

Jamie f

Date:

Application # 10310-00000-00443

City of Columbus | Department of Building and Zoning Services | 757 Carolyn Avenue, Columbus, Ohio 43224

If you have questions about this form call 645-4522

Comments:

Independence Village
East One Commission/Group

Date Received: 15 Oct. 2010 Planning Area:
Date of Hearing: Dec. 2010 Acreage:
Zoning Fee: \$1900 Address Fee:
Existing Zoning C-4 Accepted by: [Signature]

BOARD OF ZONING ADJUSTMENT APPLICATION

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

[X] Variance [] Special Permit

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

parking variance: need to reduce required parking from 73 spaces to 29 (the number on-site) since deficient number of parking spaces can be obtained from the adjacent shopping center, Brice Park Shopping Center (with GLA 135,065SF and 647 parking on site, which is owned by the same owner. (please refer to the certified letter from the owner attached).

LOCATION

1. Certified Address Number and Street Name 2760 Brice Rd
City Columbus State OH Zip 43068

Parcel Number (only one required.) 5 3 0 - 2 2 0 0 6 9

APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Dragon House Delaware Inc. / Jianqin (Vic) Chen
3. Address 102 S. Corkwood Ct City Pickerington Zip 43147
4. Phone# 614-843-7333 Fax # 614-577-9626
5. Email Address viccj@gmail.com

PROPERTY OWNER(S)

6. Name GALILEO APOLLO I SUB LLC / Karen Lyons / Denise Harris
7. Address 2500 Westfield Dr, Ste 102 City Elgin Zip 60124
8. Phone# 513-728-6631 / 513-521-4350 Fax # 513-522-3180
9. Email Address Denise.Harris@centroprop.com

[] 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 [Signature]
15. Property Owner Signature [Signature]
16. Attorney/Agent Signature

One Stop Shop Zoning Report

**Building Services Division
Department of Development**
Report date: 10/20/2010 3:41:34 PM

Parcel Report

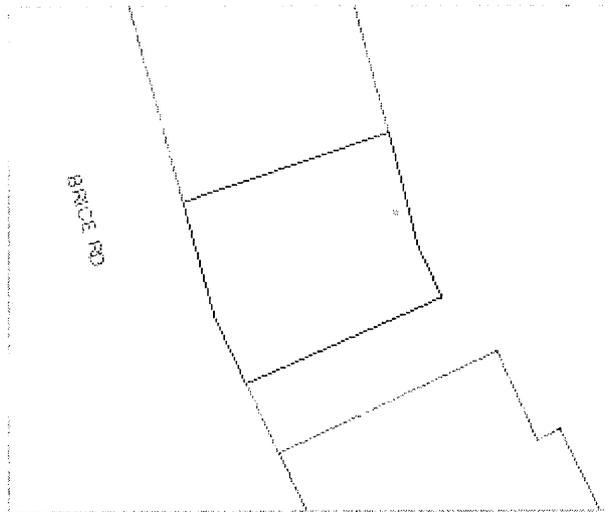
Parcel ID	Owner	Address
530220069	GALILEO APOLLO I SUB LLC DEPT 124 PO BOX 4900	2760 BRICE RD COLUMBUS OH 43068

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z76-092	C4	H-35	38	Commercial	(View Document)

Flood Zone

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



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.

10310-00443
2760 Brice Rd.



STATEMENT OF HARDSHIP

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:

Noboy informed us that we need a parking variance at the time we signed the lease with the landlord in July, 2010. And we

just found out the parking variance is must to have in order to get the building permit issued a few weeks ago. We are

running out of time right now because we only get 6 months for renovation and the next hearing day will be on Dec 28, 10.

That mean all our renovation time would be gone at that time and we even don't have the building permit yet. You know,

time and money is important to everybody, especially under such tough economy. We really need your help to straight out

the parking problem and make this project move forward. We really don't want to abandon this project because we like

Columbus and we'd like to create more jobs for people there. Fortunately, there are some parking spaces available from

the adjacent property, Brice Park Shopping Center (GLA 135,065 SF with actual parking 647) which is belong to the same

owner as the project, Galileo Apollo I Sub LLC. By Code (1:275 SF), the required parking is only 492. That means there

are around 155 parking available we can use on this proposed project and make it meet the required spaces of 72.

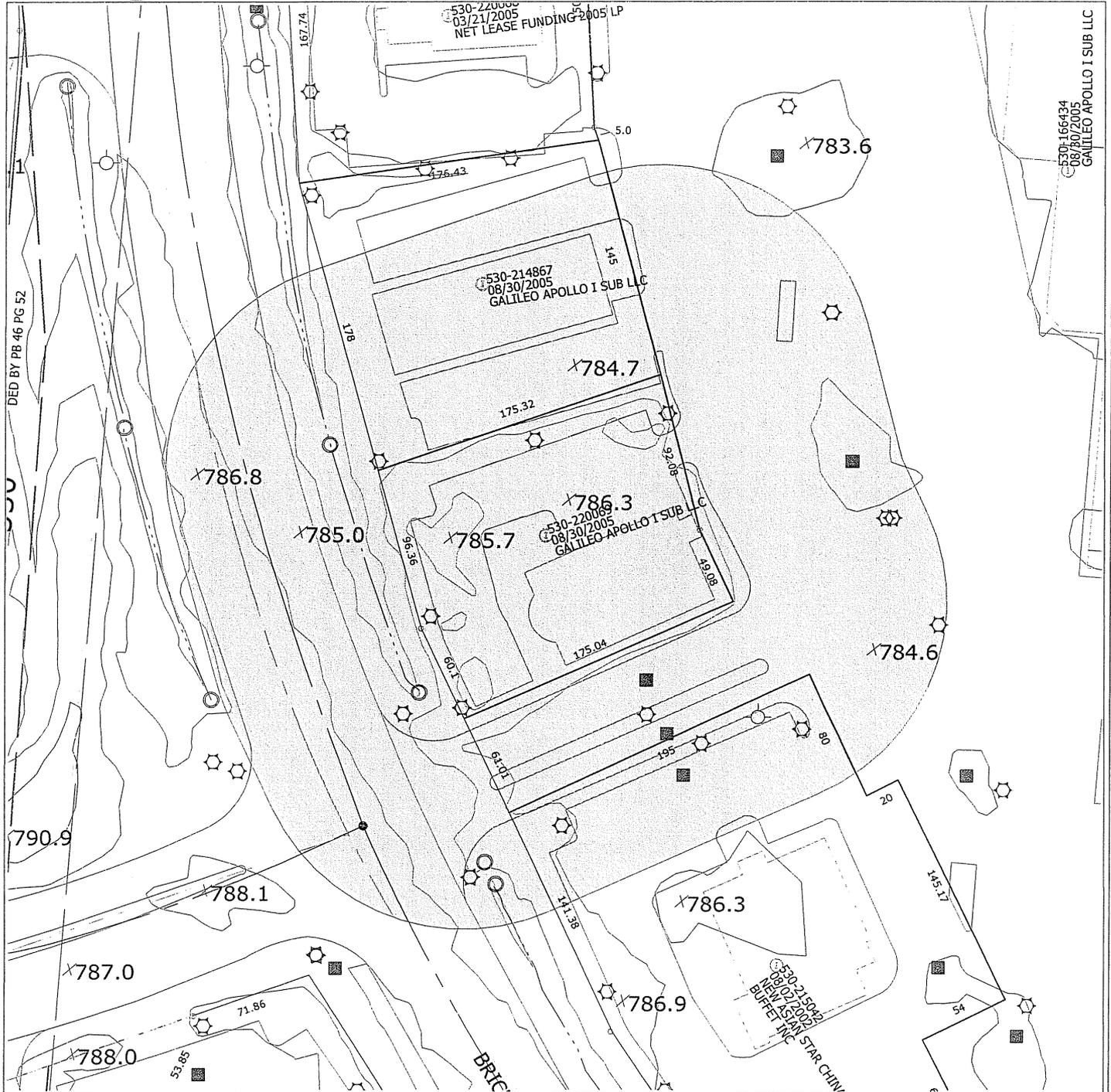
10310-00443
2760 Brice Rd.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/7/10



Disclaimer

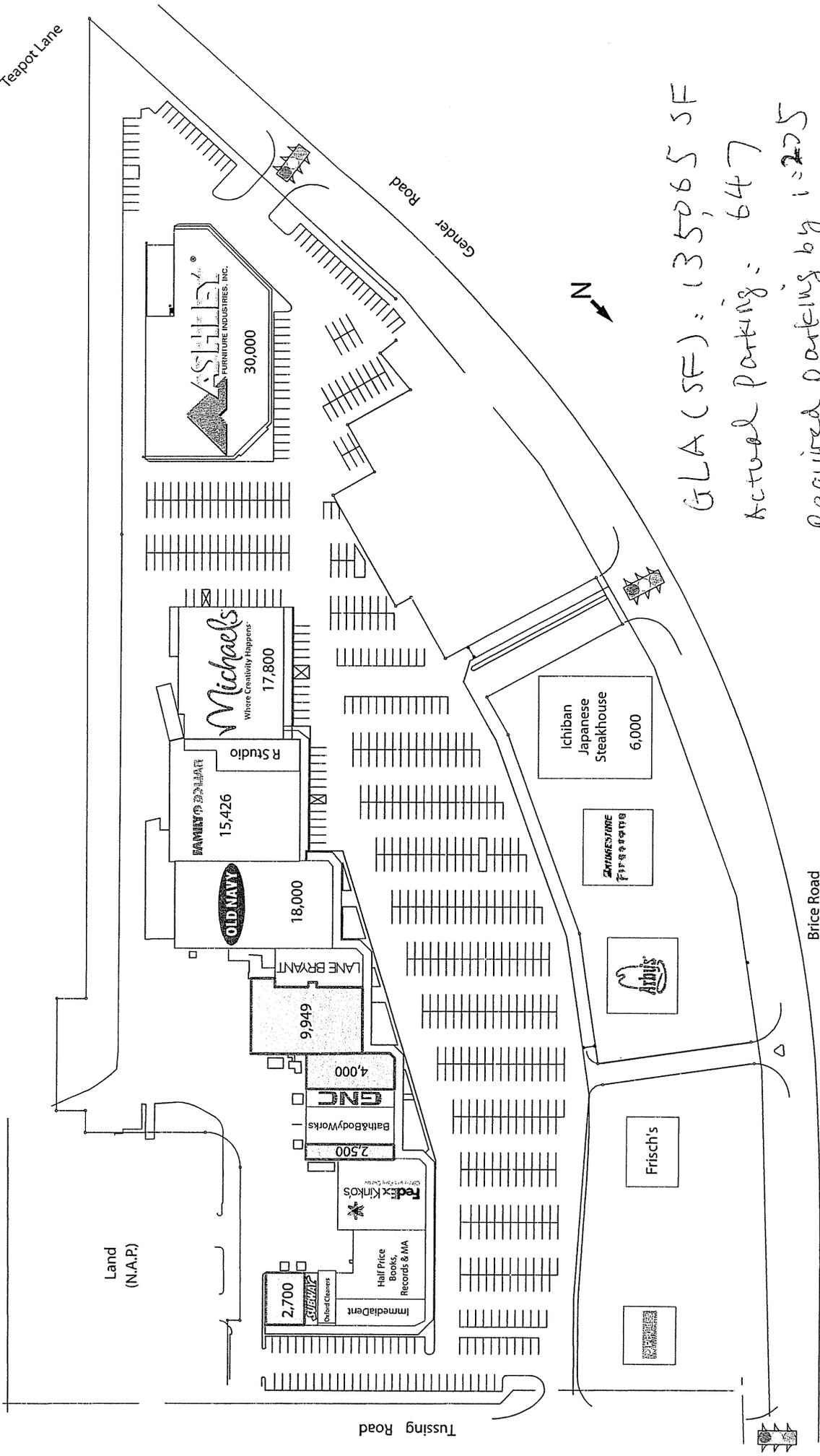
Scale = 88'



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

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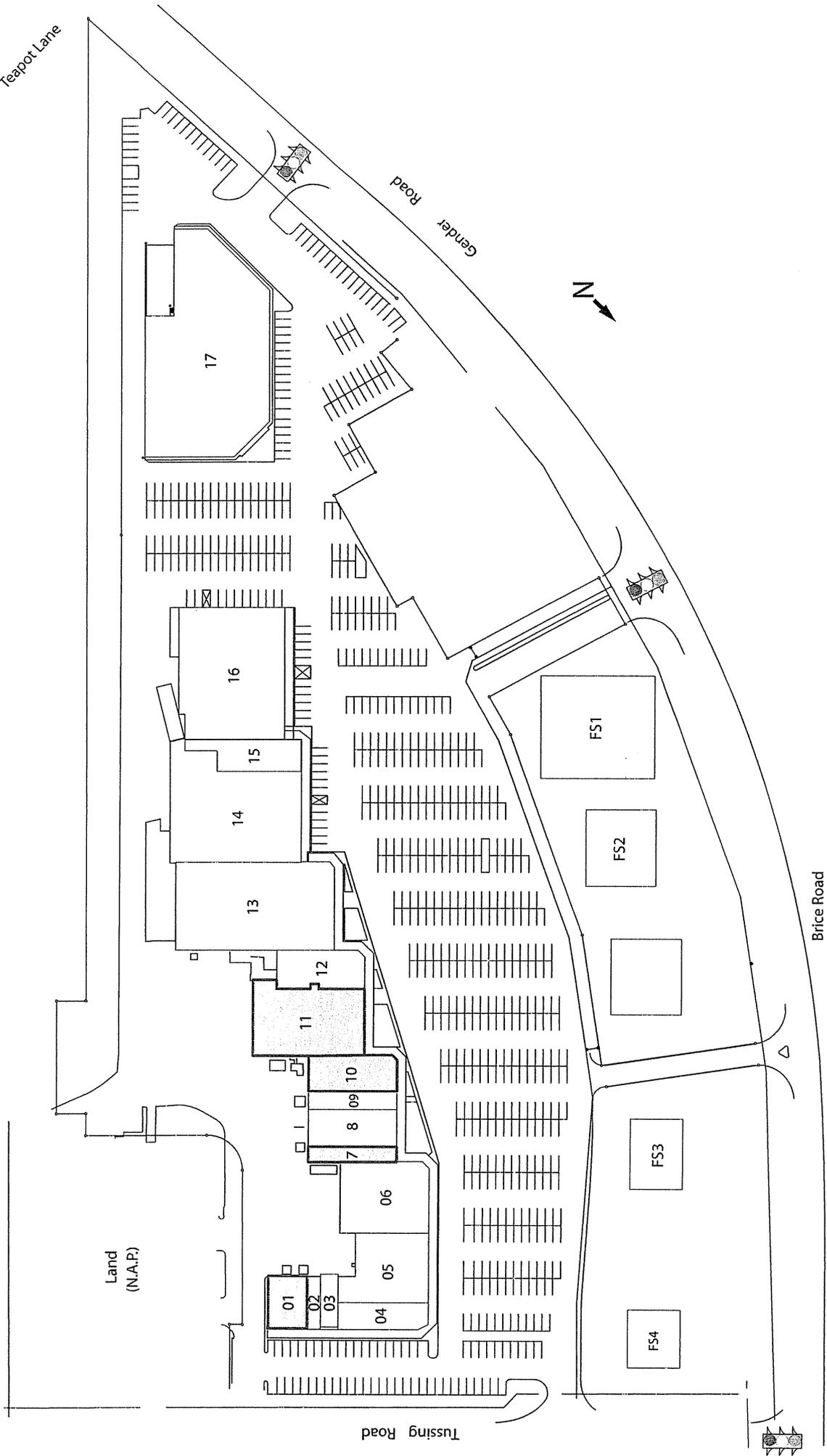
Teapot Lane



GLA (SF) = 135,065 SF
 Actual parking: 647
 Required parking by 1:225 = 492
 155 spaces available for sharing

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Teapot Lane



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Brice Park
 2640-2800 Brice Road, Reynoldsburg, Ohio
Gross Leasable Area: 158,565 Sq. Ft.
Total: 158,565 Sq. Ft.

Tenant Roster

Space	Retailer	Sq. Ft.
01	Available	2,700
02	Subway	900
03	Available	1,200
04	Immediate	3,000
05	Half Price Books	6,823
06	Kirco's Store	8,000
07	Bath & Body Works	3,500
08	Available	2,500
09	GNC	2,000
10	Available	4,000
11	Available	9,849
12	Lane Bryant	4,324
13	Old Navy	16,000
14	Family Dollar	15,426
15	R-Studio	4,843
16	Michael's Store	17,800
17	Ashley Furniture	30,000
MAP	Aby's	1
FS1	Ichiban Japanese Steakhouse	6,000
FS2	Bridgestone/Pirestone	7,000
FS3	Frisco's	6,000
FS4	Payless ShoeSource	4,500



Contact: Avi Abrams | (614) 449-7499 | avi.abrams@centroprop.com |
Midwest Regional Office | (248) 476-6672 | www.centroprop.com

Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

5170 - 9/10/2010

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2760 Brice Rd.



August 24, 2010

VIA FEDERAL EXPRESS

DRAGON HOUSE DELAWARE
d/b/a Ichiban Japanese Steakhouse
102 S. Corkwood Court
Pickerington, OH 43147

Re: Lease Agreement, dated May 10, 1985 by and between **CENTRO GA APOLLO I SUB LLC**, a Delaware limited liability company ("**Landlord**") and **DRAGON HOUSE DELAWARE**, an Ohio corporation ("**Tenant**"), respecting property within Brice Park Shopping Center, ("**Shopping Center**"), Reynoldsburg, Ohio and any amendments thereof (collectively referred to as the "**Lease**") [Ichiban Japanese Steakhouse, BU #517001 Lease # 5170028].

To whom it may concern:

This letter will confirm that the Tenant has the non-exclusive right for its patrons to park in the general parking area of the Shopping Center, in addition to the right for Tenant's patrons to park immediately beside Tenant's Premises. Tenant's patrons also have the right of ingress and egress to access the Premises via the ingress and egress routes over the Shopping Center.

Please contact me if you have any questions.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Lovering /is".

Bruce Lovering
Counsel, Midwest Region

BL/is

cc: A. Abrams
D. Mitchell
W. Strietzel



Signature of Applicant _____ Date _____

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.

STATE OF OHIO APPLICATION # _____ **10310-00443**
COUNTY OF FRANKLIN **2760 Brice Rd.**

Being first duly cautioned and sworn (NAME) Jianqin Chen (Dragon House Delaware Inc.
of (COMPLETE ADDRESS) 102 S. Corkwood Ct, Pickerington, OH 43147
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
Dragon House Delaware, Inc	102 S. Corkwood Ct, Pickerington, OH 43147
JIANQIN CHEN	102 S. Corkwood Ct, Pickerington, OH 43147

SIGNATURE OF AFFIANT _____
 Subscribed to me in my presence and before me this 15th day of October, in the year 2010
 SIGNATURE OF NOTARY PUBLIC Pamela J. Dawley
 My Commission Expires: 4-25-14

Notary Seal Here