



BOARD OF ZONING ADJUSTMENT 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 Number: 12310-00398
Date Received: 7/16/12
Commission/Group: Westland
Existing Zoning: LC-4 Application Accepted by: D. Reiss Fee: \$1,900
Comments: 9/25/12

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Requesting the reduction in stacking space required for pick-up window in Unit 1693 of Holt Run Retail Center from eight (8) to four (4) as required by C.C.C Code 3312.11

LOCATION

1. Certified Address Number and Street Name 1693 Holt Road
City Columbus State OH Zip 43228
Parcel Number (only one required) 010-276416

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Holt Run Center LLC
Address 3895 Stoneridge Lane City/State Dublin Zip OH
Phone # 614-923-4052 Fax # 614-923-4052 Email shicks@trprop.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Steven W. Hicks
Address 3895 Stoneridge Lane City/State Dublin Zip OH
Phone # 614-923-4052 Fax # 614-923-4052 Email: shicks@trprop.com

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

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



BOARD OF ZONING ADJUSTMENT APPLICATION

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Steven W. Hicks
of (1) MAILING ADDRESS 3895 Stoneridge Lane; Dublin, OH 43017

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) per ADDRESS CARD FOR PROPERTY

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) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Holt Run Center, LLC

3895 Stoneridge Ln

Dublin, OH 43017

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

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

(5) Westland Area Commission

Michael McKay

6336 Clover Meadow Court; Galloway, OH 43119

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

National City Bank - 1699 Holt Rd; Columbus, OH 43228 - 303 E WACKER DR STE 850; CHICAGO, IL 60601

Fifth Third Bank - 1669 Holt Road; Columbus, OH 43228 - 38 FOUNTAIN SQ PLZ; CINCINNATI, OH 45202

KIR Georgesville 019 LLC - 1585-675 Georgesville Sq Dr; Columbus, OH 43228 - PO BOX 5020; NEW HYDE PARK, NY 11042-0

Villas at Holt Run Association - 4661 Holt Run Drive; Columbus, OH 43228 - 4661 Holt Run Drive; Columbus, OH 43228

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

SIGNATURE OF AFFIANT

(8) [Signature]

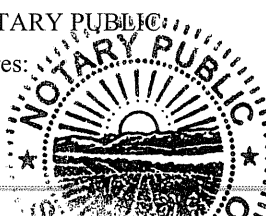
Subscribed to me in my presence and before me this 16th day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

Notary Seal Here



CATHERINE R. SAPORITO
Notary Public
In and for the State of Ohio
My Commission Expires
March 18, 2013

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

National City Bank

303 E WACKER DR STE 850;
CHICAGO, IL 60601

Fifth Third Bank

38 FOUNTAIN SQ PLZ
CINCINNATI, OH 45202

KIR Georgesville 019 LLC

PO BOX 5020
NEW HYDE PARK, NY 11042-0

Villas at Holt Run

4661 Holt Run Drive
Columbus, OH 43228

T&R Properties, Inc.

Holt Run Center, LLC
3895 Stoneridge Lane
Dublin, OH 43017

Westland Area Comm.

Michael McKay
6336 Clover Meadow Court
Galloway, OH 43119



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

12310-00398

1693 Holt Rd.

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. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That 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. That 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 the 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.

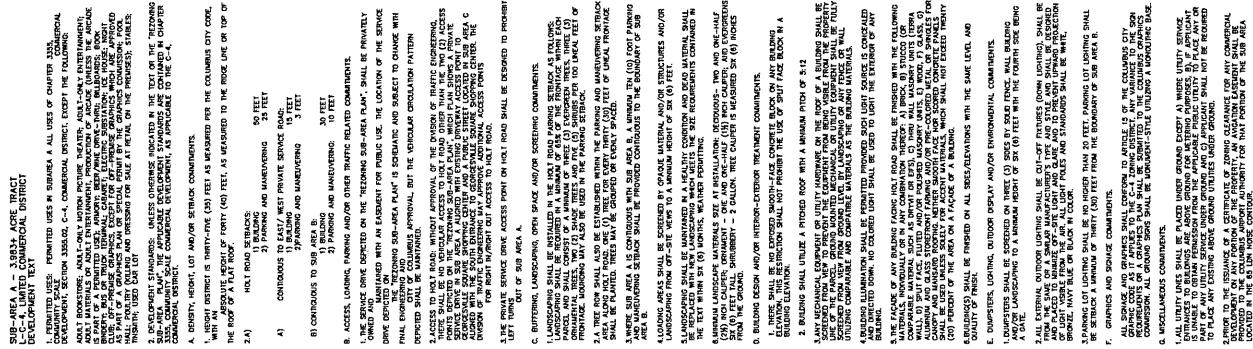
I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

1. Property is zoned LC-4 in which a drive thru is allowed. However, the property is encumbered with the Limited text restricting the ability to alter the current traffic flow. For safety purposes, a one way drive would be ideal however the limit text does not allow it.
2. Conditions of the City's transportation plan including a private drive were required for the development of the neighboring lots not currently owned by the Holt Run Center LLC. Owner would prefer to accommodate all current zoning codes.
3. Property is a retail center ideal for a Coffee shop with a pick-up window. A variance is needed to avoid disrupting traffic currently flowing on the private drive to the rear of the center. Both commercial properties on either side of Applicant are banks with full drive thru services.
4. Variance would attract more thru traffic from Holt Road into the private drive more likely to buy or purchase goods at neighboring commercial locations.

Signature of Applicant

Date 7/16/2012

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

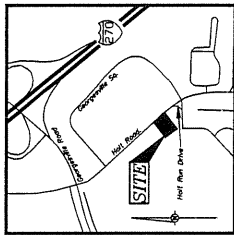


9 SPACES	(4 HC SPACES)
29 SPACES	(4 HC SPACES)
35 SPACES	(4 HC SPACES)
73 SPACES	(4 HC SPACES)
83 SPACES	(4 HC SPACES)

PARKING REQUIREMENTS:	
RESTAURANT W/PICK UP WINDOW	1440 S.F./720
RESTAURANT	2160 S.F./720
MERCANTILE	8640 S.F./2160
TOTAL REQUIRED	
ACTUAL (EXISTING)	

PARKING		83 SPACES / 10 = 9 SHADE TREES (INTERNAL)
ZONING TEXT: C.2.		(269 L.F. / 30) = 9 - 2 1/2" CAUPEL SHADE TREES
(FREE ROW)		
ZONING TEXT: C.1.		(269 L.F. / 100) = 3 - 8' HEIGHT EVERGREENS
		(269 L.F. / 100) = 3 - 8' 1 1/2" CAUPEL ORNAMENTAL TREES
		(269 L.F. / 100) = 2 - 6' - 2 1/2" CAUPEL SHADE TREES
		(269 L.F. / 100) = 5 - 14' - 2 GALLON SHRUBS
ZONING TEXT: C.4.		192 L.F. / 8 = 23' - 6" HEIGHT ABROVITAE (8' O/C)

12310-00398
1693 Holt Rd.



VICINITY MAP
NO SCALE

TRACKING NUMBER:
CERTIFIED ADDRESS: 1175-1693 HOLI ROAD
PARCEL #: 010-250529

OWNER/DEVELOPER: T & R PROPERTIES, INC.
3995 STONERIDGE LANE
DUBLIN, OH 43017
PHONE: 614-923-4000
EMAIL: SHICKS@TRPROP.COM

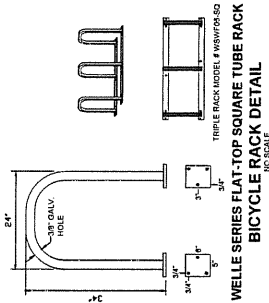
PLAN DESIGNER: RAS CIVIL ENGINEERING, LLC
4254 TULLER RD.
DUBLIN, OHIO 43016
PHONE 614.681.8504
FAX: 614.761-0717
EMAIL: RAS1@COMMERTECH.NET

RAS CIVIL ENGINEERING, LLC
4254 TULLER ROAD • DUBLIN • OHIO • 43017
614-581-8504 • RASLLC@AMERITECH.NET

HOLT ROAD RETAIL SHOPS
1675-1693 HOLT ROAD
BZA SITE PLAN

JOB NO.: 12-029
DATE: JULY, 2012
SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: N/A
SHEET NO.: 1/1

**WELLE SERIES FLAT-TOP SQUARE TUBE RACK
BICYCLE RACK DETAIL**



CO

NOTES:

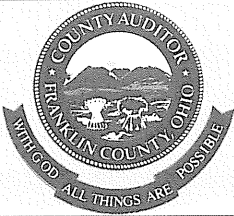
ALL DIMENSIONS ARE TO EDGE OF PAVEMENT.
MINIMUM DRIVE AISLE IS 22'.
BUILDING HEIGHT IS 30'.

5.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 39504C0240 G (EFFECTIVE DATE AUGUST 2, 1995), THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

THIS PROPOSED PROJECT WILL COMPLY WITH SECTIONS
3342.09 DUMPSTER; 3342.11 LANDSCAPE; 3342.12 LIGHTING;
3342.17 SCREENS STRIPING/MARKETING; 3342.24, AND
3342.26 WHITE STOPS/COLOR

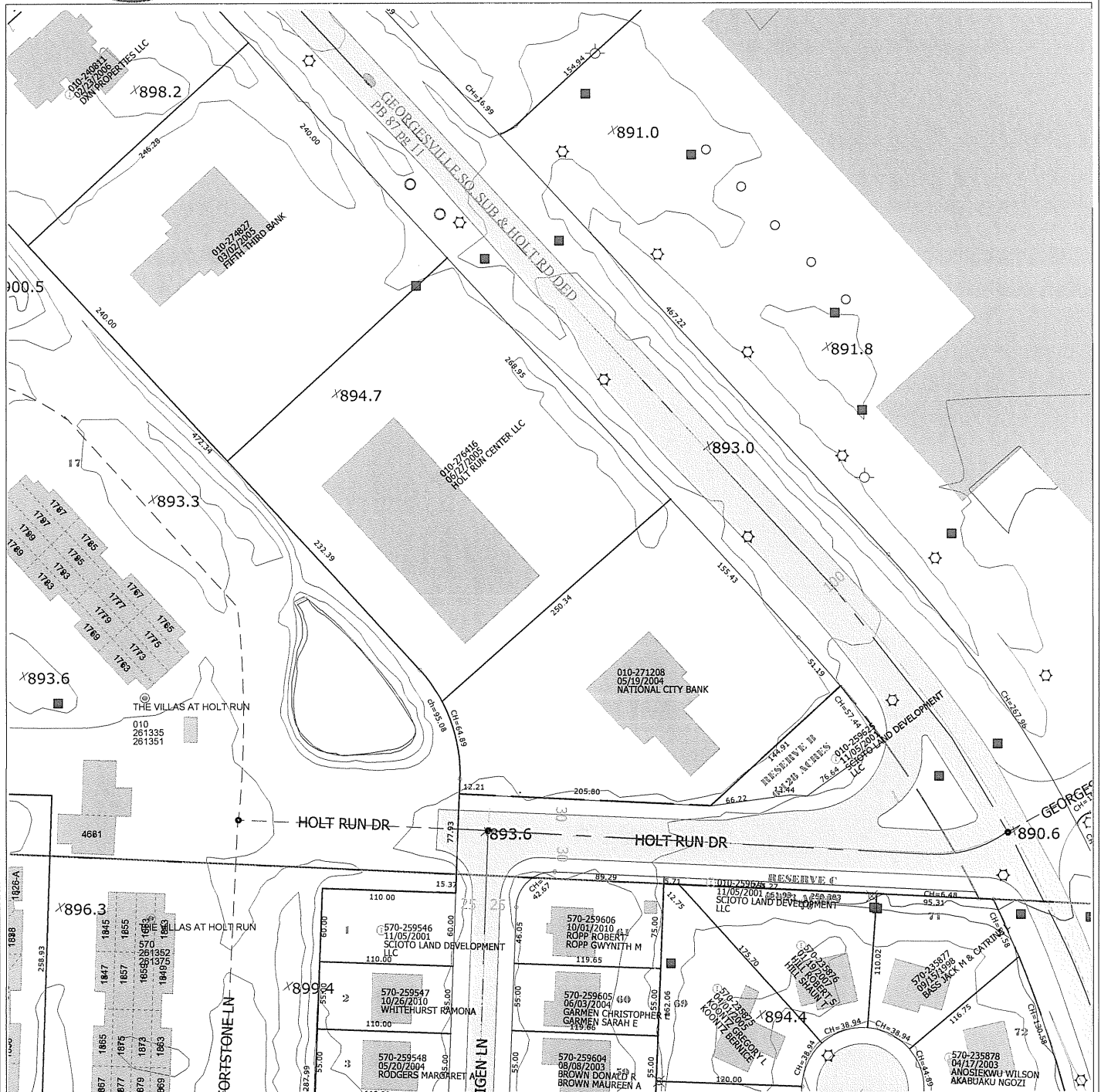
BICYCLE PARKING REQUIREMENT
1 RACK / 20 SPACES. #3/20 = 6 BICYCLE RACKS REQUIRED
ACTUAL BICYCLE PARKING = 5



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 7/16/12



Disclaimer

Scale = 120



This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are not to be used as a source of information. Users of this map are not to be used as a source of information. Users of this map are not to be used as a source of information. Please notify the Franklin County GIS Division of any discrepancies.

12310-00398
1693 Holt Rd.



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • 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 #

12310-00398

STATE OF OHIO

COUNTY OF FRANKLIN

1693 Holt Rd.

Being first duly cautioned and sworn (NAME) Steven W. Hicks

of (COMPLETE ADDRESS) 3895 Stoneridge Lane; Dublin, OH 43017

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

Holt Run Retail Center, LLC - 3895 Stoneridge Lane; Dublin, OH 43017

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



CATHERINE R. SAPORITO
Notary Public
In and for the State of Ohio
My Commission Expires
March 18, 2013

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