



## COUNCIL VARIANCE APPLICATION

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

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: CV12-042/12315-00000-00510  
Date Received: 8/31/12  
Application Accepted By: S. Pine Fee: \$1760  
Comments: Case Planner: Dana Hitt, 645-2395 dahitt@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3940 Stelzer Road Zip 43219  
Is this property currently being annexed into the City of Columbus? ☐ Yes ☒ No  
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-0147204

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

Current Zoning District(s): CPD

Recognized Civic Association or Area Commission: Northeast Area Commission

Proposed use or reason for Council Variance request: gas

Acreage: 1.9 +/- acres

**APPLICANT:** Name Costco c/o Ted Johnson, TJ Design Strategies Ltd.

Address 2311 W. 22nd Street, Suite 208 City/State Oak Brook, IL Zip 60523

Phone # 630-368-0840 Fax # \_\_\_\_\_ Email: tjohnson@tjdesignltd.com

**PROPERTY OWNER(S):** Name Morso Holding Co., Attn: Ken Douglas

Address 3 Limited Parkway City/State Columbus, OH Zip 43230

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

### ATTORNEY / AGENT

☒ Attorney ☐ Agent

Name Jeffrey L. Brown, Smith & Hale LLC

Address 37 West Broad Street, Suite 725 City/State Columbus, OH Zip 43215

Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

### SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE Costco By: [Signature]

PROPERTY OWNER SIGNATURE Morso Holding Co. By: [Signature]

ATTORNEY / AGENT SIGNATURE [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.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



# City of Columbus Zoning Plat



CV12-042

## 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: 010147204, 010147205

Zoning Number: 3940

Street Name: STELZER RD

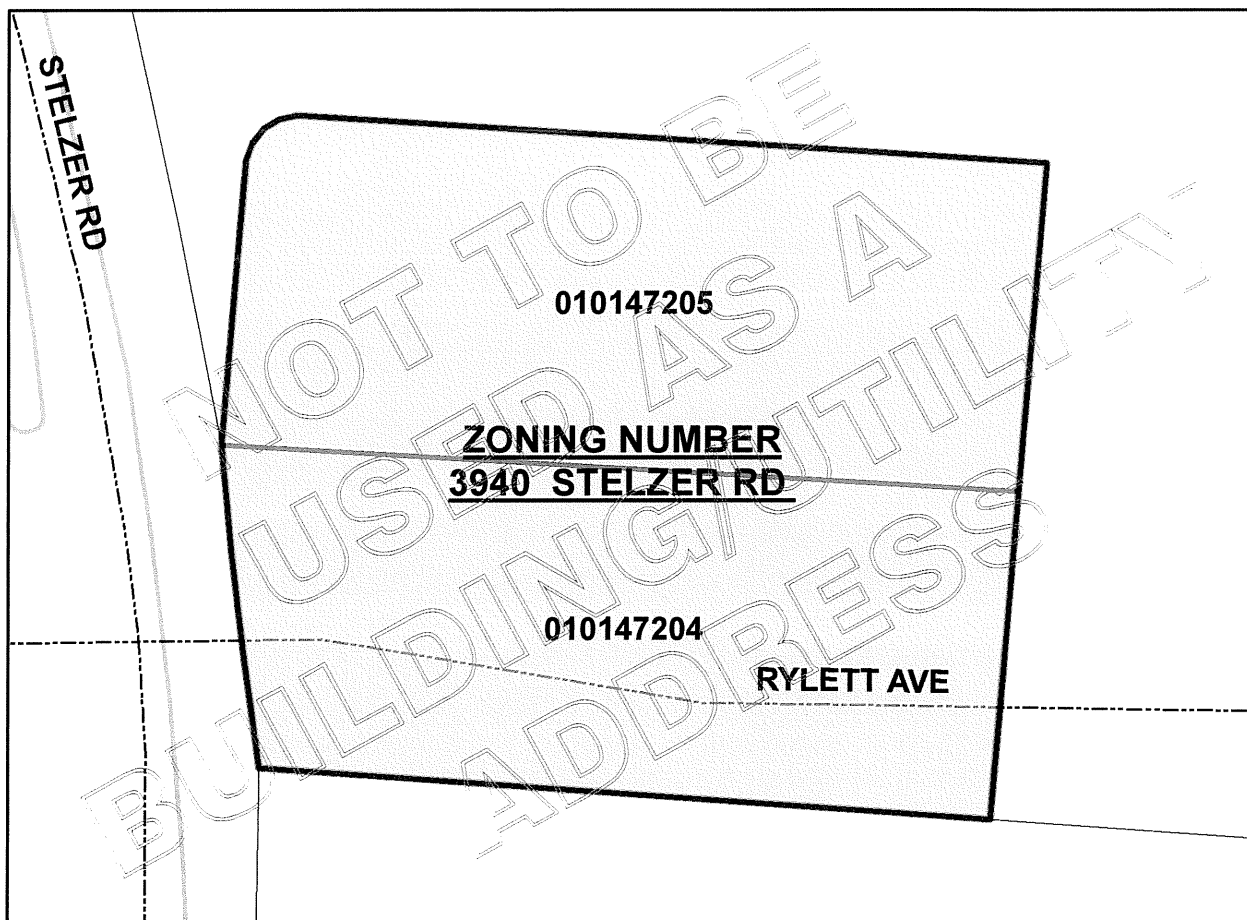
Lot Number: 34-35

Subdivision: EASTMANS

Requested By: SMITH AND HALE (JACK REYNOLDS)

Issued By: *Patricia A. Austin*

Date: 8/28/2012



SCALE: 1 inch = 60 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 10552

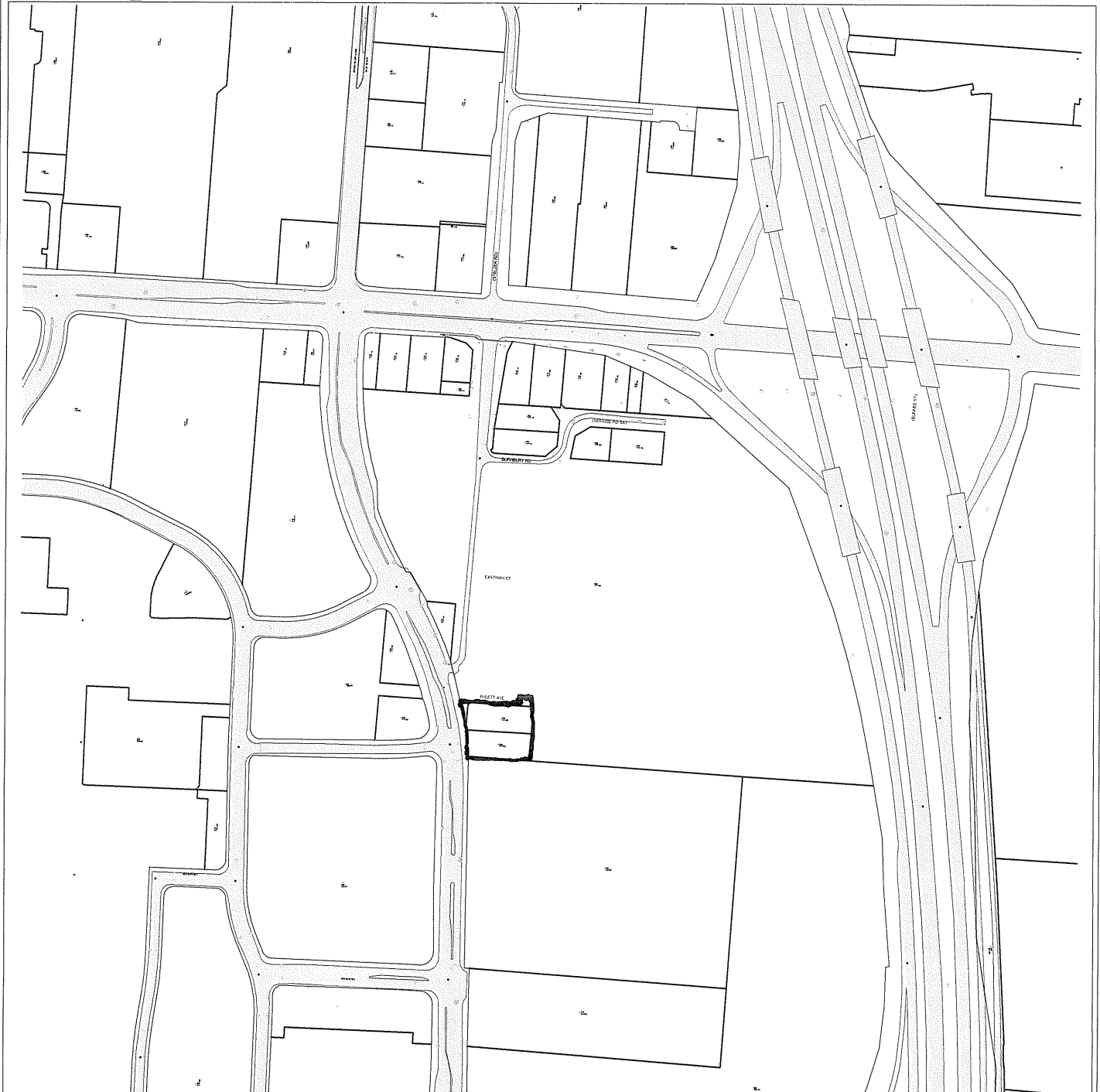
CU12-042



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 8/29/12



Disclaimer

Scale = 563



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



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### AFFIDAVIT

(See next page for instructions)

APPLICATION #

CV12-042

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS Smith & Hale LLC, 37 West Broad Street, Suite 725, Columbus, OH 43215

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 3940 Stelzer Road

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) 8/31/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Morso Holding Co.

Attn: Ken Douglas

3 Limited Parkway

Columbus, OH 43230

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

Costco c/o Ted Johnson

630-368-0840

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

(5) Mrs. Alice Porter

3130 McCutcheon Place

Columbus, OH 43219

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)

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30<sup>th</sup> day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

9/4/15



Here Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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CV12-042

**APPLICANT/PROPERTY OWNER**

Morso Holding Co.  
c/o Ken Douglas  
3 Limited Parkway  
Columbus, OH 43230

**ATTORNEY**

Jeffrey L. Brown  
Smith & Hale LLC  
37 W. Broad St., Ste. 725  
Columbus, OH 43215

**AREA COMMISSION**

Northeast Area Commission  
c/o Alice Porter  
3130 McCutcheon Place  
Columbus, OH 43219

**SURROUNDING PROPERTY OWNERS**

FW & Benjamin Englefield  
447 James Parkway, Ste. 1  
Heath, OH 43056

UHA Corporation LLC  
c/o Corelogic  
2500 Westfield Drive, Suite 102  
Elgin, IL 60124

BRE/COH OH LLC  
345 Park Avenue  
New York, NY 10154

Easton Town Center LLC  
4016 Townsfair Way  
Columbus, OH 43219

Aladdin Temple AAONMS  
3850 Stelzer Rd.  
Columbus, OH 43219

DP Two Easton Oval LLC  
600 E. 96<sup>th</sup> St., Ste. 100  
Indianapolis, IN 46240

4056 Morse LLC  
4120 Baughman Grant  
New Albany, OH 43054

Columbus & Southern Ohio Electric Co.  
P.O. Box 16428  
Columbus, OH 43216-6428

Storage Equities/PS Partners III  
P.O. Box 25025  
Glendale, CA 91221-5025

Morse & Stelzer Shops LLC  
191 W. Nationwide Blvd.  
Columbus, OH 43215-2558

True North Energy LLC  
5565 Airport Highway  
Toledo, OH 43615



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CV12-042

### STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code  
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:**

See attached.

Signature of Applicant

Date

8/30/12

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**Please make all checks payable to the Columbus City Treasurer**

## Statement of Hardship

The council variance request is to permit gas sales. The area is zoned for commercial development and the gas use is in association with a permitted use under the zoning. The granting of this variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Costco

By: \_\_\_\_\_Date: 8/30/12



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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 # C112-042

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jeffrey L. Brown

Of [COMPLETE ADDRESS] Smith&Hale LLC, 37 West Broad Street, Ste. 725, Columbus, OH 43215  
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 formats

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. Costco c/o Ted Johnson TJ Design Strategies Ltd	2. Morso Holding Co. Attn: Ken Douglas 3 Limited Parkway Columbus, OH 43230
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 30<sup>th</sup> day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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

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CV12-042

**1.902 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Townships 1 and 2, Township 1, Range 17, United State Military Lands, being out that 46.400 acre tract as conveyed to Morso Holding Co. by deed of record in Instrument Number 200902170020898 and part of that tract conveyed as Parcel 10 to Morso Holding Co. by deed of record in Official Record 30846G11 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, in the easterly right-of-way line of Stelzer Road at the southeasterly corner of said Parcel 10;

thence with a curve to the left in said easterly right-of-way line, said westerly line, having a central angle of  $03^{\circ}20'57''$ , a radius of 1499.92 feet, an arc length of 87.67 feet and a chord bearing and distance of South  $06^{\circ}25'11''$  East, 87.66 feet to the TRUE POINT OF BEGINNING;

thence continuing with said easterly right-of-way line, the westerly line of said Parcel 10 and said 46.400 acre tract, the following courses and distances:

with the arc of a curve to the left, having a central angle of  $00^{\circ}31'07''$ , a radius of 1499.92 feet, an arc length of 13.57 feet and a chord bearing and distance of North  $08^{\circ}21'13''$  West, 13.57 feet to a point;

North  $04^{\circ}43'23''$  East, a distance of 10.60 feet to a point; and

with the arc of a curve to the left, having a central angle of  $08^{\circ}11'14''$ , a radius of 1502.40 feet, an arc length of 214.68 feet and a chord bearing and distance of North  $13^{\circ}05'59''$  West, 214.50 feet to a point;

thence across said 46.400 acre tract, the following courses and distances:

South  $87^{\circ}41'33''$  East, a distance of 309.10 feet to a point;

North  $02^{\circ}18'27''$  East, a distance of 40.00 feet to a point;

South  $87^{\circ}41'33''$  East, a distance of 55.00 feet to a point;

South  $02^{\circ}18'27''$  West, a distance of 310.10 feet to a point;

North  $76^{\circ}10'47''$  West, a distance of 69.90 feet to a point;

with the arc of a curve to the left, having a central angle of  $02^{\circ}34'47''$ , a radius of 349.80 feet, an arc length of 15.75 feet and a chord bearing and distance of North  $80^{\circ}57'30''$  West, 15.75 feet to a point;

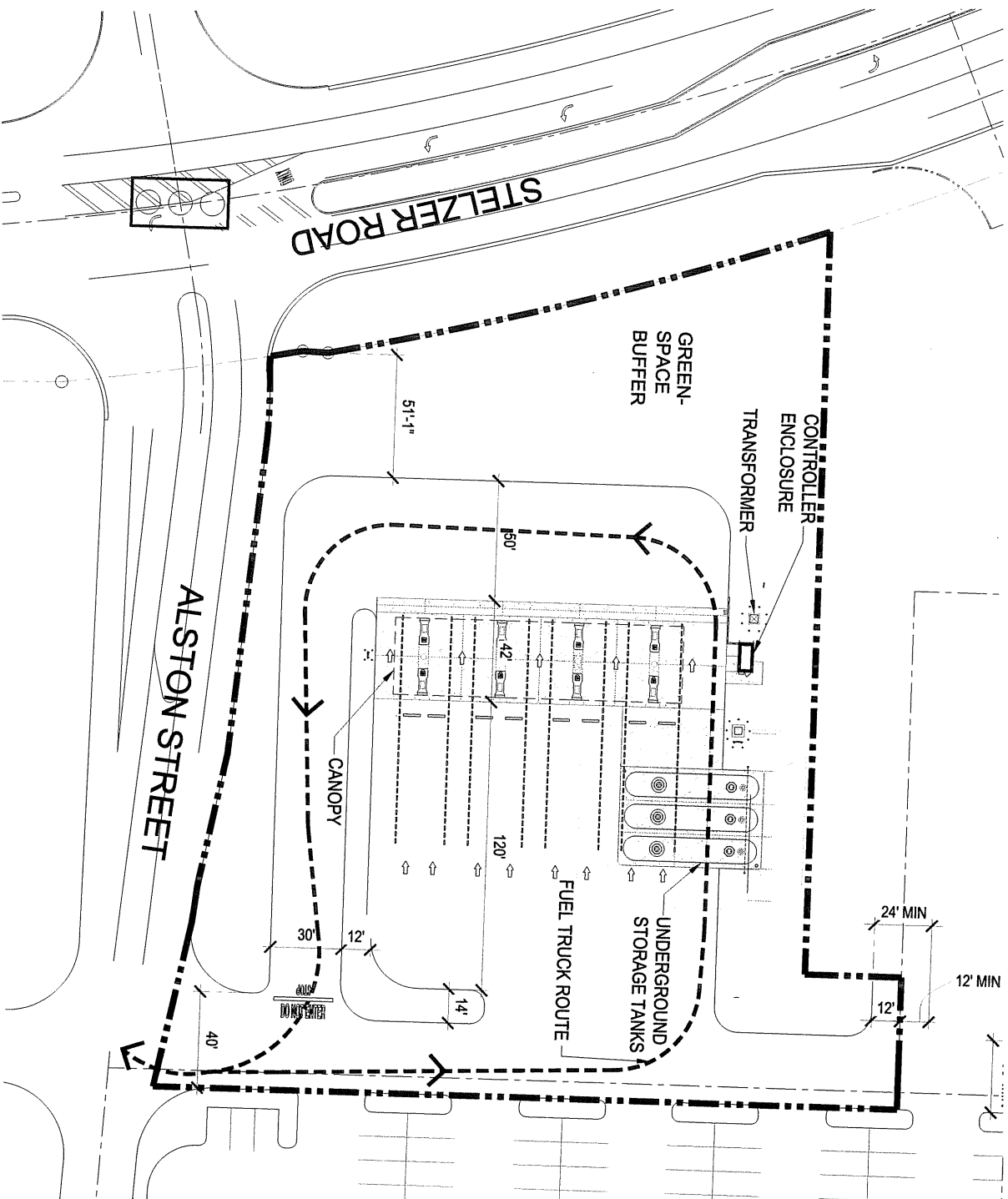
North  $76^{\circ}39'37''$  West, a distance of 56.07 feet to a point;

North  $82^{\circ}17'35''$  West, a distance of 130.78 feet to a point;

with the arc of a curve to the left, having a central angle of  $07^{\circ}20'59''$ , a radius of 228.00 feet, an arc length of 29.25 feet and a chord bearing and distance of North  $86^{\circ}59'26''$  West, 29.23 feet to a point; and

with the arc of a curve to the right, having a central angle of  $09^{\circ}16'18''$ , a radius of 40.00 feet, an arc length of 6.47 feet and a chord bearing and distance of North  $86^{\circ}01'46''$  West, 6.47 feet to the TRUE POINT OF BEGINNING, containing 1.902 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



# PROJECT DATA

CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: COLUMBUS, OH

## SITE DATA:

TOTAL SITE AREA 1.90 ACRES (82,872 S.F.)

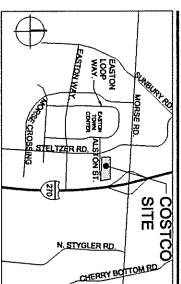
JURISDICTION: CITY OF COLUMBUS

BOUNDARIES: THIS PLAN HAS BEEN PREPARED BY USING A SURVEY PREPARED BY TATUM ENGINEERING DATED 12-30-08

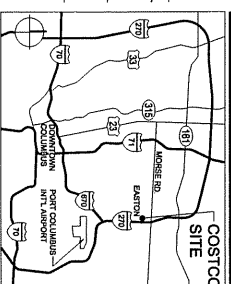
## BUILDING DATA:

CANOPY	3,840 SF
CONTROLLER ENCLOSURE	78 SF
TOTAL BUILDING AREA:	3,918 SF

## VICINITY MAP



## REGIONAL MAP



# COSTCO WHOLESALE

# CONCEPT FUEL SITE PLAN

COLUMBUS (EASTON), OHIO

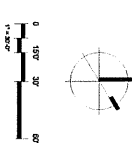
AUGUST 23, 2012

DD1.2-06

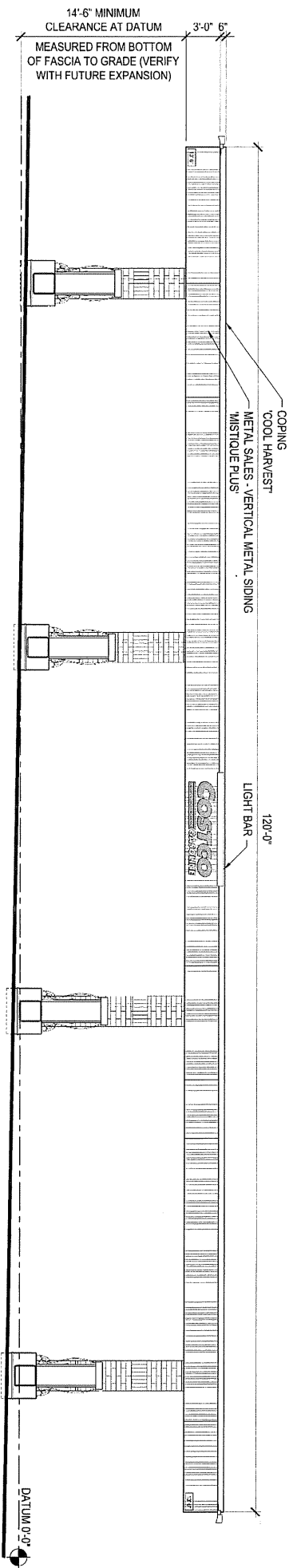
11-0477-01  
AUGUST 23, 2012  
CONCEPT FUEL  
SITE PLAN

1110 15TH AVE. NE | SUITE 800  
BELLEVUE, WA 98004  
1-866-463-2000 | 1-866-463-2002

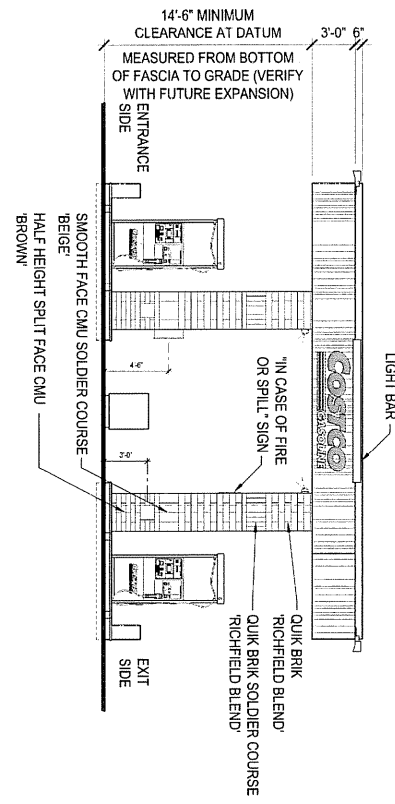
MULVANNY G2



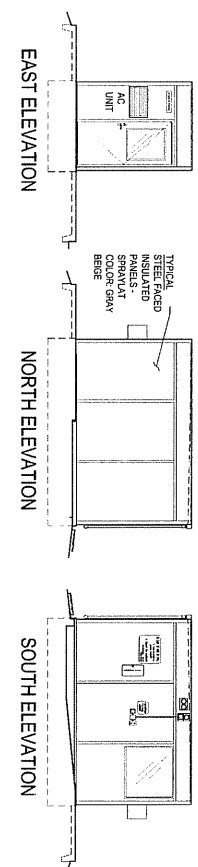
CV12-042



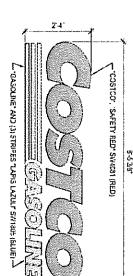
1 CANOPY ELEVATIONS - EAST AND WEST  
SCALE: 1/4" = 1'-0"



2 CANOPY ELEVATIONS - NORTH AND SOUTH  
SCALE: 1/4" = 1'-0"



3 CONTROLLER ENCLOSURE ELEVATIONS  
SCALE: 1/4" = 1'-0"



4 CANOPY SIGN  
SCALE: 1/2" = 1'-0"

WAREHOUSE SIGNAGE AREA TABULATION				
QTY.	SIGN	SIZE	AREA	TOTAL AREA
4	COSTCO GASOLINE	2'-4" x 8'-5 3/8"	20 S.F.	80 S.F.
	TOTAL SIGNAGE AREA			80 S.F.

# COSTCO WHOLESALE CONCEPT FUEL ELEVATIONS

COLUMBUS (EASTON), OHIO

AUGUST 23, 2012

DD3.2-01

11-0477-01  
AUGUST 23, 2012  
CONCEPT FUEL  
ELEVATIONS

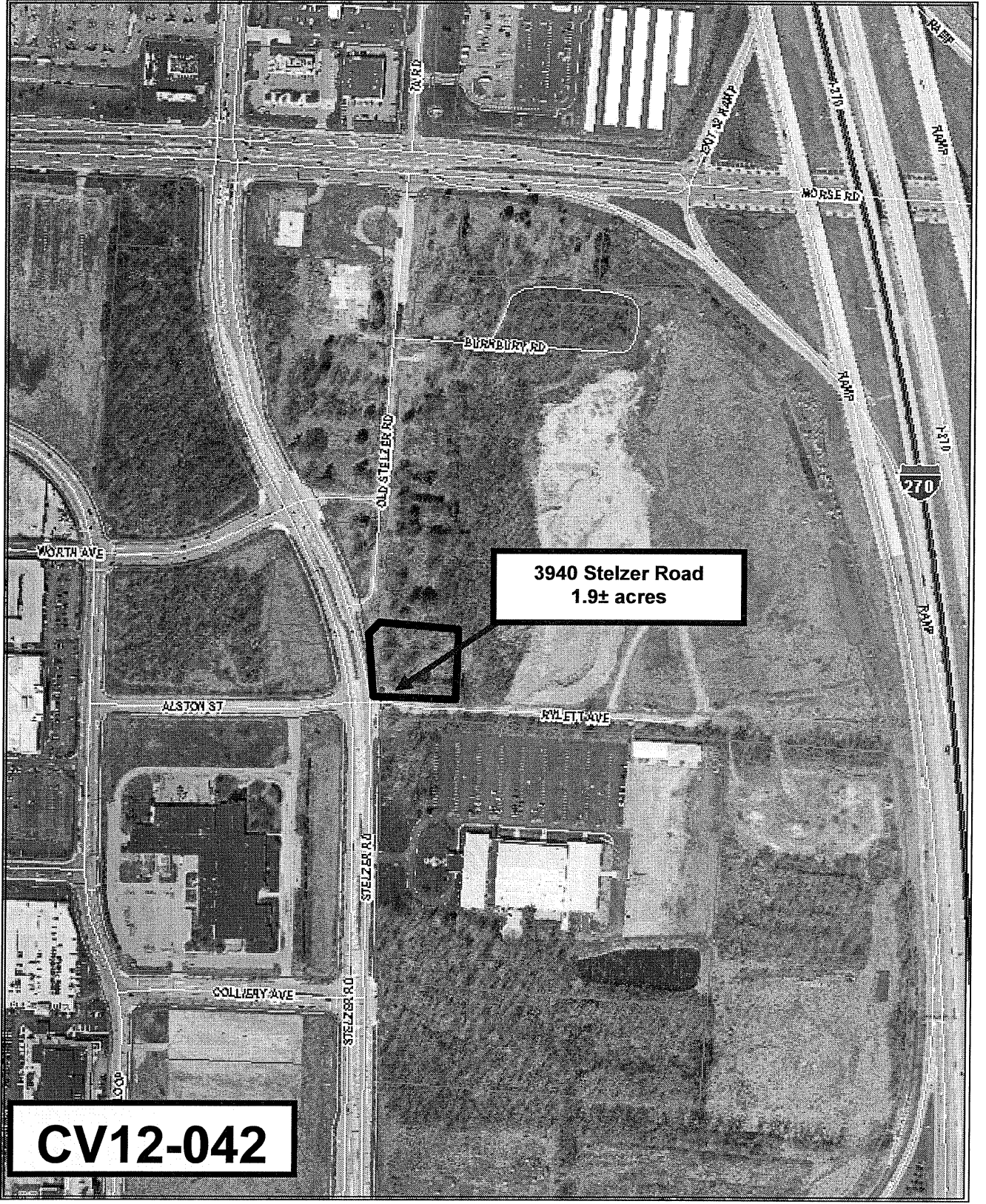


MULVANNY G2

CV12-042

**CV12-042**





3940 Stelzer Road  
1.9± acres

CV12-042