



If you have questions about this form call 645-4522

Comments: \_\_\_\_\_ Commission/Group: \_\_\_\_\_

\_\_\_\_\_ Date Received: 26 JAN 2011 Planning Area: \_\_\_\_\_

\_\_\_\_\_ Date of Hearing: 26 APR 2011 Acreage: \_\_\_\_\_

\_\_\_\_\_ Zoning Fee: \$1900 Address Fee \_\_\_\_\_

\_\_\_\_\_ Existing Zoning \_\_\_\_\_ Accepted by JF

### 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.

The request is to reduce the number of parking spaces from ~~232~~<sup>212</sup> to 164  
 (or ~~0~~<sup>87</sup> to 0) per section 3312.49 table 2 as one of the tenant spaces is  
 changing from retail to restaurant use.

LOCATION

1. Certified Address Number and Street Name 6100 Park Center Circle  
 City Dublin State Ohio Zip 43217

Parcel Number (only one required.) 

0	1	0	-	2	3	1	2	2	1
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APPLICANT (IF DIFFERENT FROM OWNER)

2. Name Northstar Realty LLC

3. Address 150 E. Broad St., Ste. 100 City Columbus Zip 43215

4. Phone# 454-5000 Fax # 454-5001

5. Email Address \_\_\_\_\_

PROPERTY OWNER(S)

6. Name Park Center Circle Ventures LLC

7. Address 150 E. Broad St., Ste. 100 City Columbus Zip 43215

8. Phone# 454-5000 Fax # 454-5001

9. Email Address \_\_\_\_\_

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CIRCLE ONE)

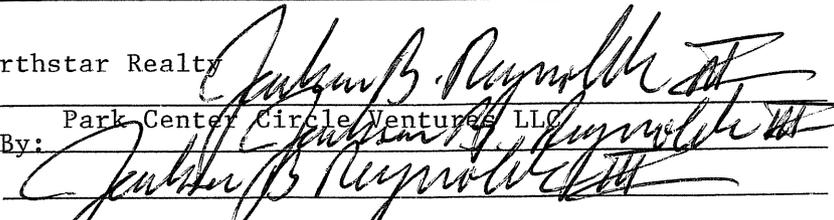
10. Name Jackson B. Reynolds, III

11. Address 37 W. Broad St., Ste. 725 City Columbus Zip 43215

12. Phone# 221-4255 Fax # 221-4409

13. Email Address jreynolds@smithandhale.com

SIGNATURES

14. Applicant Signature By: Northstar Realty 

15. Property Owner Signature By: Park Center Circle Ventures LLC

16. Attorney/Agent Signature \_\_\_\_\_

# One Stop Shop Zoning Report

## Building Services Division

### Department of Development

Report date: 3/2/2011 2:15:12 PM

### Parcel Report

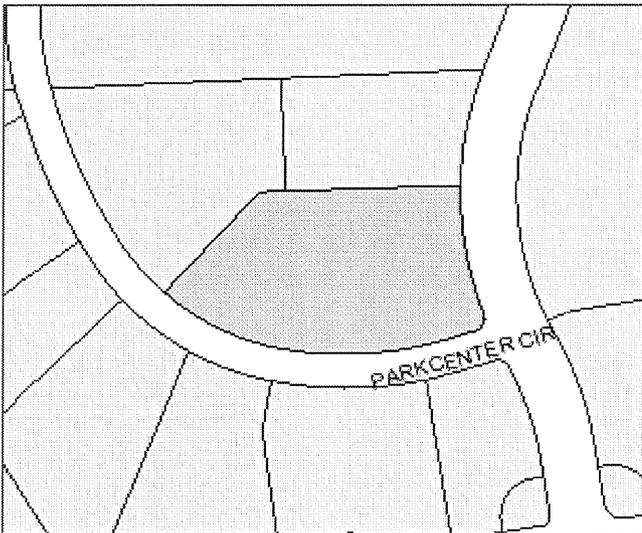
Parcel ID	Owner	Address
010231221	PARK CENTER CIRCLE VENTURES LLC	6126 PARKCENTER CIR 12 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6124 PARKCENTER CIR 11 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6120 PARKCENTER CIR 10 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6118 PARKCENTER CIR 9 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6116 PARKCENTER CIR 8 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6112 PARKCENTER CIR 7 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6110 PARKCENTER CIR 6 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6108 PARKCENTER CIR 5 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6104 PARKCENTER CIR 4 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6094 PARKCENTER CIR 2 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6090 PARKCENTER CIR 1 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6100 PARKCENTER CIR 3 COLUMBUS OH 43017
010231221	PARK CENTER CIRCLE VENTURES LLC	6086 PARKCENTER CIR COLUMBUS OH
010231221	PARK CENTER CIRCLE VENTURES LLC	6082 PARKCENTER CIR COLUMBUS OH

### Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z07-033	LC4	H-110	10	Commercial	<a href="#">(View Document)</a>

### 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.

**11310-00000-00044**  
**6100 PARKCENTER**  
**CIRCLE**

**AFFIDAVIT**

**11310-00000-00044**  
**6100 PARKCENTER**  
**CIRCLE**



(See next page for instructions.)

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jackson B. Reynolds, III of  
**(1)** MAILING ADDRESS 37 W. Broad St., Ste. 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 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 OWNER'S NAME **(4)** Park Center Circle Ventures LLC  
AND MAILING ADDRESS 150 E. Broad St., Suite 100  
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application) Northstar Realty LLC 454-5000

AREA COMMISSION OR CIVIC GROUP **(5)** N/A  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS \_\_\_\_\_

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 list

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

SIGNATURE OF AFFIANT **(8)** Jackson B Reynolds III  
Subscribed to me in my presence and before me this 14<sup>th</sup> day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC **(8)** Natalie C Timmons  
My Commission Expires: 9/4/15



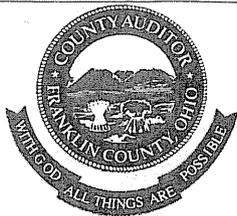
Natalie C Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

STATEMENT OF HARDSHIP  
6100 PARK CENTER CIRCLE  
NORTHSTAR REALTY LLC

<sup>212</sup>  
~~47~~ The applicant is seeking to reduce the number of required parking spaces from ~~232~~ to 164 (68 to 0) to allow a restaurant to move into a vacant retail space. The site was the beneficiary of a previous parking space variance in 2007 (V07-038) which reduced the required number of parking spaces from 194 to 164. There are actually 173 parking spaces on site but nine (9) are not counted as two (2) loading spaces were located behind those spaces and that action was approved by the BZA in 2007 as well. The site is developed with a small shopping center with a mix of retail and restaurant tenants at this time. The applicant would like to add another restaurant to the center to complement the existing restaurant tenants. The proposed new restaurant serves primarily breakfast and lunch customers and as such would not conflict with other restaurant tenants as their primary service time is the dinner hour. The mixed serving times allows the proposed restaurant tenant to share the parking spaces over the full day rather than competing for space at one time. During the day given the sharing of parking within the lot and the fact that the site is somewhat isolated from the main flow of traffic in the area, these are special circumstances associated with the property that other properties in the same zoning district do not have to contend with. The restaurants are a destination location rather than an impulse stop so the demand for parking will be less as patron will have to know the location of each restaurant rather than just pulling into the site. In this instance, granting the variance will allow the new tenant to move into the center and thereby preserve a substantial property right for the applicant as the market for retail activities in this area are weak and the ability to fill the site with a retail tenant is dim so the restaurant tenant is willing and able to rent the space with the knowledge of the sharing parking arrangement.

The granting of the requested parking space reduction will not be injurious to surrounding properties as the site is isolated and overflow parking in neighboring areas is impractical nor will the granting of the variance be contrary to the public interest nor the intent and purpose of the zoning code. The granting of the requested variance is a 25% reduction in the total number of spaces required under the code and that is within the acceptable parameters adopted by the Board for this type of request.

**11310-00000-00044**  
**6100 PARKCENTER**  
**CIRCLE**



**JOSEPH W. TESTA**  
**FRANKLIN COUNTY AUDITOR**  
MAP ID: jbr      DATE: 6/12/07



Disclaimer

Scale = 540



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map as information sources should be consulted for verification of the information county and the mapping companies assume no legal responsibilities. Please notify the Franklin County GIS Division of any discrepancy.

**11310-00000-00044**  
**6100 PARKCENTER**  
**CIRCLE**

Real Estate / GIS Department



**SITE PLAN BOUNDARIES**

A. SITE PLAN, BOUNDARY AND PORTION TO A SURROUNDING EXISTING BLOCK

B. SITE LOCATION MAP

C. ZONING DISTRICT OF THE SUBJECT SITE

D. TOTAL AREA OF THE SITE IN SQUARE FEET, OR FOR RESIDENTIAL PROJECTS, LIST THE SITE AREA, 2,817 SQ. FT. (PARCELS NUMBER 127)

E. STREET FRONTAGE OF THE SUBJECT SITE HAS THE FOLLOWING AND PROPOSED BUILDING AND PROPOSED NUMBER OF STORE FRONTS

F. STREET FRONTAGE OF THE SUBJECT SITE HAS THE FOLLOWING AND PROPOSED BUILDING AND PROPOSED NUMBER OF STORE FRONTS

G. TOTAL NUMBER OF STORE FRONTS

H. TOTAL NUMBER OF STORE FRONTS

I. TOTAL NUMBER OF STORE FRONTS

J. TOTAL NUMBER OF STORE FRONTS

K. TOTAL NUMBER OF STORE FRONTS

L. TOTAL NUMBER OF STORE FRONTS

M. TOTAL NUMBER OF STORE FRONTS

N. TOTAL NUMBER OF STORE FRONTS

O. TOTAL NUMBER OF STORE FRONTS

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Q. TOTAL NUMBER OF STORE FRONTS

R. TOTAL NUMBER OF STORE FRONTS

S. TOTAL NUMBER OF STORE FRONTS

T. TOTAL NUMBER OF STORE FRONTS

U. TOTAL NUMBER OF STORE FRONTS

V. TOTAL NUMBER OF STORE FRONTS

W. TOTAL NUMBER OF STORE FRONTS

X. TOTAL NUMBER OF STORE FRONTS

Y. TOTAL NUMBER OF STORE FRONTS

Z. TOTAL NUMBER OF STORE FRONTS

1. A NOTE THAT THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3142.09 SUBSECTION 3142.11 LANDSCAPE, 3142.12 SIGNAGE, 3142.13 SIGNAGE, 3142.14 SIGNAGE, 3142.15 SIGNAGE, AND THE SITE LAYOUT PLAN, REPLY TO SHEET 2.

2. THE LAYOUT SHALL COMPLY TO CITY OF COLUMBIAS ZONING CODE, SECTION 3142.12.

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**SITE STATISTICS - RETAIL DEVELOPMENT**

SITE ZONING: LC-1

PROPERTY SITE AREA:	23.14 ACRES
TOTAL BUILDING AREA:	22,374 SF
PARKING REQUIRED:	194 SPACES
RESTAURANT TENANT A:	1) 5,075 SF
RESTAURANT TENANT B:	1) 5,075 SF
RESTAURANT TENANT C:	1) 5,075 SF
RESTAURANT TENANT D:	1) 5,075 SF
RESTAURANT TENANT E:	1) 5,075 SF
RESTAURANT TENANT F:	1) 5,075 SF
RESTAURANT TENANT G:	1) 5,075 SF
RESTAURANT TENANT H:	1) 5,075 SF
RESTAURANT TENANT I:	1) 5,075 SF
RESTAURANT TENANT J:	1) 5,075 SF
RESTAURANT TENANT K:	1) 5,075 SF
RESTAURANT TENANT L:	1) 5,075 SF
RESTAURANT TENANT M:	1) 5,075 SF
RESTAURANT TENANT N:	1) 5,075 SF
RESTAURANT TENANT O:	1) 5,075 SF
RESTAURANT TENANT P:	1) 5,075 SF
RESTAURANT TENANT Q:	1) 5,075 SF
RESTAURANT TENANT R:	1) 5,075 SF
RESTAURANT TENANT S:	1) 5,075 SF
RESTAURANT TENANT T:	1) 5,075 SF
RESTAURANT TENANT U:	1) 5,075 SF
RESTAURANT TENANT V:	1) 5,075 SF
RESTAURANT TENANT W:	1) 5,075 SF
RESTAURANT TENANT X:	1) 5,075 SF
RESTAURANT TENANT Y:	1) 5,075 SF
RESTAURANT TENANT Z:	1) 5,075 SF

**LANDSCAPE CALCULATIONS PER ZONING REQUIREMENT**

100 SF INTERIOR LANDSCAPE AREA / 100 SF PARKING SPACE

100 SF INTERIOR LANDSCAPE AREA REQUIRED: 194 SPACES

100 SF INTERIOR LANDSCAPE AREA PROVIDED: 194 SPACES

ALL PROJECTS MUST BE IN ACCORDANCE WITH THE CITY OF COLUMBIAS ZONING CODE, SECTION 3142.12.

- GENERAL NOTES**
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**LOCATION MAP**

AT LEAST THE BUILDING INFORMATION MUST APPEAR ON EACH SITE PLAN.

1. NORTH ARROW AND SCALE

2. B. LABEL DOWNSIDE FROM A SITE BOUNDARY TO THE NEAREST STREET INTERSECTION

3. LABEL AND DIRECTION FROM A SITE BOUNDARY TO THE NEAREST STREET INTERSECTION

4. LABEL AND DIRECTION FROM A SITE BOUNDARY TO THE NEAREST STREET INTERSECTION

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**11310-0000-00044**

**6100 PARKCENTER CIRCLE**

**CITY OF COLUMBIAS, OHIO**

**FOR PARKCENTER CIRCLE RETAIL CENTER**

**ADVANCED CIVIL DESIGN**

412 BUCKINGHAM BLVD., SUITE 100  
COLUMBUS, OHIO 43260  
614-444-7770  
WWW.ADCDESIGN.COM

SCALE: 1/8" = 1'-0"  
DATE: JANUARY 17, 2008  
SHEET: 1 / 2



Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

**PROJECT DISCLOSURE STATEMENT**

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

**11310-00000-00044**  
**6100 PARKCENTER**  
**CIRCLE**

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # \_\_\_\_\_

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 W. Broad St., 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 and their mailing addresses:

**NAME** **COMPLETE MAILING ADDRESS**

Park Center Circle Ventures LLC, 150 E. Broad St., Ste. 100, Columbus, OH 43215

Northstar Realty LLC, 150 E. Broad St., Ste 100, Columbus, OH 43215

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 14<sup>th</sup> day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC

*Natalie C Timmons*  
9/5/15

My Commission Expires:



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