



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-P-00408
Date Received: 7/18/12
Commission/Group: Southwest
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: \$1,900.00
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.

See attached sheet

LOCATION

1. Certified Address Number and Street Name 630 Harrisburg Pike
City Columbus State OH Zip 43223
Parcel Number (only one required) 010 124 626

APPLICANT: (IF DIFFERENT FROM OWNER)

Name George W. Schweitzer, P.E. (agent for owner)
Address 3331 E. Livingston Ave. City/State Columbus, OH Zip 43227
Phone # 614-231-2016 Fax # 614-231-2018 Email gschweitzer@geo-graphicsinc.com

PROPERTY OWNER(S):

Name Timbercreek Center PARTNERS, Davis Center Land PARTNERS
Address 910 Northern Oaks Partners City/State Westlake Village, CA Zip 91361
2815 Townsgate Rd. Ste 130
Phone # 805-777-1177 Fax # 805-777-1725 Email Schneider @ SSIC inc. com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name George W. Schweitzer, P.E. (agent for owner)
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE George W. Schweitzer P.E.
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE For Timbercreek Center Partners / Davis Center Land Partners

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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

12310-00408
630 Harrisburg Pk.

One Stop Shop Zoning Report Date: Wed Jul 25 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 630 HARRISBURG PIKE COLUMBUS OH 43223

Mailing Address: 2815 TOWNSGATE RD
WESTLAKE VILLAGE CA 91361

Owner: TIMBERCREEK CENTER PRTNRS DA

Parcel Number: 010126626

ZONING INFORMATION

Zoning: 867, Commercial, C4
effective 3/2/1960, Height District H-35

Board of Zoning Adjustment (BZA): 05311-00000-00002

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Southwest 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

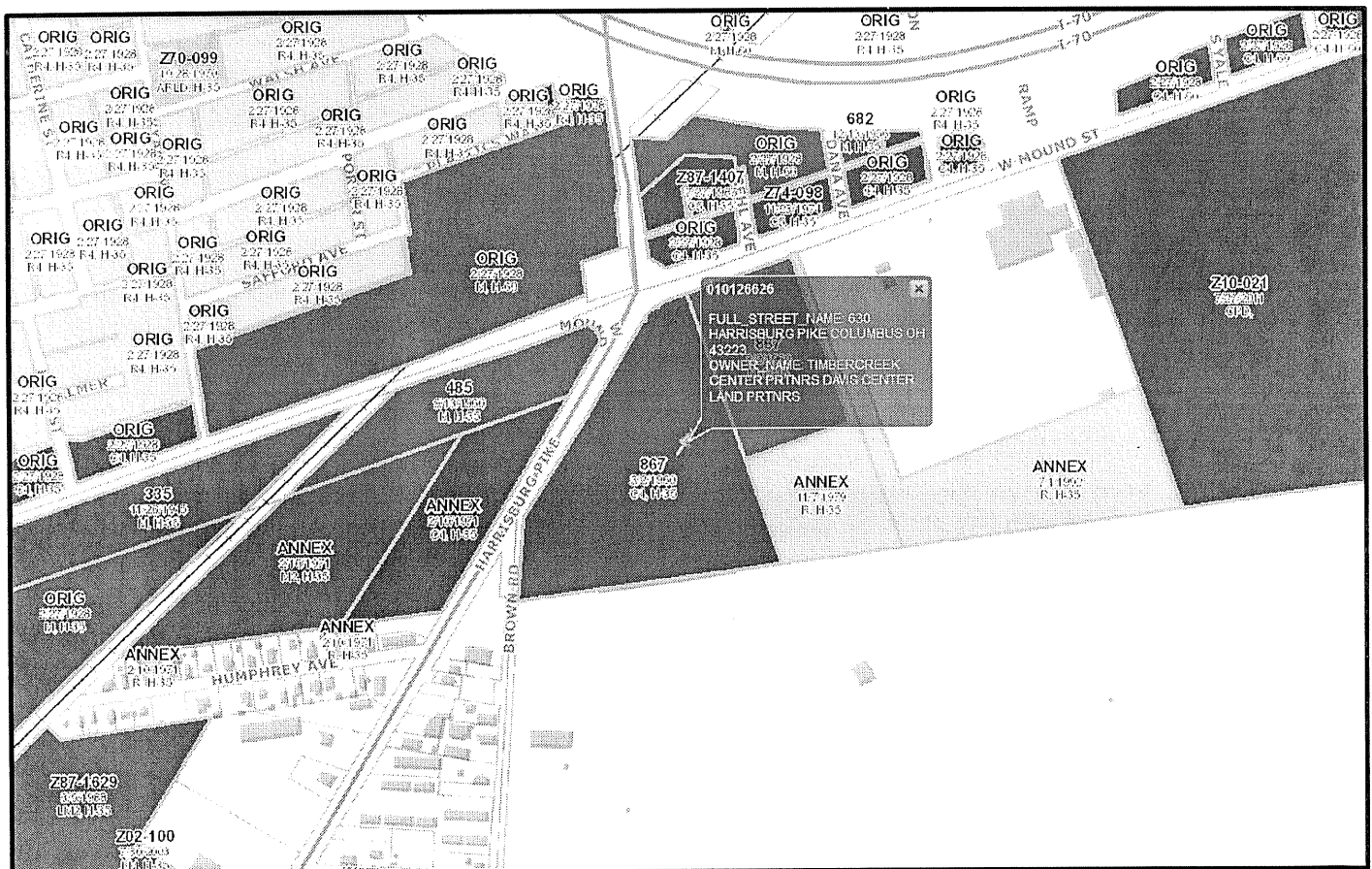
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME George W. Schweitzer, P.E. (agent for owner)
of (1) MAILING ADDRESS Geo-Graphics, Inc. 3331 E Livingston Ave. Columbus, OH 43227
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 612, 614, 618, 620, 622, 624, 628, 630,
(2) per ADDRESS CARD FOR PROPERTY 632, 640, 644, 650, 660 Harrisburg Pike
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) Timbercreek Center Partners and
Davis Center Land Partners
c/o Northern Oaks Partners
2815 Townsgate Rd
Westlake Village, CA 91361

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

George W. Schweitzer, P.E. (agent for owner)
614-231-2016

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

(5) Southwest Area Commission
Stefanie Lynn Coe
1397 Gorham Dr. Columbus, OH 43223
stefanie.coe@hotmail.com

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
See attached sheet

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

SIGNATURE OF AFFIANT

(8)

George W. Schweitzer, P.E.

Subscribed to me in my presence and before me this 13 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

Julianne S. Rees
April 17, 2017

My Commission Expires:

Julianne S. Rees

Notary Public, State of Ohio

My Commission Expires 04-17-2017

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

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SURROUNDING PROPERTY OWNERS

Donaldson Properties LTD
70 NE Loop 410, Ste 185
San Antonio, TX 78216

McDonalds Corp
PO BOX 182571
Columbus, OH 43218-2571

Schoolhouse Finance LLC
1005 N Glebe Rd, Ste 610
Arlington, VA 22201

Timbercreek Prtnrs
Davis Center Land Prtnrs
2815 Townsgate Rd, Ste 130
Westlake Village, CA 91361

Columbus Check Cashers Inc
2803 W Touhy Ave
Chicago, IL 60645

Robert Haner L
1355 W Mound Street Rear
Columbus, OH 43223

Timbercreek Prtnrs
Davis Center Land Prtnrs
2815 Townsgate Rd, Ste 130
Westlake Village, CA 91361

Timbercreek Prtnrs
Davis Center Land Prtnrs
2815 Townsgate Rd, Ste 130
Westlake Village, CA 91361

ALDI INC
4400 S Charleston Pike
Springfield, OH 45502

Sinclair Media 2 Inc.
PO BOX 1475
Cockeysville, MD 21030

Donaldson Properties LTD
70 NE Loop 410, Ste 185
San Antonio, TX 78216

Buckeye Terminals
900 Adams Xing , Ste A
Cincinnati, OH 45202

PROPERTY OWNER

Timbercreek Prtnrs
Davis Center Land Prtnrs
2815 Townsgate Rd, Ste 130
Westlake Village, CA 91361

AREA COMMISSION

Southwest Area Commission
c/o Stefanie Lynn Coe
1397 Gorham Dr
Columbus, OH 43223

APPLICANT/ AGENT

George W. Schweitzer
Geo-Graphics, Inc
3331 E Livingston Ave
Columbus, OH 43227

BZA ADJUSTMENT APPLICATION ACTION REQUESTED STATEMENT

Request is for three variances to allow a 0.432 acre lot to be split from an existing 6.089 acre tract currently owned by Timbercreek Center Partners / Davis Creek Land Partners in three parcels to accommodate the proposed development of a Tim Hortons Café & Bake Shop. The proposed development and ensuing lot split would result in leaving 180 parking spaces remaining on the parent tract as currently striped. There is an existing 79061 sf building on the parcel which is currently zoned C-4. The number of parking spaces required by code chapter 3312.49 would be 288 (based upon 1 space required per 275 sf of gross building area). We have studied the existing lot and have developed an alternative striping plan which would increase the number of spaces remaining on the said parent tract to 200. VARIANCE 1 is for the number of parking spaces required for the existing 79,061 square feet retail center to be reduced from the required 288 to 200.

The existing parking layout does not provide adequate maneuvering lanes on-site as required in 3312.25 for approximately 32 of the existing spaces, and 2 of the proposed spaces. VARIANCE 2 is to allow for the required 20 feet minimum two-way width of maneuvering lane to be provided by offsite maneuvering onto and across adjacent contiguous parcels for these 34 spaces.

In the parking field as currently striped, all of the 60 degree angled parking spaces have less than the required 20 feet perpendicular depth as required in chapter 3312.09. They are currently striped at 18 feet perpendicular depth. The existing drive access isles adjacent to and serving these spaces are all at least 25 feet in two-way width; 5 feet in excess of the 20 feet minimum width required. VARIANCE 3 is to reduce the required 20 feet perpendicular depth of the those existing 60 degree angled parking spaces to be reduced to 18 feet as currently striped.

12310-00408
630 Harrisburg Pk.

BZA APPLICATION STATEMENT OF HARDSHIP

VARIANCE 1

The existing Central Point Shopping Center is not at full occupation and currently has a parking field of only 228 spaces which from observation is excessive based upon current occupation and intensity of existing uses. If approved, after construction the number of spaces in the parking field including the Tim Hortons lot would be 214 spaces (a net reduction of 14). The proposed Tim Hortons conducts the vast majority of its business during the 7 to 9 am hours, when activity in the center is at a minimum. In effect the “change” requested is a net reduction of 14 parking spaces. The ratio thus produced would be 1 space per 375 sf of gross building area.

Within the existing center, two of the existing tenants are “Brightside Academy” an early education and child care facility, and “Capitol High School Bridgescape Learning Center”. These existing uses are not “retail” and in a practical sense result in an overall less intensive use and reduced demand for parking.

The adjacent 4.670 acre parcel, which was split in 2008 from this property by the current owners, has received extensive remodeling and site improvements, and is now operated as a charter school “Imagine Harrisburg Pike Community School”. There are 150 parking spaces on this said adjacent parcel. A reciprocal easement of record in Instr No 200804020049820 exists between the two parcels for ingress / egress, use of drive isles, and parking. This adds the potential for use of additional parking spaces during peak times of operation for either parcel and all tenants.

VARIANCE 2

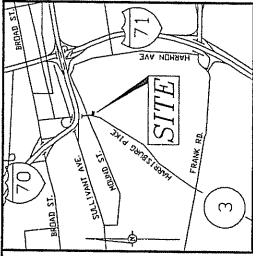
There is adequate maneuvering width provided for all spaces, it simply “exists” offsite, on a contiguous parcel, for several of the spaces. This use for maneuvering is allowed by the reciprocal easement mentioned in variance 1 discussion. This is not discernable by a driver and imposes no safety or other adverse impacts.

VARIANCE 3

The existing parking lot is striped accommodating existing access points, drive isles, signage, site lighting, drainage, etc.

To require the depth of these spaces to be adjusted now would result in relocation / addition of construction work items other than striping.

TIM HORTONS / TIMBERCREK CENTER

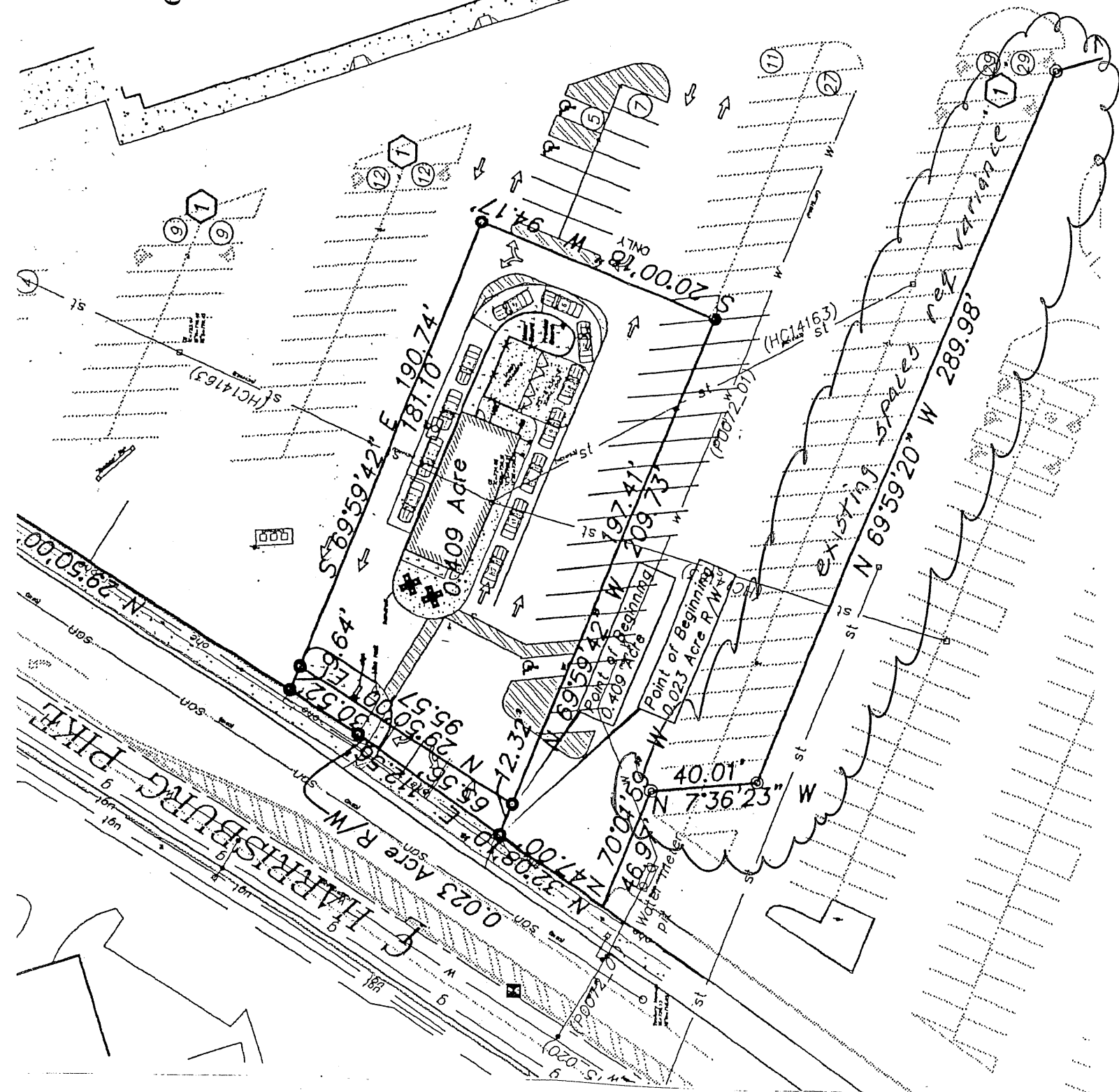


LEGEND

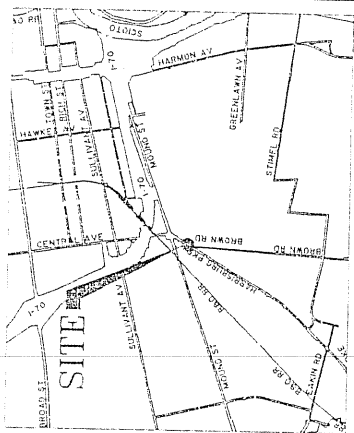
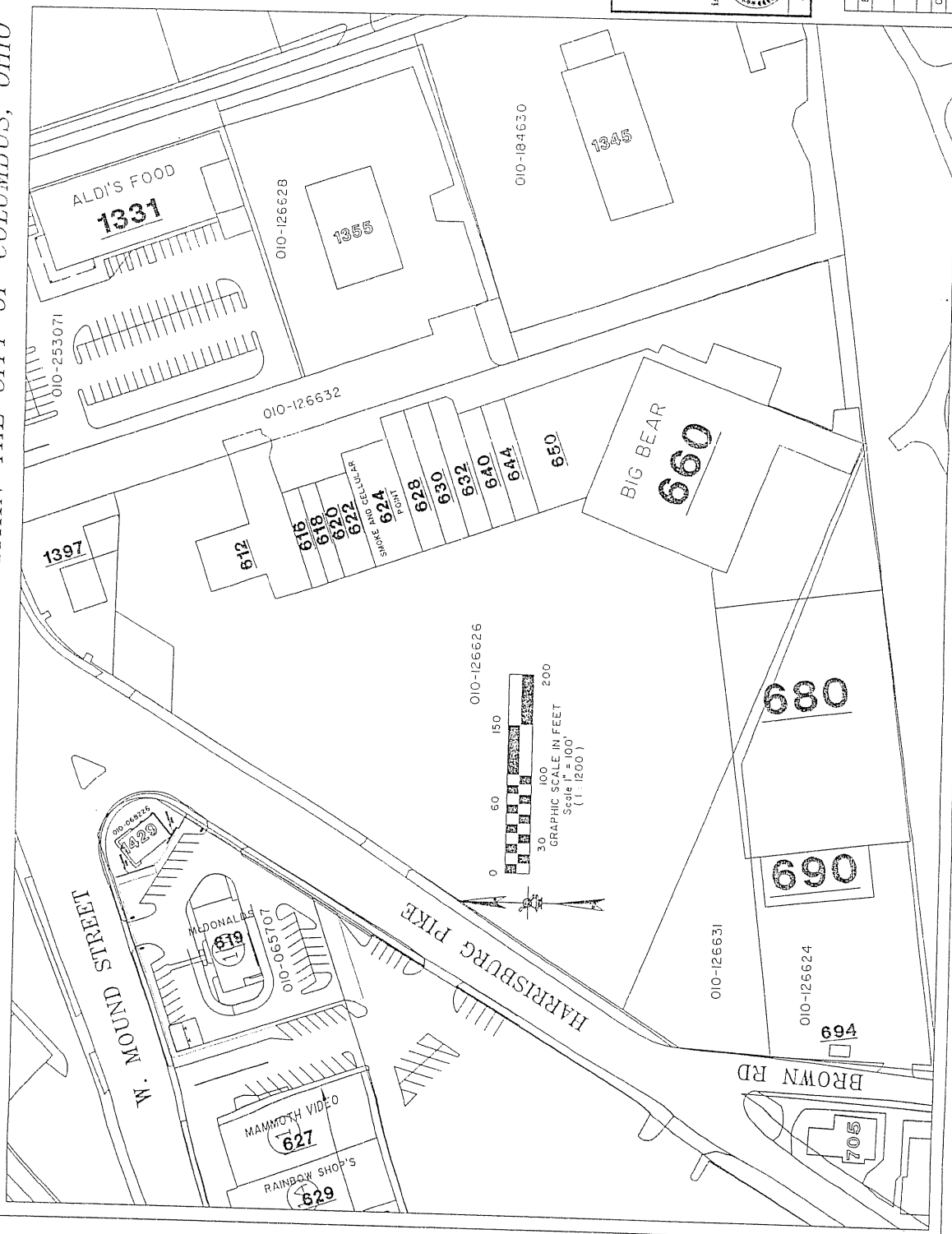
- Manhole Box
- 4" x 4" (Round/2x4)
- 6" x 6" (Round/2x6)
- 8" x 8" (Round/2x8)
- 12" x 12" (Round/2x12)
- 18" x 18" (Round/2x18)
- 24" x 24" (Round/2x24)
- 36" x 36" (Round/2x36)
- 48" x 48" (Round/2x48)
- 60" x 60" (Round/2x60)
- 72" x 72" (Round/2x72)
- 84" x 84" (Round/2x84)
- 96" x 96" (Round/2x96)
- 108" x 108" (Round/2x108)
- 120" x 120" (Round/2x120)
- 132" x 132" (Round/2x132)
- 144" x 144" (Round/2x144)
- 156" x 156" (Round/2x156)
- 168" x 168" (Round/2x168)
- 180" x 180" (Round/2x180)
- 192" x 192" (Round/2x192)
- 204" x 204" (Round/2x204)
- 216" x 216" (Round/2x216)
- 228" x 228" (Round/2x228)
- 240" x 240" (Round/2x240)
- 252" x 252" (Round/2x252)
- 264" x 264" (Round/2x264)
- 276" x 276" (Round/2x276)
- 288" x 288" (Round/2x288)
- 300" x 300" (Round/2x300)
- 312" x 312" (Round/2x312)
- 324" x 324" (Round/2x324)
- 336" x 336" (Round/2x336)
- 348" x 348" (Round/2x348)
- 360" x 360" (Round/2x360)
- 372" x 372" (Round/2x372)
- 384" x 384" (Round/2x384)
- 396" x 396" (Round/2x396)
- 408" x 408" (Round/2x408)
- 420" x 420" (Round/2x420)
- 432" x 432" (Round/2x432)
- 444" x 444" (Round/2x444)
- 456" x 456" (Round/2x456)
- 468" x 468" (Round/2x468)
- 480" x 480" (Round/2x480)
- 492" x 492" (Round/2x492)
- 504" x 504" (Round/2x504)
- 516" x 516" (Round/2x516)
- 528" x 528" (Round/2x528)
- 540" x 540" (Round/2x540)
- 552" x 552" (Round/2x552)
- 564" x 564" (Round/2x564)
- 576" x 576" (Round/2x576)
- 588" x 588" (Round/2x588)
- 600" x 600" (Round/2x600)
- 612" x 612" (Round/2x612)
- 624" x 624" (Round/2x624)
- 636" x 636" (Round/2x636)
- 648" x 648" (Round/2x648)
- 660" x 660" (Round/2x660)
- 672" x 672" (Round/2x672)
- 684" x 684" (Round/2x684)
- 696" x 696" (Round/2x696)
- 708" x 708" (Round/2x708)
- 720" x 720" (Round/2x720)
- 732" x 732" (Round/2x732)
- 744" x 744" (Round/2x744)
- 756" x 756" (Round/2x756)
- 768" x 768" (Round/2x768)
- 780" x 780" (Round/2x780)
- 792" x 792" (Round/2x792)
- 804" x 804" (Round/2x804)
- 816" x 816" (Round/2x816)
- 828" x 828" (Round/2x828)
- 840" x 840" (Round/2x840)
- 852" x 852" (Round/2x852)
- 864" x 864" (Round/2x864)
- 876" x 876" (Round/2x876)
- 888" x 888" (Round/2x888)
- 900" x 900" (Round/2x900)
- 912" x 912" (Round/2x912)
- 924" x 924" (Round/2x924)
- 936" x 936" (Round/2x936)
- 948" x 948" (Round/2x948)
- 960" x 960" (Round/2x960)
- 972" x 972" (Round/2x972)
- 984" x 984" (Round/2x984)
- 996" x 996" (Round/2x996)
- 1008" x 1008" (Round/2x1008)
- 1020" x 1020" (Round/2x1020)
- 1032" x 1032" (Round/2x1032)
- 1044" x 1044" (Round/2x1044)
- 1056" x 1056" (Round/2x1056)
- 1068" x 1068" (Round/2x1068)
- 1080" x 1080" (Round/2x1080)
- 1092" x 1092" (Round/2x1092)
- 1104" x 1104" (Round/2x1104)
- 1116" x 1116" (Round/2x1116)
- 1128" x 1128" (Round/2x1128)
- 1140" x 1140" (Round/2x1140)
- 1152" x 1152" (Round/2x1152)
- 1164" x 1164" (Round/2x1164)
- 1176" x 1176" (Round/2x1176)
- 1188" x 1188" (Round/2x1188)
- 1200" x 1200" (Round/2x1200)
- 1212" x 1212" (Round/2x1212)
- 1224" x 1224" (Round/2x1224)
- 1236" x 1236" (Round/2x1236)
- 1248" x 1248" (Round/2x1248)
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- 1272" x 1272" (Round/2x1272)
- 1284" x 1284" (Round/2x1284)
- 1296" x 1296" (Round/2x1296)
- 1308" x 1308" (Round/2x1308)
- 1320" x 1320" (Round/2x1320)
- 1332" x 1332" (Round/2x1332)
- 1344" x 1344" (Round/2x1344)
- 1356" x 1356" (Round/2x1356)
- 1368" x 1368" (Round/2x1368)
- 1380" x 1380" (Round/2x1380)
- 1392" x 1392" (Round/2x1392)
- 1404" x 1404" (Round/2x1404)
- 1416" x 1416" (Round/2x1416)
- 1428" x 1428" (Round/2x1428)
- 1440" x 1440" (Round/2x1440)
- 1452" x 1452" (Round/2x1452)
- 1464" x 1464" (Round/2x1464)
- 1476" x 1476" (Round/2x1476)
- 1488" x 1488" (Round/2x1488)
- 1500" x 1500" (Round/2x1500)
- 1512" x 1512" (Round/2x1512)
- 1524" x 1524" (Round/2x1524)
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- 1848" x 1848" (Round/2x1848)
- 1860" x 1860" (Round/2x1860)
- 1872" x 1872" (Round/2x1872)
- 1884" x 1884" (Round/2x1884)
- 1896" x 1896" (Round/2x1896)
- 1908" x 1908" (Round/2x1908)
- 1920" x 1920" (Round/2x1920)
- 1932" x 1932" (Round/2x1932)
- 1944" x 1944" (Round/2x1944)
- 1956" x 1956" (Round/2x1956)
- 1968" x 1968" (Round/2x1968)
- 1980" x 1980" (Round/2x1980)
- 1992" x 1992" (Round/2x1992)
- 2004" x 2004" (Round/2x2004)
- 2016" x 2016" (Round/2x2016)
- 2028" x 2028" (Round/2x2028)
- 2040" x 2040" (Round/2x2040)
- 2052" x 2052" (Round/2x2052)
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- 2280" x 2280" (Round/2x2280)
- 2292" x 2292" (Round/2x2292)
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- 2316" x 2316" (Round/2x2316)
- 2328" x 2328" (Round/2x2328)
- 2340" x 2340" (Round/2x2340)
- 2352" x 2352" (Round/2x2352)
- 2364" x 2364" (Round/2x2364)
- 2376" x 2376" (Round/2x2376)
- 2388" x 2388" (Round/2x2388)
- 2400" x 2400" (Round/2x2400)
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- 2652" x 2652" (Round/2x2652)
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- 2688" x 2688" (Round/2x2688)
- 2700" x 2700" (Round/2x2700)
- 2712" x 2712" (Round/2x2712)
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- 2736" x 2736" (Round/2x2736)
- 2748" x 2748" (Round/2x2748)
- 2760" x 2760" (Round/2x2760)
- 2772" x 2772" (Round/2x2772)
- 2784" x 2784" (Round/2x2784)
- 2796" x 2796" (Round/2x2796)
- 2808" x 2808" (Round/2x2808)
- 2820" x 2820" (Round/2x2820)
- 2832" x 2832" (Round/2x2832)
- 2844" x 2844" (Round/2x2844)
- 2856" x 2856" (Round/2x2856)
- 2868" x 2868" (Round/2x2868)
- 2880" x 2880" (Round/2x2880)
- 2892" x 2892" (Round/2x2892)
- 2904" x 2904" (Round/2x2904)
- 2916" x 2916" (Round/2x2916)
- 2928" x 2928" (Round/2x2928)
- 2940" x 2940" (Round/2x2940)
- 2952" x 2952" (Round/2x2952)
- 2964" x 2964" (Round/2x2964)
- 2976" x 2976" (Round/2x2976)
- 2988" x 2988" (Round/2x2988)
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- 3012" x 3012" (Round/2x3012)
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- 3036" x 3036" (Round/2x3036)
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- 3072" x 3072" (Round/2x3072)
- 3084" x 3084" (Round/2x3084)
- 3096" x 3096" (Round/2x3096)
- 3108" x 3108" (Round/2x3108)
- 3120" x 3120" (Round/2x3120)
- 3132" x 3132" (Round/2x3132)
- 3144" x 3144" (Round/2x3144)
- 3156" x 3156" (Round/2x3156)
- 3168" x 3168" (Round/2x3168)
- 3180" x 3180" (Round/2x3180)
- 3192" x 3192" (Round/2x3192)
- 3204" x 3204" (Round/2x3204)
- 3216" x 3216" (Round/2x3216)
- 3228" x 3228" (Round/2x3228)
- 3240" x 3240" (Round/2x3240)
- 3252" x 3252" (Round/2x3252)
- 3264" x 3264" (Round/2x3264)
- 3276" x 3276" (Round/2x3276)
- 3288" x 3288" (Round/2x3288)
- 3300" x 3300" (Round/2x3300)
- 3312" x 3312" (Round/2x3312)
- 3324" x 3324" (Round/2x3324)
- 3336" x 3336" (Round/2x3336)
- 3348" x 3348" (Round/2x3348)
- 3360" x 3360" (Round/2x3360)
- 3372" x 3372" (Round/2x3372)
- 3384" x 3384" (Round/2x3384)
- 3396" x 3396" (Round/2x3396)
- 3408" x 3408" (Round/2x3408)
- 3420" x 3420" (Round/2x3420)
- 3432" x 3432" (Round/2x3432)
- 3444" x 3444" (Round/2x3444)
- 3456" x 3456" (Round/2x3456)
- 3468" x 3468" (Round/2x3468)
- 3480" x 3480" (Round/2x3480)
- 3492" x 3492" (Round/2x3492)
- 3504" x 3504" (Round/2x3504)
- 3516" x 3516" (Round/2x3516)
- 3528" x 3528" (Round/2x3528)
- 3540" x 3540" (Round/2x3540)
- 3552" x 3552" (Round/2x3552)
- 3564" x 3564" (Round/2x3564)
- 3576" x 3576" (Round/2x3576)
- 3588" x 3588" (Round/2x3588)
- 3600" x 3600" (Round/2x3600)
- 3612" x 3612" (Round/2x3612)
- 3624" x 3624" (Round/2x3624)
- 3636" x 3636" (Round/2x3636)
- 3648" x 3648" (Round/2x3648)
- 3660" x 3660" (Round/2x3660)
- 3672" x 3672" (Round/2x3672)
- 3684" x 3684" (Round/2x3684)
- 3696" x 3696" (Round/2x3696)
- 3708" x 3708" (Round/2x3708)
- 3720" x 3720" (Round/2x3720)
- 3732" x 3732" (Round/2x3732)
- 3744" x 3744" (Round/2x3744)
- 3756" x 3756" (Round/2x3756)
- 3768" x 3768" (Round/2x3768)
- 3780" x 3780" (Round/2x3780)
- 3792" x 3792" (Round/2x3792)
- 3804" x 3804" (Round/2x3804)
- 3816" x 3816" (Round/2x3816)
- 3828" x 3828" (Round/2x3828)
- 3840" x 3840" (Round/2x3840)
- 3852" x 3852" (Round/2x3852)
- 3864" x 3864" (Round/2x3864)
- 3876" x 3876" (Round/2x3876)
- 3888" x 3888" (Round/2x3888)
- 3900" x 3900" (Round/2x3900)
- 3912" x 3912" (Round/2x3912)
- 3924" x 3924" (Round/2x3924)
- 3936" x 3936" (Round/2x3936)
- 3948" x 3948" (Round/2x3948)
- 3960" x 3960" (Round/2x3960)
- 3972" x 3972" (Round/2x3972)
- 3984" x 3984" (Round/2x3984)
- 3996" x 3996" (Round/2x3996)
- 4008" x 4008" (Round/2x4008)
- 4020" x 4020" (Round/2x4020)
- 4032" x 4032" (Round/2x4032)
- 4044" x 4044" (Round/2x4044)
- 4056" x 4056" (Round/2x4056)
- 4068" x 4068" (Round/2x4068)
- 4080" x 4080" (Round/2x4080)
- 4092" x 4092" (Round/2x4092)
- 4104" x 4104" (Round/2x4104)
- 4116" x 4116" (Round/2x4116)
- 4128" x 4128" (Round/2x4128)
- 4140" x 4140" (Round/2x4140)
- 4152" x 4152" (Round/2x4152)
- 4164" x 4164" (Round/2x4164)
- 4176" x 4176" (Round/2x4176)
- 4188" x 4188" (Round/2x4188)
- 4200" x 4200" (Round/2x4200)
- 4212" x 4212" (Round/2x4212)
- 4224" x 4224" (Round/2x4224)
- 4236" x 4236" (Round/2x4236)
- 4248" x 4248" (Round/2x4248)
- 4260" x 4260" (Round/2x4260)
- 4272" x 4272" (Round/2x4272)
- 4284" x 4284" (Round/2x4284)
- 4296" x 4296" (Round/2x4296)
- 4308" x 4308" (Round/2x4308)
- 4320" x 4320" (Round/2x4320)
- 4332" x 4332" (Round/2x4332)
- 4344" x 4344" (Round/2x4344)
- 4356" x 4356" (Round/2x4356)
- 4368" x 4368" (Round/2x4368)
- 4380" x 4380" (Round/2x4380)
- 4392" x 4392" (Round/2x4392)
- 4404" x 4404" (Round/2x4404)
- 4416" x 4416" (Round/2x4416)
- 4428" x 4428" (Round/2x4428)
- 4440" x 4440" (Round/2x4440)
- 4452" x 4452" (Round/2x4452)
- 4464" x 4464" (Round/2x4464)
- 4476" x 4476" (Round/2x4476)
- 4488" x 4488" (Round/2x4488)
- 4500" x 4500" (Round/2x4500)
- 4512" x 4512" (Round/2x4512)
- 4524" x 4524" (Round/2x4524)
- 4536" x 4536" (Round/2x4536)
- 4548" x 4548" (Round/2x4548)
- 4560" x 4560" (Round/2x4560)
- 4572" x 4572" (Round/2x4572)
- 4584" x 4584" (Round/2x4584)
- 4596" x 4596" (Round/2x4596)
- 4608" x 4608" (Round/2x4608)
- 4620" x 4620" (Round/2x4620)
- 4632" x 4632" (Round/2x4632)
- 4644" x 4644" (Round/2x4644)
- 4656" x 4656" (Round/2x4656)
- 4668" x 4668" (Round/2x4668)
- 4680" x 4680" (Round/2x4680)
- 4692" x 4692" (Round/2x4692)
- 4704" x 4704" (Round/2x4704)
- 4716" x 4716" (Round/2x4716)
- 4728" x 4728" (Round/2x4728)
- 4740" x 4740" (Round/2x4740)
- 4752" x 4752" (Round/2x4752)
- 4764" x 4764" (Round/2x4764)
- 4776" x 4776" (Round/2x4776)
- 4788" x 4788" (Round/2x4788)
- 4800" x 4800" (Round/2x4800)
- 4812" x 4812" (Round/2x4812)
- 4824" x 4824" (Round/2x4824)
- 4836" x 4836" (Round/2x4836)
- 4848" x 4848" (Round/2x4848)
- 4860" x 4860" (Round/2x4860)
- 4872" x 4872" (Round/2x4872)
- 4884" x 4884" (Round/2x4884)
- 4896" x 4896" (Round/2x4896)
- 4908" x 4908" (Round/2x4908)
- 4920" x 4920" (Round/2x4920)
- 4932" x 4932" (Round/2x4932)
- 4944" x 4944" (Round/2x4944)
- 4956" x 4956" (Round/2x4956)
- 4968" x 4968" (Round/2x4968)
- 4980" x 4980" (Round/2x4980)
- 4992" x 4992" (Round/2x4992)
- 5004" x 5004" (Round/2x5004)
- 5016" x 5016" (Round/2x5016)
- 5028" x 5028" (Round/2x5028)
- 5040" x 5040" (Round/2x5040)
- 5052" x 5052" (Round/2x5052)
- 5064" x 5064" (Round/2x5064)
- 5076" x 5076" (Round/2x5076)
- 5088" x 5088" (Round/2x5088)
- 5100" x 5100" (Round/2x5100)
- 5112" x 5112" (Round/2x5112)
- 5124" x 5124" (Round/2x5124)
- 5136" x 5136" (Round/2x5136)
- 5148" x 5148" (Round/2x5148)
- 5160" x 5160" (Round/2x5160)
- 5172" x 5172" (Round/2x5172)
- 5184" x 5184" (Round/2x5184)
- 5196" x 5196" (Round/2x5196)
- 5208" x 5208" (Round/2x5208)
- 5220" x 5220" (Round/2x5220)
- 5232" x 5232" (Round/2x5232)
- 5244" x 5244" (Round/2x5244)
- 5256" x 5256" (Round/2x5256)
- 5268" x 5268" (Round/2x5268)
- 5280" x 5280" (Round/2x5280)
- 5292" x 5292" (Round/2x5292)
- 5304" x 5304" (Round/2x5304)
- 5316" x 5316" (Round/2x5316)
- 5328" x 5328" (Round/2x5328)
- 5340" x 5340" (Round/2x5340)
- 5352" x 5352" (Round/2x5352)
- 5364" x 5364" (Round/2x5364)
- 5376" x 5376" (Round/2x5376)
- 5388" x 5388" (Round/2x5388)
- 5400" x 5400" (Round/2x5400)
- 5412" x 5412" (Round/2x5412)
- 5424" x 5424" (Round/2x5424)
- 5436" x 5436" (Round/2x5436)
- 5448" x 5448" (Round/2x5448)
- 5460" x 5460" (Round/2x5460)
- 5472" x 5472" (Round/2x5472)
- 5484" x 5484" (Round/2x5484)
- 5496" x 5496" (Round/2x5496)
- 5508"

630 Harrisburg Pk.

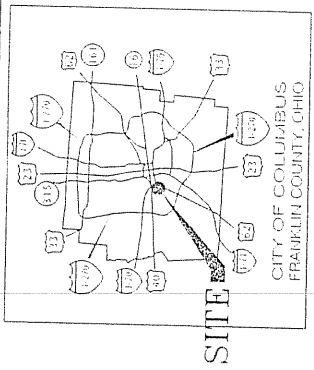
TIMBERCREEK C
DAVIS CENTER
Parcel # 01
ZONING=C-4,
Building=79,



REVISED SHOPPING CENTER ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



REFERENCE MAP
CITY LAND USE MAP: 35-C
GIS FACET NUMBER: 181607075



HOUSE NUMBERS SHOWN ON ATTACHED PLATE ARE CERTIFIED FOR SECURING OF BUILDING & UTILITY PERMITS

Issued by: *[Signature]* Date: 3/14/2000

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
TRANSPORTATION DIVISION
100 N. FRONT ST.
COLUMBUS, OH. 43215

ADDRESS FILE NUMBER - 00-044

DEVELOPED BY:	DON M. CASTO ORGANIZATION
ENGINEERING CONSULTANT:	CITY MAP ROOM
CITY MAP ROOM	
CENTRAL POINT	
SHOPPING CENTER	
ORIGINAL PARCEL NUMBER:	SHOWN
DRAWN BY:	AC
CHECKED BY:	JWC

12310-00408
630 Harrisburg Pk.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/22/12



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. If survey plats, and other public records and data. Users of this map are not information sources should be consulted for verification of the informatio county and the mapping companies assume no legal responsibilities for th Please notify the Franklin County GIS Division of any discrepancies.

12310-00408
630 Harrisburg Pk.

Franklin County GIS Department

Kevin Nowlin

From: Coe, Stefanie [scoe@mpwservices.com]
Sent: Wednesday, June 20, 2012 9:51 PM
To: knowlin@geo-graphicsinc.com
Subject: FW: Proposed Tim Hortons Site / Harrisburg Pike

The Southwest Area Commission voted unanimously at the June 20, 2012 meeting to support the BZA application for a variance related to the number of parking spaces.

If there are any questions or concerns please contact me.

Stefanie Lynn Coe
Chair, Southwest Area Commission

From: Stefanie Coe [mailto:stefaniecoe@hotmail.com]
Sent: Thursday, June 14, 2012 7:44 PM
To: Coe, Stefanie
Subject: Fwd: Proposed Tim Hortons Site / Harrisburg Pike

Stefanie Lynn Coe

Sent from my iPhone

Begin forwarded message:

From: "George Schweitzer" <gschweitzer@geo-graphicsinc.com>
To: "StefanieCoe@hotmail.com" <StefanieCoe@hotmail.com>
Cc: "Scott Messing" <messing_scott@timhortons.com>, "Dick Sunkle" <dick_sunkle@timhortons.com>, "Tom Sellers" <btsellers48@aol.com>, "jdortmund@cornerstonecapitalcorp.com" <jdortmund@cornerstonecapitalcorp.com>
Subject: Proposed Tim Hortons Site / Harrisburg Pike

Stephanie

We submitted a preliminary site development plan to Columbus for review and have been requested to seek a BZA parking variance for the remainder site.

I obtained your contact information from the Mike Puckett at the City.

I have attached a copy of our proposed plan for your information and review.

We would like to present our variance proposal to the Southwest Area Commission at your earliest convenience. We were hoping to receive the Commission input prior to or in concurrence with our formal BZA submittal to Columbus.

Please review the information attached and contact me as to how you would like us to proceed.

Thanks for your assistance.

George W. Schweitzer
Geo-Graphics, Inc.

12310-00408
630 Harrisburg Pk.

6/21/2012



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

12310-00408
630 Harrisburg Pk.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) George W. Schwertzer, P.E. (agent for owner)
of (COMPLETE ADDRESS) Ceo-Graphics Inc. 3331 E Livingston Ave. Columbus OH 43221
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

Timbercreek Center Partners, a Texas Limited Partnership

Davis Center Land Partners, a Florida Limited Partnership

Address: c/o Northern Oaks Partnership

Suite 130

2815 Townsgate Road

Westlake Village, CA 91361

SIGNATURE OF AFFIANT

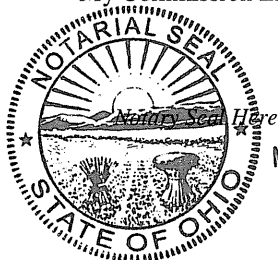
George W. Schwertzer P.E.

Subscribed to me in my presence and before me this 13 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Julianne S. Rees
April 17, 2017

My Commission Expires:



Julianne S. Rees
Notary Public, State of Ohio
My Commission Expires 04-17-2017

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