



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

OFFICE USE ONLY

Application Number: 11310-06000-00205
Date Received: 15 APRIL 2011
Commission/Group: N/A
Existing Zoning: _____ Application Accepted by: JF 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.

Variance to Section 3312.49 to permit a change of use from retail to restaurant within a new shopping center. A reduction of 29 to 0 spaces.

LOCATION

1. Certified Address Number and Street Name 1523 Hilliard-Rome Road
City Columbus State Ohio Zip 43228
Parcel Number (only one required) 560-202571

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Northstar Realty LLC
Address 150 E. Broad Street, Suite 100 City/State Columbus, Ohio Zip 43215
Phone # 454-5000 Fax # 454-5001 Email _____

PROPERTY OWNER(S):

Name Georges Corner TKT II, LLC APR 15 2011
Address 150 E. Broad Street, Suite 100 City/State Columbus, Ohio Zip 43215
Phone # 454-5000 Fax # 454-5001 Email _____

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Jackson B. Reynolds, III c/o Smith & Hale LLC
Address 37 W. Broad Street, Suite 725 City/State Columbus, Ohio Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

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

APPLICANT SIGNATURE Northstar Realty LLC By: Jackson B. Reynolds III
PROPERTY OWNER SIGNATURE Georges Corner TKT II, LLC By: Jackson B. Reynolds III
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

One Stop Shop Zoning Report

Building Services Division
Department of Development
 Report date: 5/6/2011 10:26:49 AM

Parcel Report

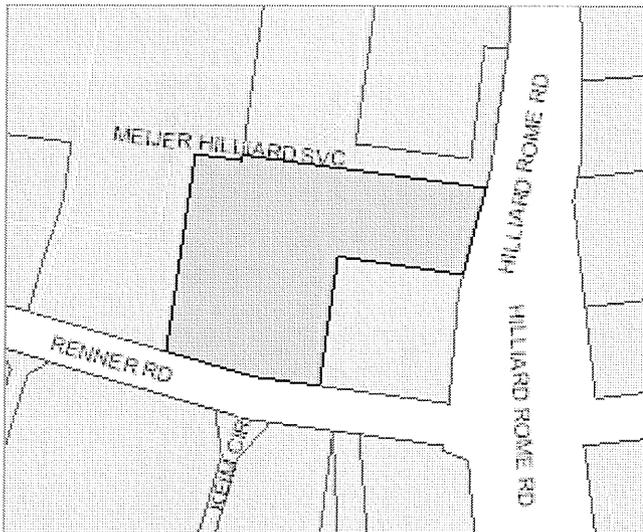
Parcel ID	Owner	Address
560202571	GEORGES CORNER TKT II LLC	1519 HILLIARD-ROME RD COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	1517 HILLIARD-ROME RD COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	5424 RENNER RD COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	5500 RENNER RD COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	1513 HILLIARD-ROME RD B COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	1515 HILLIARD-ROME RD A COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	1511 HILLIARD-ROME RD C COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	1507 HILLIARD-ROME RD E COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	1505 HILLIARD-ROME RD F COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	1501 HILLIARD-ROME RD G COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	1499 HILLIARD-ROME RD COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	1509 HILLIARD-ROME RD D COLUMBUS OH 43026
560202571	GEORGES CORNER TKT II LLC	5438 RENNER RD COLUMBUS OH 43026

Base Zoning Report

Case Number	Classification	Height District	Map Number	General Zoning Category	Limitation Text
Z72-089	C4	H-35	26	Commercial	(View Document)
Z89-160A	CPD	H-35	26	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.

11310-00000-00205
1523 HILLIARD-ROME
ROAD



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1523 HILLIARD-ROME
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AFFIDAVIT

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 Street, Suite 725, Columbus, Ohio 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 OWNERS NAME

(4) Georges Corner TKT II LLC

AND MAILING ADDRESS

150 E. Broad Street, Suite 100

Columbus, Ohio 43215

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

Northstar Realty LLC

454-5000

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

(5) N/A

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 sheet

(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 12th day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons

9/4/15



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

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STATEMENT OF HARDSHIP

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ROAD

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 applicant is developing a new strip center and wants to covert previously identified retail space to restaurant. The request is to change 3,333 sq.ft. of retail space to restaurant space which requires a 29 space variance to allow the switch of activities. The site currently has 153 spaces available for use and the owner of the subject site also owns the abutting shopping center and the center has an excess of 37 spaces that can be made available if needed. The reduction in spaces represents a request of less than 20% of the number of spaces required for the shopping center and given that there will be a mixture of tenants using the spaces at different times the sharing of parking spaces over the day should mitigate a demand for all the spaces needed at once. The grant of the variance will not be injurious to neighboring properties nor will the granting be contrary to the public interest or the intent and purpose of the Zoning Code.

Signature of Applicant

Date

4/12/11

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 8/24/10



Disclaimer

Scale = 712



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

11310-00000-00205
1523 HILLIARD-ROME
ROAD

11310-00000-00205

1523 HILLIARD-ROME ROAD

SITE PLAN REQUIREMENTS

- A. SITE PLAN, DRAWN AND PLOTTED TO A STANDARD ENGINEERING SCALE.
REFERENCE THIS SHEET
- B. SITE LOCATION MAP.
REFERENCE THIS SHEET.
 STREET ADDRESS = 8500 RENNER ROAD
- C. ZONING DISTRICT OF THE SUBJECT SITE
SITE ZONING: C-4, CASE NO. 272-089
- D. TOTAL AREA OF THE SITE IN SQUARE FEET, OR FOR RESIDENTIAL PROJECTS, LIST THE SITE AREA IN ACRES AND DENSITY IN UNITS PER ACRE.
SITE AREA: 2.256 ACRES (98,271 SQUARE FEET)
- E. SQUARE FOOTAGE BREAKDOWN FOR EACH USE AND THE REQUIRED AND PROVIDED PARKING BREAKDOWN, WHERE PROVIDED PARKING EXCEEDS SIXTY (60) SPACES, INDICATE THE REQUIRED AND PROVIDED NUMBER OF SHADE TREES.
- TOTAL NUMBER OF BUILDINGS: 1**
PARKING BASED ON 1 SPACE / 75 S.F. FOR RESTAURANT AND 1 SPACE / 250 S.F. RETAIL
TOTAL NUMBER SPACES REQUIRED: 127 TOTAL SPACES
TOTAL NUMBER SPACES PROVIDED: 156 TOTAL SPACES
TOTAL ACCESSIBLE SPACES REQUIRED: 6 ACCESSIBLE SPACES
ACCESSIBLE SPACES PROVIDED: 6 ACCESSIBLE SPACES
- SHADE TREES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION J342.11.**
1 SHADE TREE PER 10 PARKING SPACES.
TOTAL SHADE TREES REQUIRED: 16 TREES
- F. HEIGHT OF BUILDING(S) AND/OR STRUCTURE(S).
35 FEET MAX
- G. FLOOD DESIGNATION, MAP NUMBER, AND EFFECTIVE DATE, AND, WHERE THEY OCCUR ON THE SITE, SHOW THE 100-YEAR FLOOD PLAIN AND FLOODWAY BOUNDARIES, AND BASE FLOOD ELEVATIONS.
THE PROPERTY LIES WITHIN ZONE AE AND ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP #200400026K (EFFECTIVE DATE: JUNE 7, 2009).
- H. DUMPSTER SCREENING DETAILS.
REFER TO SHEET 2 FOR DETAILS.

- I. A NOTE THAT THE PROPOSED PROJECT WILL COMPLY WITH:
 3342.11 LANDSCAPE; 3342.12 LIGHTING; 3342.17 SCREENS;
 SURFACE; AND 3342.26 WHEEL STOPS/CURB
DUMPSTER ENCLOSURE SHALL CONFORM TO CITY OF COLUMBUS PERIMETER LANDSCAPING SHALL CONFORM TO CITY OF COLUMBUS 21.
SITE LIGHTING SHALL CONFORM TO CITY OF COLUMBUS 21.
PARKING LOT SCREENING SHALL CONFORM TO CITY OF COLUMBUS 21.
PARKING SPACE STRIPING/MARKING SHALL CONFORM TO CITY OF COLUMBUS 21.
PAVEMENT SURFACES SHALL CONFORM TO CITY OF COLUMBUS 21.
CURBS/WHEEL STOPS SHALL CONFORM TO CITY OF COLUMBUS 21.

- J. ALL APPLICABLE REZONING LIMITATION TEXT, CPD OR PUD TEXT, AND/OR VARIANCE TEXT PRINTED ON SITE PLAN SHEET.
NOT APPLICABLE

- K. ILLUSTRATIONS OF ALL BUILDING FACADE MATERIALS AND TREATMENT, LANDSCAPING DETAILS AND/OR LIGHTING DETAILS REQUIRED BY ALL APPLICABLE CERTIFICATE(S) OF APPROPRIATENESS, REZONING, VARIANCE, OR OTHER ORDINANCE.
SEE SHEET 2 FOR BUILDING ELEVATIONS.

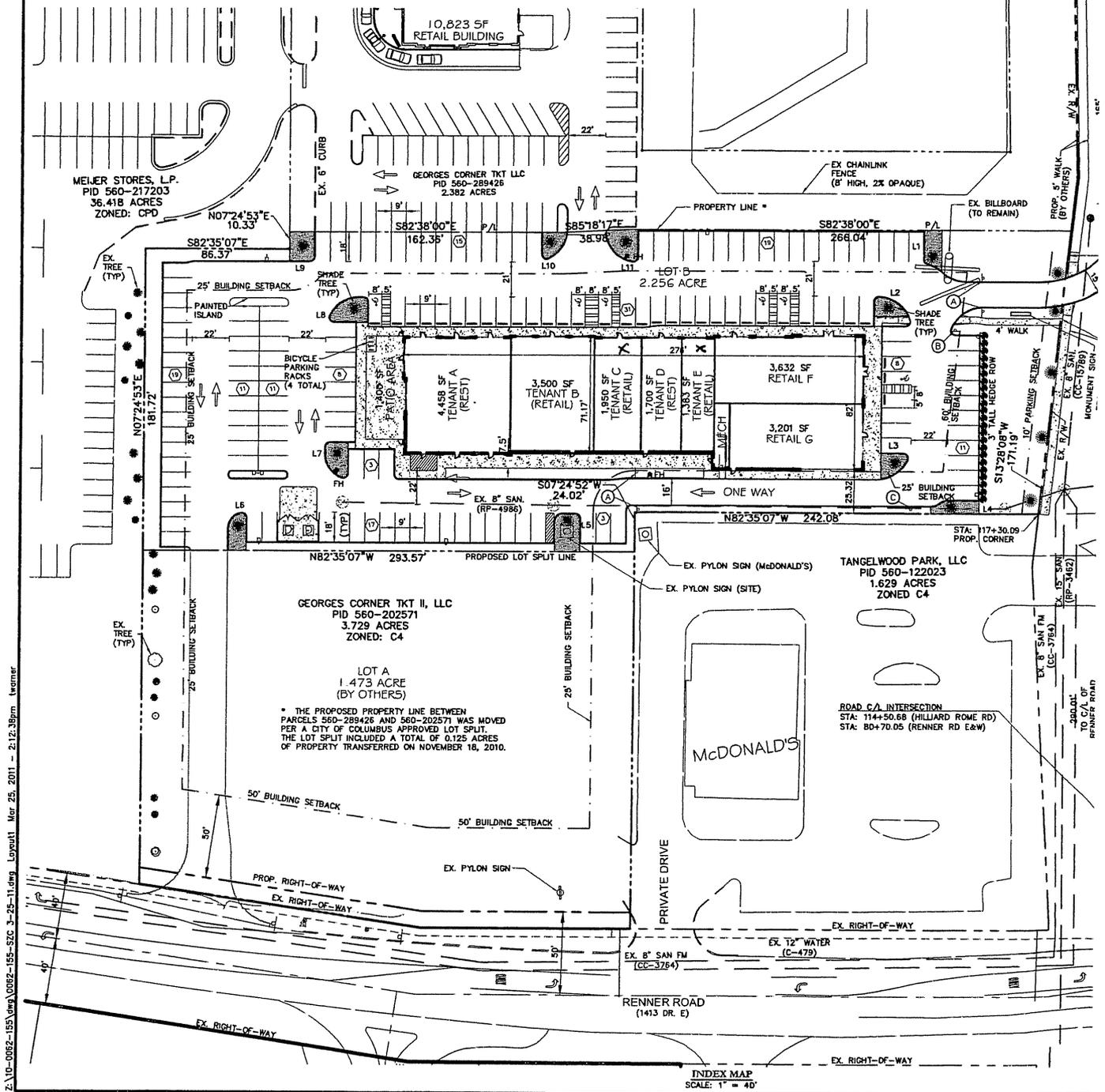
- L. ATTACH ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE OF APPROPRIATENESS LETTER TO EACH (ZONING CLEARANCE) SITE PLAN SET. ALL SHEETS STAMPED AS PART OF CERTIFICATE OF APPROPRIATENESS MUST BE INCLUDED IN THE FULL PLAN SETS; EACH SITE PLAN SHEET IS ALSO TO BE STAMPED AND SIGNED.
ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE NOT APPLICABLE.

- M. FOR PROJECTS WITHIN THE UNIVERSITY PLANNING OVERLAY AREA - LIST AND CERTIFY ALL REQUIRED CALCULATIONS. SUBMIT STAMPED PLANS, ALONG WITH CERTIFICATE OF APPROVAL.
NOT APPLICABLE

- N. FOR PROJECTS WITHIN ANY OTHER PLANNING OVERLAY AREA INCLUDING AN URBAN COMMERCIAL OVERLAY AREA - SHOW HOW AND CERTIFY THAT THE PROPOSED PROJECT WILL MEET THE OVERLAY REQUIREMENTS.
THE PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE C-4 ZONING REQUIREMENTS.

ALL SITE ROADS, DRIVES, RADI AND MEAN THE DIVISION OF FIRE PUBLISHED NOVEMBER SIGNAGE AND GRAPHICS SHALL CONFORM ALL DIMENSIONS ARE TO EDGE OF PAVEMENT

HILLIARD ROME ROAD ON SITE STORM S



2:\10-0002-155\img\0002-155-SEC 3-25-11.dwg, Layout1, Mar 25, 2011, 2:12:36pm, lwatmer

INDEX MAP
 SCALE: 1" = 40'



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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 # **11310-00000-00205**
1523 HILLIARD-ROME
ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, Columbus, Ohio 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

Northstar Realty LLC, 150 E. Broad Street, Suite 100, Columbus, Ohio 43215

Georges Corner TKT II LLC, 150 E. Broad Street, Suite 100, Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12th day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



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

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