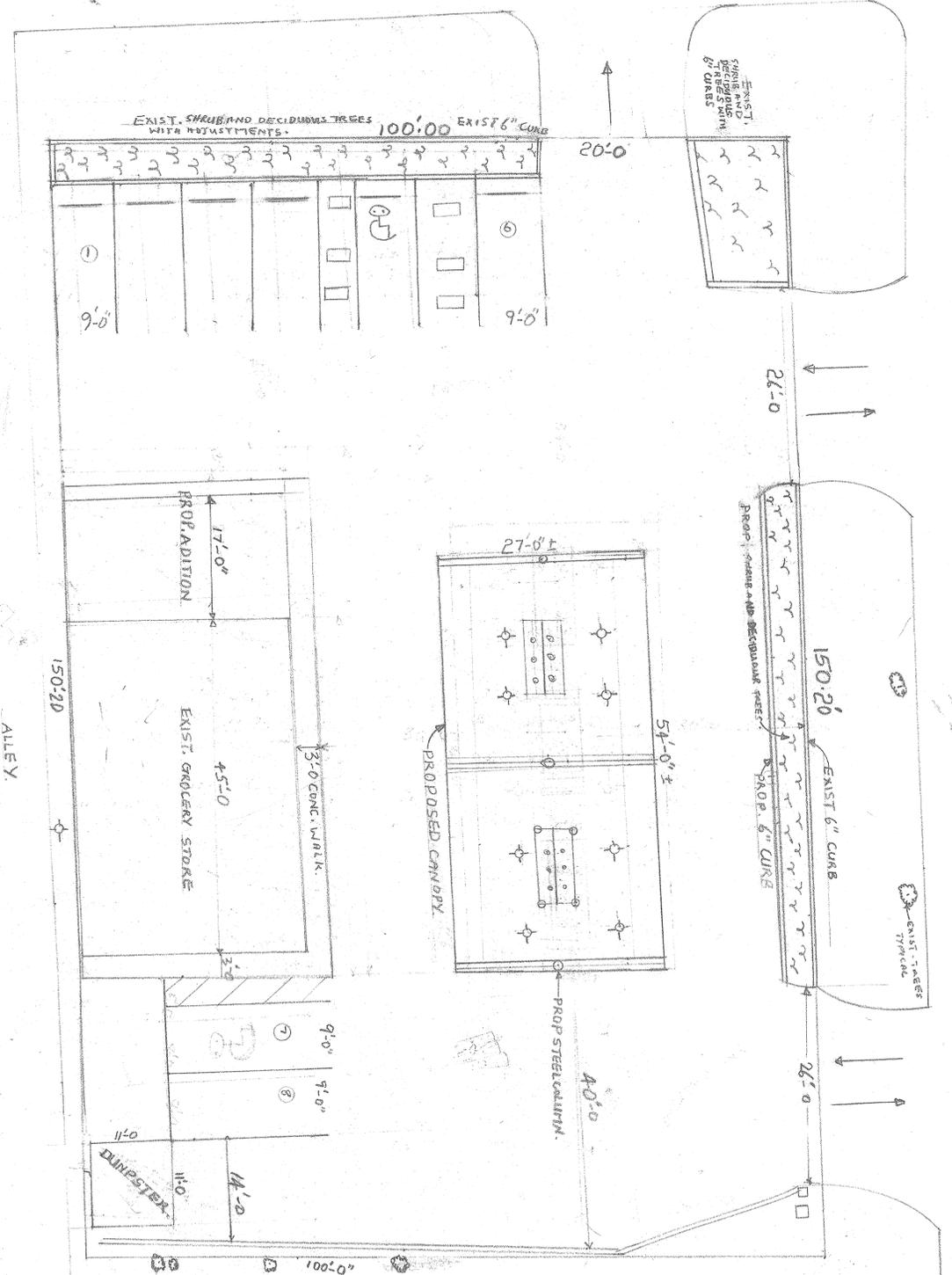
DATE:

11-11-2015

EAST MAIN ST. 80'-0" R/W

60'-0" R/W

ONE-WAY



SCALE: 1" = 10'-0"

OWNER: TALLAQ, SAMIRA, H.
1075 E. MAIN ST.
COLUMBUS, OHIO

PROPOSED SITE PLAN LAY-OUT
FOR GASOLINE STATION AND
GROCERY STORE ADDITION

PREPARED BY: BANNO LONGE, P.E.
1098 E. MAIN ST., COLUMBUS, OHIO.





SAM'S FOOD MART

1079 E. MAIN ST.

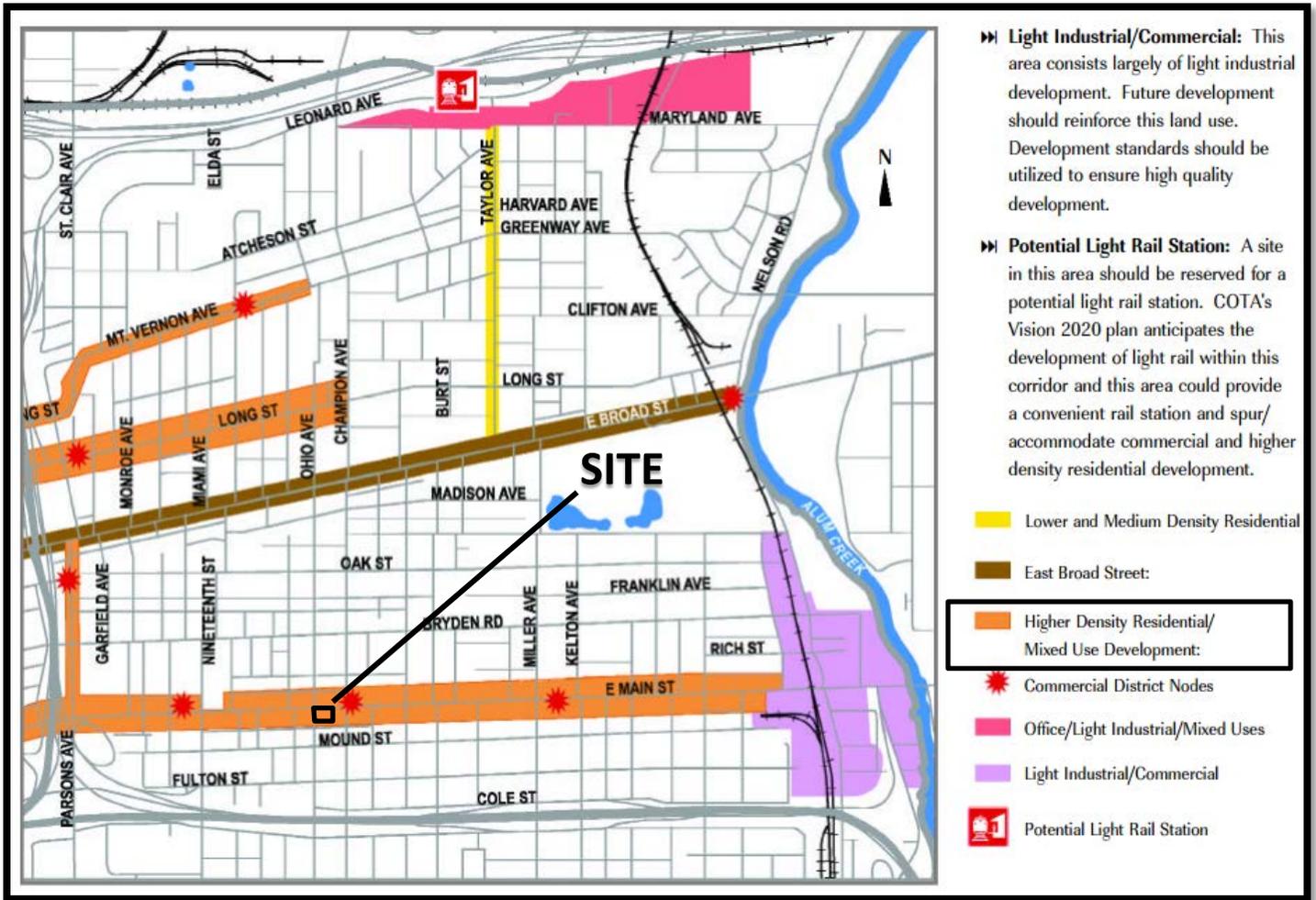
NCR-14-15

MAY 2014

Rendering B: Two awnings will be assembled on the building. On the front elevation will be situated over the entrance and smaller window. This creates a balance with the new signage. Parking lines will be painted to encourage circulation on the site.



Z15-059
 1075 East Main Street
 Approximately 0.35 acres
 ARLD to CPD



►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/ accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/ Mixed Use Development:
- ★ Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

Z15-059
 1075 East Main Street
 Approximately 0.35 acres
 ARLD to CPD



Z15-059
1075 East Main Street
Approximately 0.35 acres
ARLD to CPD