



#10310-00000-00208

OFFICE USE ONLY

Comments: _____ Application Number: _____ Commission/Group: _____
 Date Received: 16 JUN. 2010 Planning Area: _____
 Date of Hearing: AUG. 2010 Acreage: _____
 Zoning Fee: \$1900 Address Fee _____
 Existing Zoning _____ Accepted by: JH

BOARD OF ZONING ADJUSTMENT APPLICATION

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.

Describe: 3372.705 B Reduce minimum width of building to 72 ft wide
3372.705 F Reduce amount of window space as per the rendering

LOCATION

1. Certified Address Number and Street Name 2012 Rockbourne Rd. (Please enclosed address)
 City Columbus State Ohio Zip 43207
 Parcel Number (only one required.) 010-112279

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name JERRY LEE Rockbourne DG, LLC
 3. Address 7434 Wynndle Ct. City Dublin Zip 43016
 4. Phone# 614-873-0048 Fax # _____
 5. Email Address jlee6@columbus,rvv.com

PROPERTY OWNER(S)

6. Name National Association for Uniformed Services
 7. Address 2012 Rockbourne Rd. City Columbus Zip 43207
 8. Phone# _____ Fax # _____
 9. Email Address _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

10. Name _____
 11. Address _____ City _____ Zip _____
 12. Phone# _____ Fax # _____
 13. Email Address _____

SIGNATURES

14. Applicant Signature Jerry Lee
 15. Property Owner Signature Ear Spaulding
 16. Attorney/Agent Signature _____

PAID
 1900.00
 JUN 18 2010
 460300
 BUILDING & ZONING SERVICES

One Stop Shop Zoning Report

Building Services Division
Department of Development
 Report date: 6/30/2010 9:43:34 AM

Parcel Report

Parcel ID	Owner	Address
010112279	NATIONAL ASSOCIATION FOR UNIFORMED SERVICES	No Adress Available OH

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z70-040	C4	H-35	36	Commercial	(View Document)
Z70-040	ARLD	H-35	36	Multi-Family	(View Document)
ORIG	C4	H-35	36	Commercial	(View Document)
763	R2	H-35	36	Residential	(View Document)

Zoning Overlay District

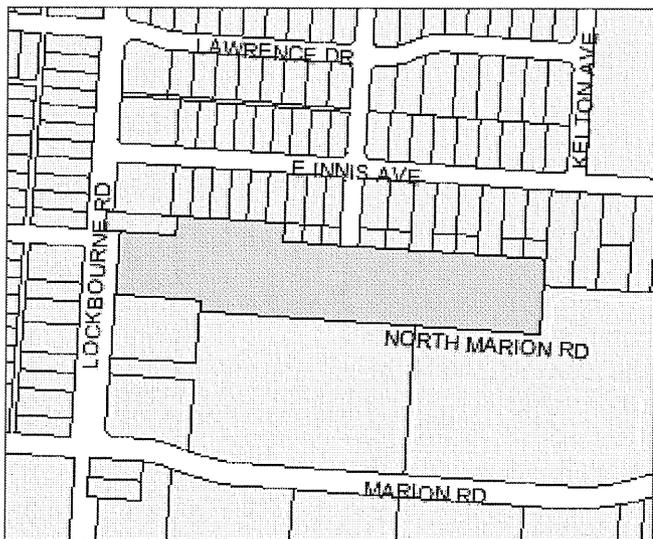
Overlay Name	District Name	Planning Overlay
LOCKBOURNE ROAD CCO	COMMERCIAL OVERLAY	P

Flood Zone

Firm Panel	Flood Zone	SFHA	Panel Type	FZONE
TBD	X	OUT	CURRENT	X

Area Commissions

Area Name	INFObase URL
Columbus Southside Area Commission	INFObase Page



This map is intended to locate the property in question, and provide information about the land use categories governing the use of this parcel. Please consult with zoning staff before making binding decisions based on this information. The property address is not a certified address for building purposes. No warranty is expressed or implied.

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2012 LOCKBOURNE RD.

Date

Application #

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



AFFIDAVIT

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2012 LOCKBOURNE RD.

(See next page for instructions.)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jerry Lee
of (1) MAILING ADDRESS 7434 Wyndle Ct. Dublin, Ohio 43016
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 2012 Lockbourne Rd.
for which the application for a rezoning, variance, special permit or graphics plan was filed
with the Department of Development, Building Services Division on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) National Association for Uniformed Services
2012 Lockbourne Rd.
Columbus, O 43207

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

Jerry Lee 614-873-0048

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

(5) Innis Garden Area
Southside Area Commission Joe Stencko 204-8889

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

Please See Attached

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

SIGNATURE OF AFFIANT

(8) Jerry Lee

Subscribed to me in my presence and before me this 14th day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) Christine M Evans
2-16-14

My Commission Expires:



CHRISTINE M. EVANS
Notary Public, State of Ohio
My Commission Expires
February 16, 2014



STATEMENT OF HARDSHIP

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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 do 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:

Please see attached.

VARIANCES

3372.705 B

By reducing the width of the building this allows us to comply with the required landscape/screening and parking requirements of the code. In addition this site plan allows us to provide a safe well lit parking lot. (All lighting will meet Columbus Building code.)

3372.705 F

In lieu of windows, we would like to recess the block as per the rendering so the block walls will be architecturally enhanced from the exterior. This will allow us to have a limited amount of openings in our walls. Dollar General can focus on one ingress egress point in the front of the store. Dollar General is very concerned about safety and feels having one ingress egress point will help to provide security to its employees and customers. Dollar General has security cameras in all stores.

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Signature of Applicant

Jerry Lee

Date 06-14-10

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate

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STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

2012 LOCKBOURNE RD.

Being first duly cautioned and sworn (NAME) *Jerry Lee*
of (COMPLETE ADDRESS) *7434 Wynndle Ct. Dublin, O 43016*

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

Jerry Lee
7434 Wynndle Ct.
Dublin, Ohio 43016

SIGNATURE OF AFFIANT

Jerry Lee

Subscribed to me in my presence and before me this *14th* day of *June*, in the year *2010*

SIGNATURE OF NOTARY PUBLIC

Christine M. Evans

My Commission Expires:

2-16-14



CHRISTINE M. EVANS
Notary Public, State of Ohio
My Commission Expires

February 16, 2014

SPECIAL POWER OF ATTORNEY
(SALE OF REAL ESTATE)

KNOW ALL MEN BY THESE PRESENTS, that I Ed Spaulding presently residing at 1687 OAKWOOD AV, do hereby make, constitute and appoint JERRY LEE presently residing at 7434 WYNDELLE DUBLIN OHIO, my true and lawful Attorney-in-Fact, giving and granting unto my said Attorney full power to: JERRY LEE LOCKBOURNE DG, LLC

Execute any and all documents necessary, or proper to obtain a zoning variance for the following described real estate: Portion of Parcel No. - 010-112279

See attached Exhibit "A"

Including, but not limited to, the execution of any and all documents in connection therewith.

I hereby give and grant unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary and proper to be done in and about the premises, as fully, to all intents and purposes, as I might or could do, if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said Attorney, or his substitute, shall lawfully do, or cause to be done, by virtue hereof. This Power of Attorney shall not be affected by disability of the principal or lapse of time.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of June, 2010.

Signed and acknowledged
in the presence of:

Barbara Agnes
Barbara A. Jones
(Printed name of witness)

Ed Spaulding

Megan C. Rozanek
MEGAN C. ROZANEK
(Printed name of witness)

STATE OF Ohio
COUNTY OF Franklin, ss:

Sworn to before me and subscribed in my presence this 16 day of June, 2010.

Barbara A. Jones
Notary Public
BARBARA A. JONES
Notary Public, State of Ohio
My Commission Expires 01-18-11





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 6/14/10



Disclaimer

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2012 LOCKBOURNE RD.

Scale = 200



This map is prepared for the real property inventory, survey plats, and other public records and data. Users should consult the county and the mapping companies assume no legal liability. Please notify the Franklin County GIS Division of any errors.

Recorded deeds, primary map. The information is based on this map.

