



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

Application Number: # 12310-02000-00611
Date Received: 9 Oct. 2012
Commission/Group: _____
Existing Zoning: _____ Application Accepted by: JS Fee: \$1900
Comments: _____

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.

Applicant is requesting a variance to Chapter 3312.53.B.1, required loading space, and Chapter 3312.49 C, minimum number of parking spaces per Table 2.

The loading space is required for building areas over 10,000 sf. The proposed use has 11,200 sf. The parking required is 151 spaces based on the proposed uses.

The parking provided is 120 spaces including handicap accessible spaces.

LOCATION

1. Certified Address Number and Street Name 8740 Sancus Blvd.
City Columbus State OH Zip 43240
Parcel Number (only one required) 31843301005003

APPLICANT: (IF DIFFERENT FROM OWNER)

Name James Grafmeyer
Address 3300 Enterprise Parkway City/State Beachwood, OH Zip 44122
Phone # 216-755-8550 Fax # _____ Email jgrafmeyer@ddr.com

PROPERTY OWNER(S):

Name DDR-PTC OUT Parcel, LLC
Address 3300 Enterprise Parkway City/State Beachwood, OH Zip 44122
Phone # 216-755-8550 Fax # _____ Email jgrafmeyer@ddr.com
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

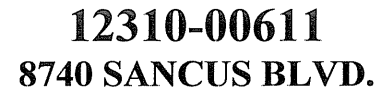
☐ Attorney ☒ Agent

Name Kevin Gaskay, P.E.
Address 12750 Merit Drive, Ste. 1000 City/State Dallas, TX Zip 75251
Phone # 972-770-1300 Fax # 972-239-3820 Email: kevin.gaskay@kimley-horn.com

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

APPLICANT SIGNATURE James Grafmeyer
PROPERTY OWNER SIGNATURE DDR PTC Outparcel, LLC, a Delaware limited liability company
ATTORNEY / AGENT SIGNATURE Kevin Gaskay
David E. Weiss, Executive Vice President

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



DEPARTMENT OF BUILDING AND ZONING SERVICES

General Zoning Inquiries: 614-645-8637

Owner: DDR PTC OUTPARCEL LLC
Parcel Number: 31843301005003

Historic District: N/A

Historic Site: No

Council Variance: N/A

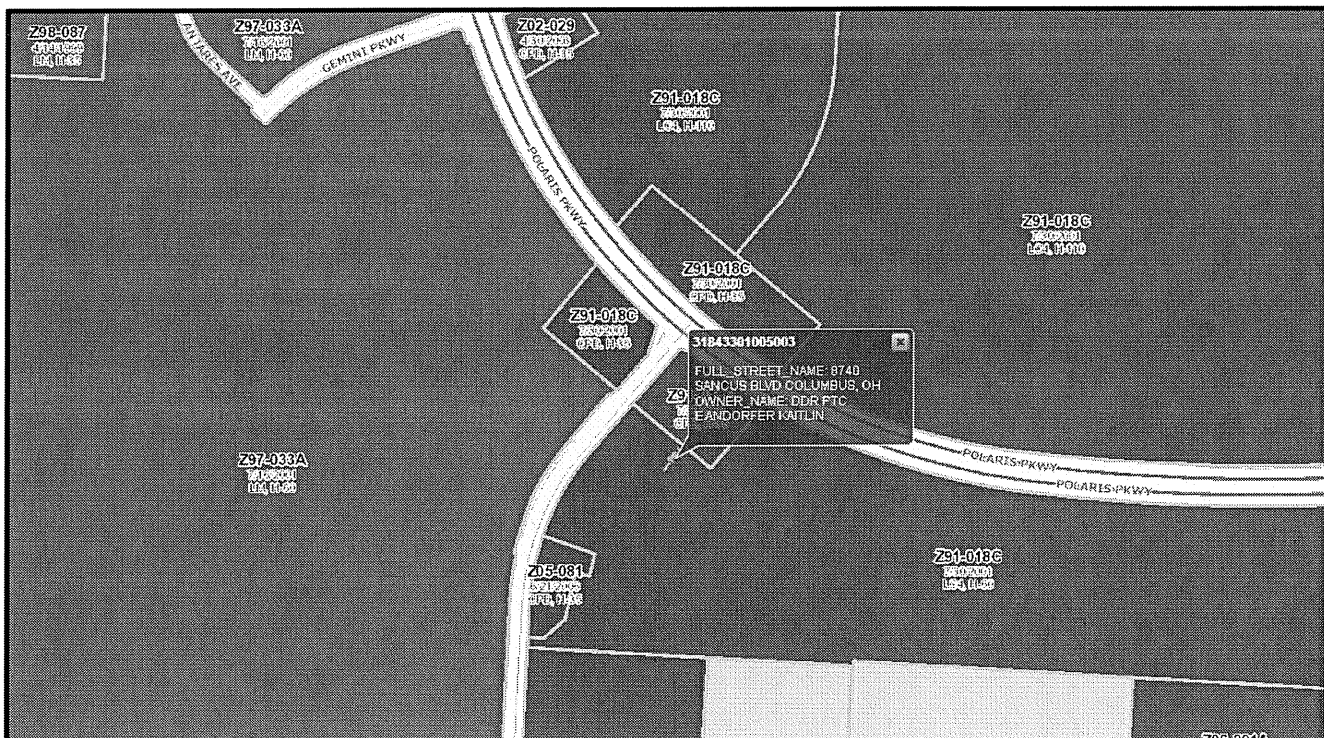
Flood Zone: OUT

Airport Overlay Environs: N/A

Planning Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A





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

12310-00611
8740 SANCUS BLVD.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kevin Gaskey, P.E.

of (1) MAILING ADDRESS 12750 Merit Drive, Ste. 1000, Dallas, TX 75251

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

(4) DDR-PTC OUT Parcel, LLC

AND MAILING ADDRESS

3300 Enterprise Parkway

Beachwood, OH 44122

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

James Grafmeyer

216-755-6550

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

(5) Far N. Columbus Community Coalition

Gloria Humes

771 Wynstone Drive, Columbus, OH 43035

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

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 5th day of October, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Notary Seal Here

KIMBERLY G. CADLE
Notary Public, State of Ohio
Portage County

My Commission Expires June 4, 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



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

12310-00611
8740 SANCUS BLVD.

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:

The variance request is for the elimination of the loading space and the reduction in the required parking and is submitted for the following reasons:

The proposed building square footage is 11,200 sf. A 12' by 50' dedicated loading space is required per Chapter 3312.53 B.1 for buildings over 10,000 sf. The proposed uses will have bobtail and small truck deliveries for the retail and restaurant uses. All of the doors at the rear or northern side of the building, will be at grade with no loading dock. There is sufficient room at the rear of the building to allow for deliveries by these types of vehicles without interfering with the fire lane on the remaining three sides of the building. The required parking is 151 spaces per Chapter 3312.49 C Table 2. The parking provided is 120 spaces. The applicant owns the adjacent retail center to the south, which has additional parking per the current uses. The applicant is redeveloping the site by demolishing an abandoned building to provide a new use on the tract. The proposed development is leaving the perimeter parking and landscaping in place to minimize disturbance of the tract. The tract redevelopment is constrained by the existing driveways and utilities on the tract. The granting of this variance will allow the subject tract to remain connected to the surrounding tracts with the same entrance locations, while preserving the existing landscaping and berms. The granting of this variance will not adversely affect the neighboring properties and will not be contrary to public interest.

Signature of Applicant

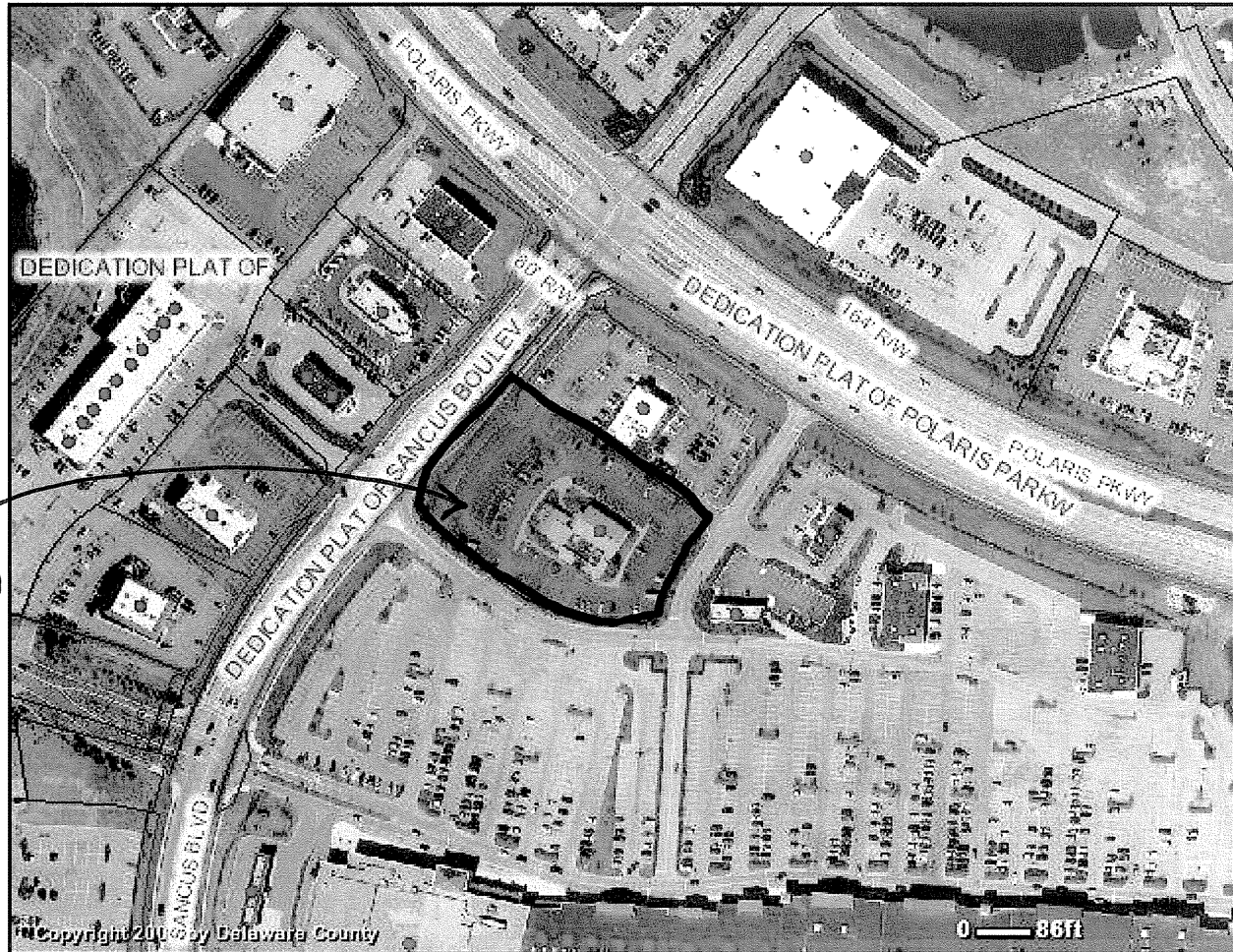
James Dapney

Date

10/5/12

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

Delaware County Auditor's GIS Office



Disclaimer

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a legal description of a parcel. To view recorded documents, visit County Recorder's website at <http://www.co.delaware.oh.us/recorder/index.html>

Aerial photo is current as of April 2010.

Printed on 10/8/2012 10:25:42 AM

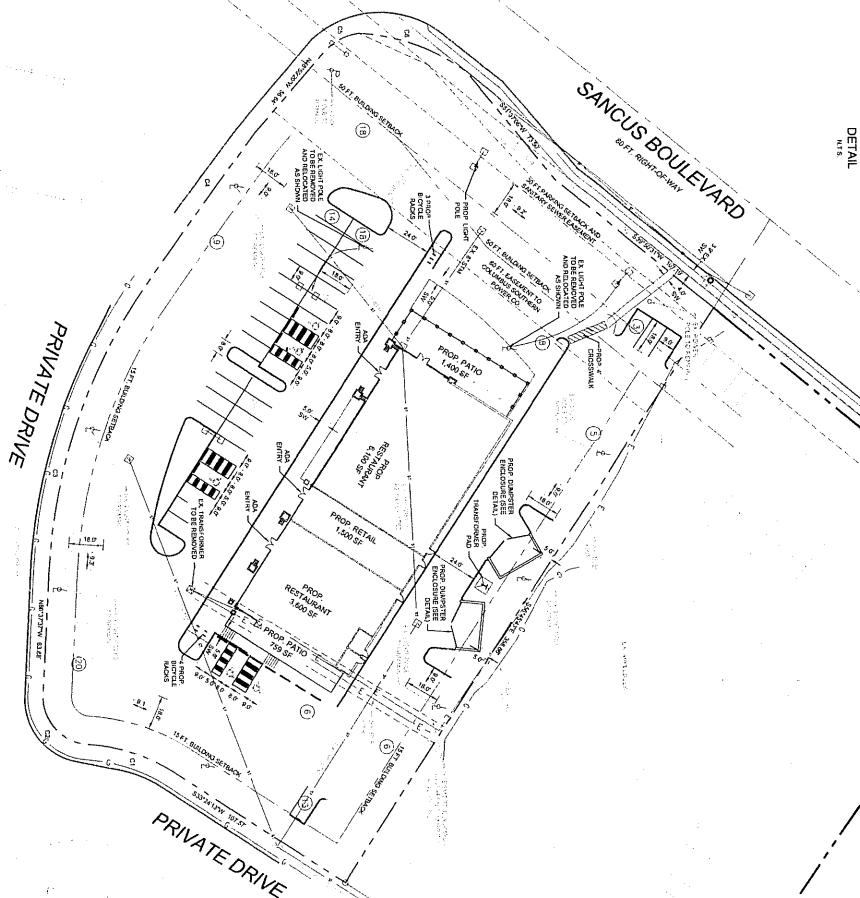
Prepared by: Delaware County Auditor's GIS Office.

12310-00611
8740 SANCUS BLVD.

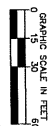
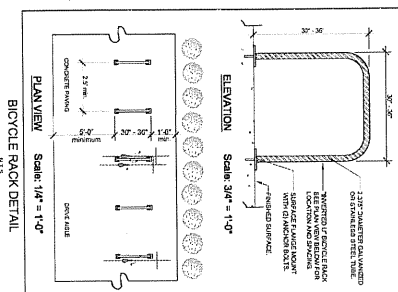
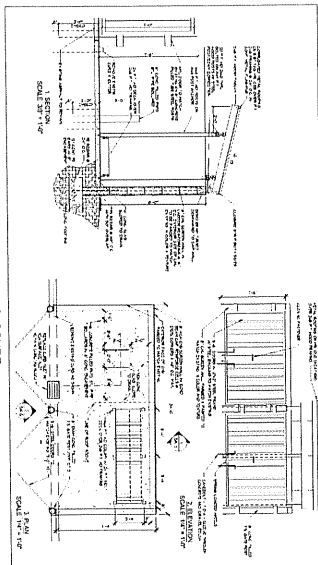
12310-00611

8740 SANCUS BLVD.

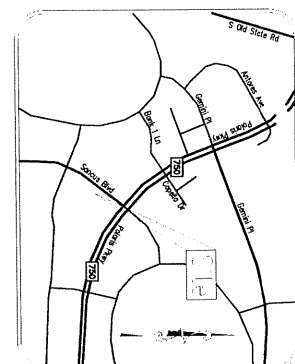
FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, NO USE OF AND NO RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



DUMPSTER ENCLOSURE
DETAIL
NTS



KEY MAP
NTS



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD
C1	48.53	97.06	30.00°	54.47	N 30.00° E	54.47
C2	48.53	97.06	30.00°	54.47	N 30.00° E	54.47
C3	48.53	97.06	30.00°	54.47	N 30.00° E	54.47
C4	48.53	97.06	30.00°	54.47	N 30.00° E	54.47
C5	48.53	97.06	30.00°	54.47	N 30.00° E	54.47
C6	48.53	97.06	30.00°	54.47	N 30.00° E	54.47
C7	48.53	97.06	30.00°	54.47	N 30.00° E	54.47
C8	48.53	97.06	30.00°	54.47	N 30.00° E	54.47
C9	48.53	97.06	30.00°	54.47	N 30.00° E	54.47
C10	48.53	97.06	30.00°	54.47	N 30.00° E	54.47

ZONING CLASSIFICATION: C20 - COMMERCIAL PLANNED DEVELOPMENT
BUILDING SETBACKS: FRONT - 30 FT.
 SIDE - 15 FT.
 REAR - 10 FT.
MAX. LOT WIDTH - NONE
MAX. LOT DEPTH - NONE
BUILDING HEIGHT RESTRICTION: 35 FT.
MAX. BUILDING COVERAGE - NONE
PERMITTED USE: UNDER CURRENT ZONING, YES
PROPOSED BUILDING AREA:
 RESTAURANT WITHOUT PICKUP: 3,700 SF
 RETAIL: 1,500 SF
PARKING REQUIRED: 161 SPACES
 6,100 SF RESTAURANT WITHOUT PICKUP (1.75 SF PER SPACE)
 1,500 SF RETAIL (1.00 SF PER SPACE)
TOTAL PARKING SPACES PROVIDED: 118 SPACES
HANDICAPPED PARKING SPACES PROVIDED: 5 SPACES
BICYCLE RACKS REQUIRED: 112 SPACES (7 RACKS)
BICYCLE RACKS PROVIDED: 7 RACKS

PRELIMINARY SITE PLAN
 PREPARED FOR: POLARIS TOWNE CENTER
 PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC.
 PREPARED DATE: OCTOBER 2, 2012
 SHEET NUMBER: C-01

PRELIMINARY SITE PLAN
 CITY OF COLUMBUS, OHIO

POLARIS TOWNE CENTER
 8740 SANCUS BLVD.
 COLUMBUS, OHIO 43240

PROJECT NO. 064492200
 DATE: OCTOBER 2012
 SCALE: AS SHOWN
 DESIGNED BY: HSD
 CHECKED BY: HSD

Kimley-Horn and Associates, Inc.
 12759 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
 PHONE: 972-770-1300 FAX: 972-239-3400









Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE	BY



PROPOSED PLANT SCHEDULE									
SHADE TREES				HYDRANT GRAFT A		SPACING		REMARKS	
SYD.	QTY.	COMMON NAME	BOTANICAL NAME	SOIL COMPOSITION	15' DIA. - 80'	15' PLANT	15' PLANT	SMALL TREE	
FINA	7	PRIN. BANGAL. BANYAN	ACER. NERBURA. IND. SOCIAT						
DEL.	3	SPRINK. HINDUSTANI	ALBIZIA. INDORUM. IND. SOCIAT						
EVERGREEN TREES									
INDIA	1	HONEY SUGAR	POIC. INDIA						
SHRUBS									
INDIA	15	ANCHOR. ALTIMER. SHIPA	SPRINK. X. BANGAL. IND. SOCIAT						
INDIA	20	ROSEHILL. HINDUSTANI	ACER. NERBURA. IND. SOCIAT						
INDIA	12	INDIA. BANGAL. IND. SOCIAT	ALBIZIA. INDORUM. IND. SOCIAT						
PERENNIALS									
INDIA	80	ALBIZIA. INDORUM. IND. SOCIAT	ALBIZIA. INDORUM. IND. SOCIAT						
INDIA	244	STILL. OR. IND. SOCIAT	ALBIZIA. INDORUM. IND. SOCIAT						
INDIA	102	PLANT. INDIA	ALBIZIA. INDORUM. IND. SOCIAT						

A graphic scale bar is shown with markings for 0, 15, 30, and 60 feet. To the right of the scale is a north arrow pointing upwards, with the word "NORTH" written vertically next to it.

EXISTING LEGEND	
	EXISTING SINCE THEY TO REMAIN
	NATURAL LANDSCAPE WILL TO REMAIN
	PLANTING REVISION TO REMAIN
PROPOSED	
	SHADE TREE
	ORNA-MENTAL TREE
	EXISTING TREE
	SHADES
	PERENNIALS

[illegible]

12310-00611
8740 SANCUS BLVD.



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

12310-00611

8740 SANCUS BLVD.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James Grafmeyer
of (COMPLETE ADDRESS) 3300 Enterprise Parkway, Beachwood, OH 44122

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
DDR-PTC OUT Parcel, LLC	3300 Enterprise Parkway, Beachwood, OH 44122

SIGNATURE OF AFFIANT

James Grafmeyer

Subscribed to me in my presence and before me this 5th day of October, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Kimberly M. Cadle

My Commission Expires:

KIMBERLY G. CADLE
Notary Public, State of Ohio
Portage County
My Commission Expires June 4, 2017

Notary Seal Here

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