

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

	Application Number: BZA21-163 Assigned Planner: Sierra L. Saumenig Contact Information: SLSaumenig@colu Existing Zoning: C-4, Commercial Comments: Scheduled for 12/09		Date Received:	11/16/2021
ILY I	Assigned Planner Sierra L. Saumenig		Fac: \$1	500
lo s	Surface Information SLSaumenig@colu	mbus.gov	_ rec	
ISO	C-4, Commercial	aF	ar South	Columbus AC
OFFICE USE ONLY	Scheduled for 12/09	Commission/Civic:	Permienc	
OFI	comments: Seveces 101 127 0 1	12021 3(W))	1200000	
TYPE(S)	OF ACTION REQUESTED (Check all that apply):			
✓ Varia	ance Special Permit			
Project De Turkey H	escription: Iill Car Wash remodel and site improvements at 3900 Sout	h High St. Columbus, C)H 43207.	
LOCATI	ION			
	Address: 3900 South High St.	City: Co	lumbus	Zip: 43207
Parcel Nu	mber (only one required): 010-1	11553		
APPLIC	CANT (If different from Owner):			
Applicant	Name: Matt Poindexter, P.E.	Phone Number: 61	4-942-3031	Ext.:
Address: 2	2800 Corporate Exchange Drive, Suite 400 Colun	nbi City/State: Colum	ıbus, OH	Zip: 43231
Email Add	dress: matt.poindexter@cesoinc.com	Fax Num	ber:	
PROPE	$\overline{\mathbf{RTY}}$ OWNER(S) \square Check here if listing additional j	property owners on a se	eparate page	
Name: Tl	H Midwest Inc Attn: Rob Polo	Phone Number: 50		Ext.:
Address:	165 Flanders Road		borough, MA	
_	dress: rpolo@cumberlandfarms.com	Fax Num		
			Der:	
	NEY / AGENT (Check one if applicable): Attorney	_ -	4 0 42 2021	.
Name: IVI	latt Poindexter	Phone Number: 61	4-942-3031	Ext.:
Address: 2	2800 Corporate Exchange Drive, Suite 400	City/State: <u>Colum</u>	bus, OH	Zip: 43231
Email Add	dress: matt.poindexter@cesoinc.com	Fax Num	ber:	
SIGNAT	URES (All signatures must be provided and signed in blue	e ink)		
APPLICAI	NT SIGNATURE MAN			
PROPERT	TY OWNER SIGNATURE			
ATTORNE	ey / agent signature MbM			



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AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN		
Being first duly cautioned and sworn (1) NAME	of Panderter	
of (1) MAILING ADDRESS 2 SCO COCOCI		-0 110 Cdu
deposes and states that (he/she) is the applicant, agent, or		a list of the
name(s) and mailing address(es) of all the owners of recor		0H 4
(2) per PROPERTY ADDRESS 3900 S. High St. (,
for which application for a rezoning, variance, special perm		uilding and
Zoning Services, on (3)	0k k	0
(THIS LINE T	O BE FILLED OUT BY CITY STAFF)	
SUBJECT PROPERTY OWNER'S NAME (4)	TH Midwest Inc Attn: Rob Polo	
AND MAILING ADDRESS	165 Flanders Road	
	Westborough, MA 01581	
APPLICANT'S NAME AND PHONE #	Matt Poindexter	
(same as listed on front application)	614-942-3031	
•		-
AREA COMMISSION OR CIVIC GROUP (5)	Far South Columbus Area Commission - Ro	bert Patterson
ZONING CHAIR OR CONTACT PERSON	3639 Parson Ave.	
AND EMAIL ADDRESS	Columbus, OH 43207	
and that the attached document (6) is a list of the names	and complete mailing addresses, including zip co	des, as shown on
the County Auditor's Current Tax List or the Count	ty Treasurer's Mailing List, of all the owners of re	cord of property
within 125 feet of the exterior boundaries of the property	y for which the application was filed, and all of the own	ers of any property
within 125 feet of the applicant's or owner's property in the	e event the applicant or the property owner owns the pr	operty contiguous to
the subject property	,	
SIGNATURE OF A FELANT		
SIGNATURE OF AFFIANT		
Sworn to before me and signed in my presence this	1_ day of Dovember in the year 2021	
Sworn to before the and signed in my presence this 113 1	m the year	Notary Seal Here
Than 100 - Solva		Mil
(7) SIGNATURE OF NOTARY PUBLIC	My Commission Expires	
0	The second secon	
	MARY ELLEN SILVA	
	Notary Public, Commonwealth of Messachusers My Commission Sypires, April 26, 202	
	A STATE OF THE PARTY OF THE PAR	

APPLICANT

PROPERTY OWNER

ATTORNEY

CESO Inc.

C/O Matt Poindexter 2800 Corporate Exchange Drive, Suite 400

Columbus, OH 43231

EG America 165 Flanders Road Westborough, MA 01581

AREA COMMISSION OR NEIGHBORHOOD GROUP

Far South Columbus Area Commission c/o AC Zoning Chair – Robert Patterson/ Michael Walker 3639 Parson Ave. Columbus, OH 43207

SURROUNDING PROPERTY OWNERS

George J Kontogiannis
Or current occupant
400 S 5TH ST STE 400
COLUMBUS OH 43215-5430

W H Capital LLC P.O. Box 6450 Norcross, GA 30091

Sams T Ronald TR Sams Barbara A TR Or current occupant 138 Jana Kay Ct. Columbus, OH 43207 Lowes Home Centers INC
P.O. Box 1111
North Wilkesboro, NC 28656

Good Fortune LLC 3970 S. High St. Columbus, OH 43207

TH Midwest Inc 1014 Vine St. 7th Fl. Cincinnati, OH 45202 Great Southern Shopping Center LLC 70 NE Loop 410 STE 185 San Antonio, TX 78216

> High Street Property LLC 8111 Smiths Mill Rd. New Albany, OH 43054



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STATEMENT IN SUPPORT OF VARIANCE(S)

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). The board shall take into account all of the following facts and conditions when considering variances:
 - Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 - 2. Whether the variance is substantial.
 - 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 - 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 - 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 - 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 - 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- **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 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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

Section 3356.11 - Building setback line in the C-4 district shall be measured from street right-of-way lines and the requirements shall not be less than specified setback. Obetz Road requires 25' Front Building Setback. The proposed vacuums are over 6 feet tall and are considered a structure. The proposed vacuums are located in the building setback area, a variance from the required setback would be needed (Zoning Review Comment 10/6/21 Phoenikx X. Buathier)

The proposed vacuums are located is 6' from property line abutting Obetz Road. The variance is being requested as the vacuums are properly screened from sight from adjacent property owners, in line with car wash and a minor addition to typical parking spaces.

- 1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance. The variance in question will allow for Turkey Hill to offer improved vacuum stalls that will be more ascetically appealing with improved Car Wash.
- 2. Whether the variance is substantial. yes, the vacuum stalls will utilize existing spaces north of car wash where existing vacuum stations are located.

Signature of Applicant	Mato self	Date 11/5/2021
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Continuation of 7 Duncan Standards responses from previous page:

.41 1

- 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance. the proposed vacuums will not alter the character of the neighborhood or cause adjoining properties to suffer any detriment. As the vacuums will be properly screened from all surrounding properties.
- 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service). The variance will not affect any governmental services.
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction. N/A, proposed site improvements after previous site was approved.
- 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance. The predicament can't be obviated through other methods as the Vacuum location is ideally placed leaving the Car Wash. The location offers ideal screening and limited alterations to the site.

Signature of Applicant	Mat \$14	Date 11/5/2021	

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DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

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Continuation of 7 Duncan Standards responses from previous two (2) pages:

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. - the spirit of the building setback is being observed as the vacuum stalls are minor structures will not hinder any other developments.

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DEVELOPER EG AMERICA 165 FLANDERS ROAD WESTBOROUGH, MA 01581 PHONE: (508) 270-1476

CONTACT: ROBERT POLO

COLUMBUS, OH 43215 PHONE: (614) 645-7330 CONTACT: DOUG WILSON

COLUMBUS, OH 43215 PHONE: (614) 645-7102

ENGINEER: 2800 CORPORATE EXCHANGE DRIVE

COLUMBUS, OH 4323 PHONE: (614) 942-3031 CONTACT: MATT POINDEXTER, P.E.

GOVERNING AGENCIES AND UTILITY COMPANIES

CITY OF COLUMBUS - DEPT. PUBLIC UTILITIES DIVISION OF WATER 111 N FRONT STREET

CITY OF COLUMBUS - DEPT. PUBLIC UTILITIES DIVISION OF SEWERAGE AND DRAINAGE 111 N FRONT STREET COLUMBUS, OH 43215

STORMWATER 111 N FRONT STREET

DIVISION OF FIRE 3639 PARSONS AVE PHONE: (614) 221-3132 CONTACT: LT. WILLIAM LOPER

ZONING: CITY OF COLUMBUS DEPT. OF BUILDING & ZONING PHONE: (614) 645-7433

CONTACT: ANDY BEARD

AEP OHIO **CUSTOMER SERVICE** PHONE: (800) 672-2231

GAS SERVICE: COLUMBIA GAS OF OHIO 290 W. NATIONWIDE BLVI EMAIL: BPARSLEY@NISOURCE.COM FIRE MARSHAL

CITY OF COLUMBUS - DEPT. OF PUBLIC SAFETY

SITE DATA:

PROPERTY AREA:

PARCEL OWNER TH MIDWEST INC PARCEL ID: 010-111553

ADDRESS: 3900 S. HIGH ST COLUMBUS, OH 43207

46,888 SF (1.0764 AC OUTSIDE R/W) **EXISTING ZONING:**

PROPOSED ZONING:

PROPOSED USE: CONVENIENCE STORE, GAS STATION &

CAR WASH FACILITY

	CAR WASH FACILITY		
BUILDING SETBACKS	REQUIRED	EXISTING	PROPOSED
BOILDING OLI BAORO			
FRONT (S HIGH ST):	80'	60.6'	N/A
FRONT (OBETZ RD):	40'	30.5'	N/A
SIDE:	0'	33.9'	N/A
REAR:	0'	0.9'	N/A
PARKING AREA SETBACKS			
FRONT (S HIGH ST)	10'	9.2'	N/A
FRONT (OBETZ RD)	10'	9.1'	9.1'
REAR:	0'	6.2'	N/A
MAXIMUM BUILDING HEIGHT:	35'	30.0'	N/A
BUILDING AREA:	N/A	4,622 SF	N/A
CAR WASH AREA:	N/A	1,732 SF	N/A
PARKING:			
TOTAL PARKING SPACES:	23*	33	34
ADA PARKING SPACES:	2	2	2
STACKING SPACES:	8**	8	8
VACUUM SPACES:	N/A	4	3
*DADKING CALCULATION:	10 CDACEC DECLUDED	FOR DETAIL LESS THAN 10	000 05 0 004 050

*PARKING CALCULATION:

19 SPACES REQUIRED FOR RETAIL LESS THAN 10,000 SF, 2 SPACES FOR CAR WASH AND 2 SPACES REQUIRED FOR FUEL SALES PER 3312.49 - TABLE 2

3 (2 EXISTING + 1 PROPOSED)

**STACKING CALCULATION: 8 STACKING SPACES REQUIRED PER 3312.11

1 SHADE TREE PER 10 SPACES 3.3 (33 SPACES - INCLUDING VAC. BAYS)

FLOODPLAIN DESIGNATION:

ZONE X: AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP PANEL 39049C0319K, EFF. 06/17/2008

SITE DATA:

TOTAL SITE AREA: 66,078 S.F. (1.5169 ACRES) TOTAL DISTURBED AREA: 5,800 S.F. (0.13 ACRES) PRE-DEVELOPED IMPERVIOUS: 1.00 ACRES (66%) POST DEVELOPED IMPERVIOUS:

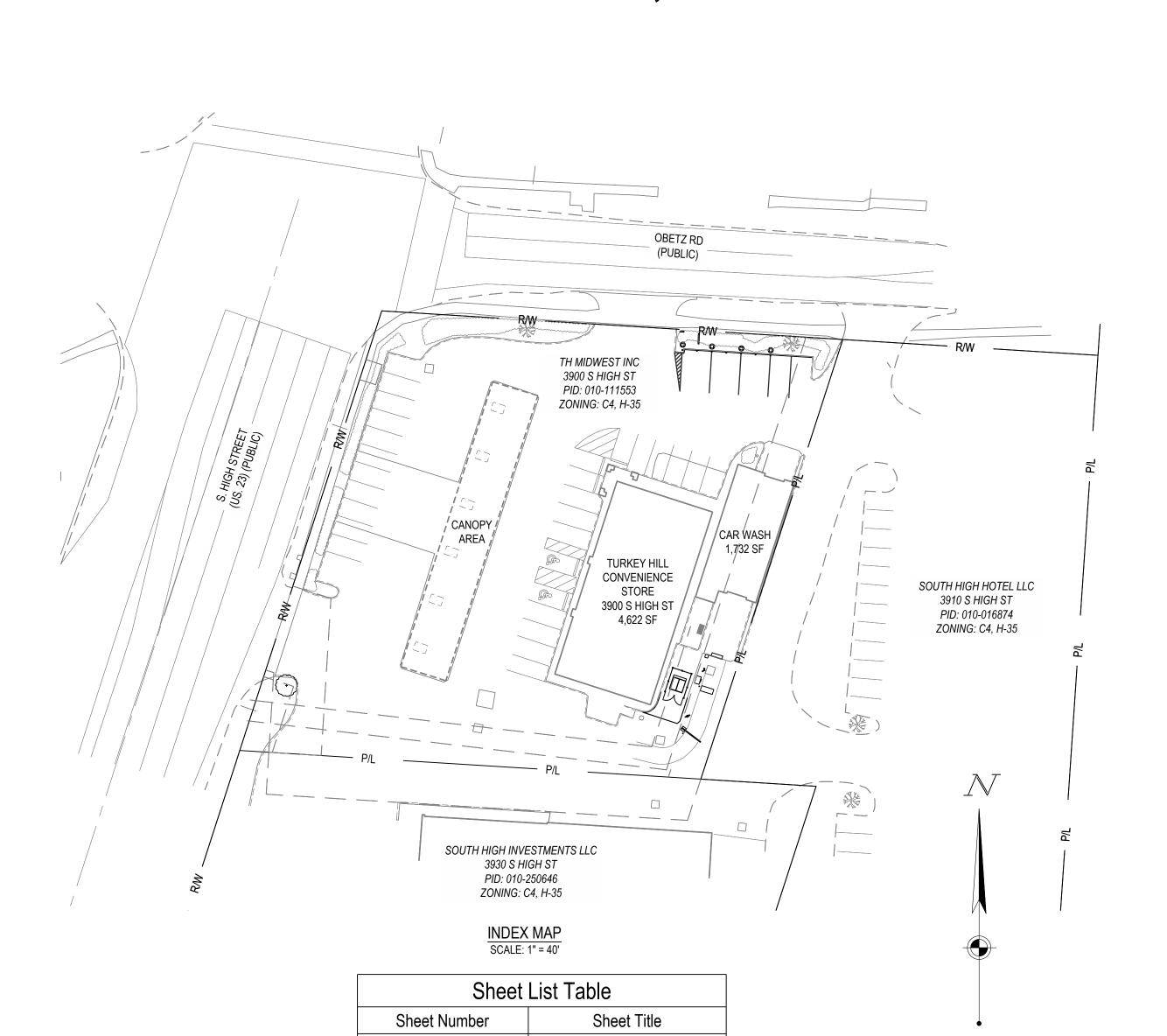
DATE OF EXPIRATION: THIS FINAL SITE COMPLIANCE PLAN IS VALID FOR ONE (1) YEAR FROM DATE OF APPROVAL

BENCHMARK ELEV = 609.25' BM "B": MAG NAIL SET IN FACE OF POWER/TELEPHONE POLE

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO FINAL SITE COMPLIANCE PLAN

TURKEY HILL CAR WASH REMODEL

3900 S. HIGH ST COLUMBUS, OHIO 43207



COVER SHEET

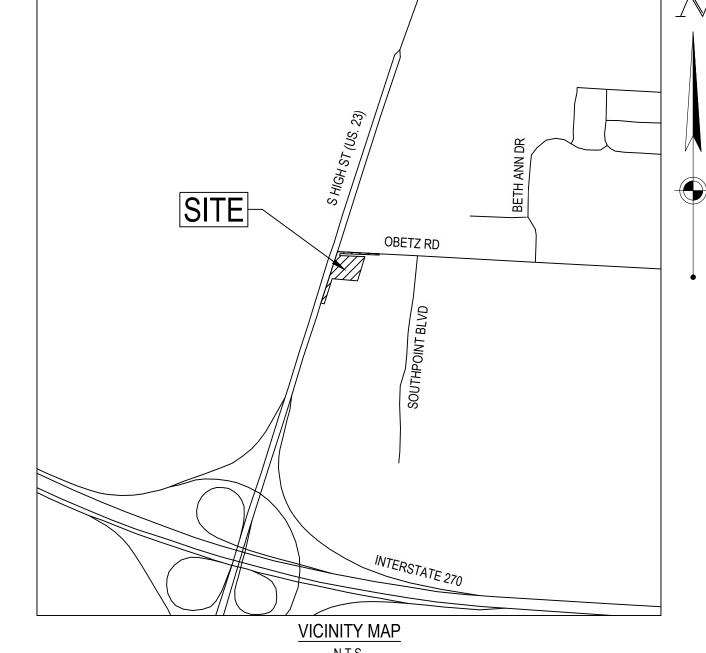
ALTA/NSPS LAND TITLE SURVEY

CONSTRUCTION DETAILS

GRAPHIC SCALE (IN FEET)

CFG01.0 CFG02.0

CFG04.0



FEMA FLOODPLAIN DATA:

THIS PROPERTY IS IN ZONE "X"; PER FEMA NATIONAL FLOOD HAZARD MAP. ZONE "X" AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAN.

SANITARY SEWER NOTE

CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE AT 111 N FRONT. 614-645-7490

SANITARY SEWER CAPOFF NOTE

SEWER CAPOFF PERMIT IS REQUIRED PRIOR TO ISSUANCE OF DEMOLITION PERMIT. OBTAIN A CAPOFF PERMIT FROM SEWER PERMIT OFFICE 111 N FRONT ST 614-645-7490.

RIGHT-OF-WAY ENCROACHMENT NOTI

OVERHEAD ELEMENTS OR WALLS.

LANDSCAPE NOTE:

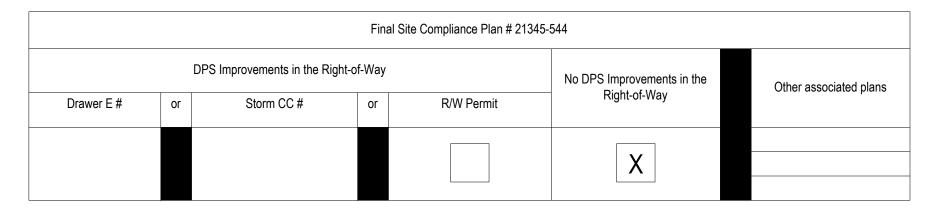
THE PROPOSED PROJECT WILL COMPLY WITH CITY OF COLUMBUS ZONING CODE SECTIONS 3312.21 LANDSCAPING & SCREENING; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; 3312.45 WHEEL STOPS/CURB; AND CHAPTER 3321

COLUMBUS RECREATION AND PARKS DEPARTMENT NOTE:

PRIOR TO SUBMISSION OF FINAL SITE COMPLIANCE PLAN, ANY ENTITY REQUESTING NON-PARK USE/DEVELOPMENT MUST SUBMIT A NON-PARK USE OF PARKLAND (NPUP) APPLICATION TO CRPD PROPERTY MANAGER TINA MOHN AT TMMOHN@COLUMBUS.GOV TO SECURE A PERMIT TO ENTER CRPD PROPERTY. CONTRACTOR SHALL CONTACT COLUMBUS RECREATION & PARKS DEPARTMENT'S (CRPD) INSPECTOR, KEITH MAY, AT KAMAY@COLUMBUS.GOV OR (614) 645-3014 THIRTY (30) CALENDAR DAYS PRIOR TO ANY WORK ON OR NEAR CRPD PROPERTY. CONTRACTOR SHALL SUBMIT A WORK SCHEDULE AND COORDINATE ACCESS WITH CRPD INSPECTOR PRIOR TO ANY WORK ON OR NEAR CRPD PROPERTY. SCHEDULED EVENTS BY CRPD SHALL TAKE PRECEDENCE OVER CONTRACTOR'S WORK SCHEDULE, AND THE CONTRACTOR SHALL ADJUST WORK SCHEDULE AS NECESSARY. THE CONTRACTOR SHALL NOT ENTER INTO A CRPD PROPERTY NOR STAGE/STORE ANY MATERIALS OR EQUIPMENT OUTSIDE THEIR WORK LIMITS ON CRPD PROPERTY WITHOUT A PERMIT OR ISSUED BY CRPD. THE PERMIT MUST BE POSTED ONSITE AT ALL TIMES. ANY AND ALL CRPD PARK AREAS DISTURBED BY THE CONTRACTOR DURING THE COURSE OF THEIR WORK ACTIVITIES SHALL BE RESTORED TO CONDITIONS THAT MEET OR EXCEED EXISTING CONDITIONS WITHIN THE TIME FRAMES NOTED IN THE APPROVED SCHEDULE AND SHALL BE TO THE SATISFACTION OF THE CRPD. UNLESS SPECIFIC PERMISSIONS ARE GRANTED BY CRPD, ACCESS TO, FROM, ON, OVER, UNDER, THROUGH, ACROSS OR OTHER RELATED NON-PARK OR NON-TRAIL USE OF THE TRAIL CORRIDOR/PARKLAND IS NOT GRANTED OR IMPLIED. FAILURE TO HAVE A PERMIT IN PLACE THAT IS CONSISTENT WITH CRPD NPUP POLICY WILL RESULT IN DELAY OF FINAL SITE COMPLIANCE APPROVAL SIGNATURE BY RECREATION & PARKS/CITY FORESTER.

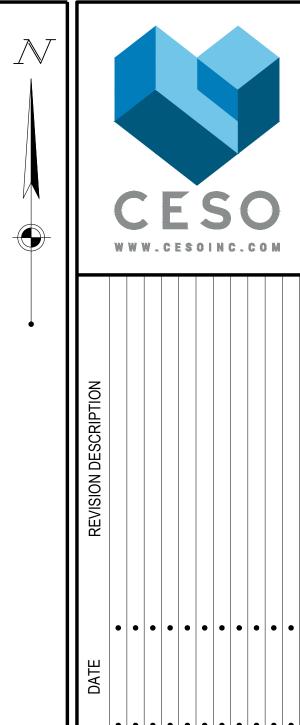
FOR THE DIVISION OF POWER

THE DIVISION OF POWER (DOP) MAY HAVE UNDERGROUND AND OVERHEAD PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1-800-362-2764 FORTY-EIGHT (48) HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMS). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1001.18 OF THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING CONDUCTOR SAFETY POLICY AND HOLD CARD SYSTEM, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP. IF ANY ELECTRIC FACILITY BELONGING TO THE DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.



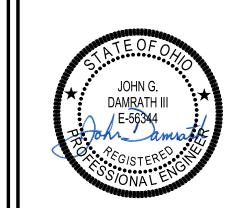


FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE









COVER SHEET PERMIT SET 10/22/2021 JOB NO.:

DESIGN:

DRAWN:

CHECKED:

W:\PROJECTS\EG AMERICA\759011 - COLUMBUS (HIGH ST), OH\03-CIVIL\PLAN\PLOT SHEETS\759011_COVER.DWG - 10/22/2021 4:50 PM

SHEET NO.

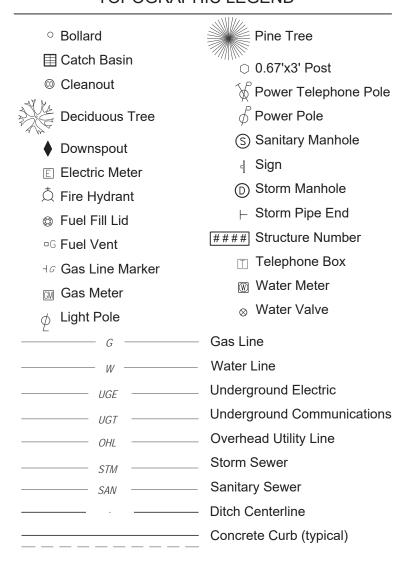


LOCATION MAP not to scale

Surveyor's Notes

- North and Bearing System based upon Ohio State Plane, South Zone NAD 83,(2011) and further based upon GPS Observations performed by CESO, Inc. in April of 2021, utilizing the Ohio CORS V.R.S. Network.
- 2. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by <u>Fidelity National Title Insurance Company</u>, Commitment Number GLW2100795, Effective Date April 23, 2021 at 6:00 AM.
- The utilities shown are located from field survey information, OUPS Ticket #A110901162, and/or existing drawings. Underground markings are shown per Underground Detective Utility Locate Scan dated April 20, 2021. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
- All data sources, documents and records shown hereon are on file in the Franklin County Recorder's office located in Columbus, Ohio.
- 5. All monumentation shown hereon is in good condition unless otherwise noted.
- 6. The subject parcel can be accessed along Obetz Road and S. High Street (public)
- 7. The surveyor was not made aware of any proposed changes in street right-of-way lines at the time of survey.
- 8. There was no evidence of recent street or sidewalk construction at the time of
- 9. Existing buildings and improvements are as shown hereon.
- 10. There currently exist: 31 parking spaces on the subject parcel of which 2 are ADA accessible.
- 11. By graphic plotting only, this property is in Zone "X Area outside 0.2% annual flood" of the Flood Insurance Rate Map, Map Number 39049C0319K which bears an Effective Date of June 16, 2008 and IS NOT in a special flood hazard area. As shown on the FEMA website (http://msc.fema.gov) we have learned this community does currently participate in the program. No field surveying was performed to

TOPOGRAPHIC LEGEND



SURVEY LEGEND

● - 5/8" Iron Pin Set w/cap CESO, Inc Fnd. (F) - Found ⊚ - Iron Pin Found as Described Usd. (U) - Used Obs. (O) - Observed Iron Pipe Found as Described Rec. (R) - Deed Calc. (C) - Calculated - Monument Found as Described

∠ - PK Nail/Mag Nail Found

→ - PK Nail/Mag Nail Set

STORM STRUCTURE SCHEDULE SANITARY STRUCTURE SCHEDULE 5015 - SANITARY MANHOLE

5000 - CATCH BASIN T0791 5007 - CATCH BASIN T0168 PER COC CC-13544 RIM = 603.82FL 8" PVC NW = 598.14 RIM = 603.03FL 10" HDPE E = 599.43 FL 10" PVC N = 598.105001 - CATCH BASIN T0790 5008 - CATCH BASIN T0844 RIM = 604.14PER COC CC-13544 FL 10" PVC S & W = 598.56 RIM = 603.10 $FL\ 10''\ PVC\ SW = 600.00$ 5002 - CATCH BASIN T0789 FL 10" HDPE W & E = 599.98 RIM = 604.21

FL 8" CLAY N = 598.81

FL 10" PVC E = 598.81

PER COC CC-13544

RIM = 603.86

WATER = 600.29

RIM = 604.26

PER CC COC-13544

S 3° 51' 13" W

- (S 2° 58' W Rec.)

15.00' Rec. & Usd.

Road

(publi

5009 - CATCH BASIN T0843 PER COC CC-13544 RIM = 603.715003 - CATCH BASIN T0901 FL 6" PVC SE = 600.71 FL 10" HDPE W = 600.715010 - STORM MANHOLE T0024 PER COC CC-13544 FL 10" HDPE SE = 598.89

FL 6" PVC NW = 600.73FL 10" HDPE NE = 600.43 5004 - CATCH BASIN T0842 FL 15" RCP N 7 S = 596.10 5016 - STORM MANHOLE FL 10" HDPE SW = 600.96 T0027 RIM = 603.095005 - CATCH BASIN T0170 FL 12" RCP E = 595.39 FL 15" RCP N & S = 595.04 5017 - STORM MANHOLE

PER COC CC-13544 FL 6" PVC NE = 600.04 FL 10" HDPE W = 600.14 FL 10" HDPE E = 599.99 RIM = 605.70FL 12" RCP NE = 598.00 5006 - CATCH BASIN T0169 FL 15" RCP S & N & E = 596.55 PER COC CC-13544 RIM = 603.65FL 10" HDPE E = 600.55

BENCHMARK: Mag Nail set in face

of Power/Telephone Pole = 720.72'

asphalt pavement

5017 (N 17° 01' E Rec.) =

15.48' Rec. & Usd. =

ELECTRIC/TRAFFIC -

PULL BOX

3/4" Iron Pipe

Fnd. & Usd.

FL 8" PVC N = 597.00'

FL 8" PVC S = 595.08'

South High Hotel LLC Parcel ID: 010-016874-00 Instrument No: 200403020045748

SECOND EXCEPTION

BENCHMARK: 5/8" Iron Pin Capped "CESO TRAVERSE" = 716.42'

asphalt pavement

building height: 24.0' + f.f. = 715.62'

- building height: 30.0' +/-

footprint: 1,732 sq.ft.

single story masonry

convenience store

footprint: 4,622 sq.ft.

Fnd. & Usd.

Fnd. & Usd. /~

asphalt pavement

8IN tree

TH Midwest Inc Parcel ID: 010-111553-00 Instrument No: 200910200151035 wis wis wis

height: 19.4' +/-5006

Parcel Contains 1.5169 Acres (survey) (66,078 sq.ft.) asphalt pavement

1.0764 outside road right-of-way)

concrete pavement

BENCHMARK: Mag Nail set in face of Power/Telephone Pole = 720.37'

17 18

N 17° 54' 17" E (N 17° 01' E Rec.)

S. High Street (US. 23) (public)

BASIS OF BEARINGS NAD 83 (2011), OHIO SOUTH Derived from GPS Observations

467.99' Calc. (468.00' Rec.)

SECOND EXCEPTION

South High Investments

Parcel ID: 010-250646-00 Instrument No: 201012020164129

N 17° 54′ 17" E

GRAPHIC SCALE (IN FEET)

5/8" Iron Pin w/cap

Fnd. & Usd.

"PARTRIDGE SURVEYING",

Schedule B(#)

- 13. Easement and Right of Way granted to the Columbus and Southern Power Company, recorded May 25, 2004 in Instrument No. 200405250120149 Franklin County records. - SHOWN CROSSING SURVEYED PROPERTY
- 14. Deed of Easement, and terms and conditions as contained therein, to the City of Columbus, Ohio, recorded August 22, 1997 in Instrument No. 199708220076603, Franklin County records.

- SHOWN CROSSING SURVEYED PROPERTY

- SHOWN CROSSING SURVEYED PROPERTY

- 15. Sewer Deed of Easement to the City of Columbus, Ohio, recorded October 21, 1988 in Official Record 12448J17, Franklin County records. - SHOWN CROSSING SURVEYED PROPERTY
- 16. Easements for access, driveway and temporary easement as shown of record in Official Record 6739A14, Franklin County records.
- 17. Easement for Highway Purposes to the State of Ohio, recorded December 9, 1970 in Deed Book 3106, Page 504, Franklin County records. - PART OF S. HIGH STREET ROAD RIGHT-OF-WAY
- 18. Easement for Highway Purposes to the State of Ohio, recorded January 13, 1955 in Deed Book 1857, Page 495, Franklin County records. - PART OF S. HIGH STREET ROAD RIGHT-OF-WAY
- 19. Easement granted to Columbus and Southern Ohio Electric Company, recorded December 29, 1954 in Deed Book 1855, Page 314, Franklin County records. - ILLEGIBLE DOCUMENT
- 20. Access Agreement by and between Gilligan Oil Company and TH Midwest, Inc., dated as of October 12, 2009 and recorded October 20, 2009 as Instrument Number 200910200151036, Franklin County Records - BLANKET

Exhibit "A" Legal Description

Situated in Section 16, Township 4 North, Range 22 West, Congress Lands, in the City of Columbus, County of Franklin, State of Ohio, and being a portion of the tract of land conveyed as 5 acres to Joseph G. Rotondo, Trustee, by deed of record in Deed Book 2093, Page 518, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point at the intersection of the centerline of Obetz Road (60 feet wide) with the original centerline of South High Street (U.S. Route 23), said point

being at the northwest corner of said 5 acre tract;

Thence S 87° 20' E along the centerline of Obetz Road and along the North line of said 5 acre tract a distance of 365.19 feet to a railroad spike at the northeast corner of said 5 acre tract (passing an iron pin at the intersection of the centerline of Obetz Road with the East right-of-way line of South High Street at 30.97 feet);

Thence S 2° 58' W along the East line of said 5 acre tract a distance of 566.24 feet to an iron pin at the southeast corner of said 5 acre tract (passing an iron pin at 15.00 feet and passing an iron pin in the south right-of-way line of Obetz Road at 30.00 feet);

Thence N 74° 03 ½' W along the East line of said 5 acre tract a distance of 491.36 feet to a point in the original centerline of South High Street at the southwest corner of said 5 acre tract (passing an iron pin in the East right-of-way line of South High Street at 461.35 feet);

Thence N 17°01' E along the original centerline of South High Street and along the West line of said 5 acre tract a distance of 468.00 feet to the Place of Beginning; containing 5.013 acres of land more or less.

LESS AND EXCEPT:

Situated in Section 16, Township 4 North, Range 22 West, Congress Lands, in the City of Columbus, County of Franklin, State of Ohio, and being all of the 0.117 acre tract of land conveyed to the City of Columbus, County of Franklin, State of Ohio, by deed of record in Deed Book 3004, Page 487, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin at the intersection of East right-of-way line of South High Street with the original South right-of-way line of Obetz Road, said iron pin being 30.00 feet easterly by perpendicular measurement from the original centerline of South High Street and being 15.00 feet southerly by perpendicular measurement from the centerline of Obetz Road;

Thence S 87° 20' E parallel with the 15.00 feet southerly by perpendicular measurement from the centerline of Obetz Road a distance of 337.98 feet to an iron pin in the East line of the above described 5.013 acre tract;

Thence S 2° 58' W along a portion of the East line of the above described 5.013 acre tract a distance of 15.00 feet to an iron pin in the existing South right-of-way line of Obetz Road;

Thence N 87° 20' W parallel with and 30.00 feet southerly by perpendicular measurement from the centerline of Obetz Road a distance of 341.74 feet to an iron pin in the east right-of-way line of South High Street;

Thence N 17° 01' E along the East right-of-way line of South High Street a distance of 15.48 feet to the Place of Beginning, containing 0.117 acre of land more or less, and leaving 4.896 acres of land to be conveyed by this description,

LESS AND EXCEPT:

Beginning for the same at an iron pin set on South side of Obetz Road, 60 feet wide, said point being at the intersection of south side of Obetz Road, 60 feet wide, and the division line between Humble Oil & Refining Company property and the property now or formerly owned by Elsie M. Hunt;

Thence leaving the said place of beginning and south side of Obetz Road and running and binding on said division line S 2°58' W, 536.24 feet to an iron pipe

Thence N 74° 03' 30" W, 461.35 feet to an iron pipe set in the easterly right-of-way line of South High Street, U.S. Rt. 23;

Thence running and binding on the said right-of-way line of South High Street, U.S. Rt. 23, N 17° 01' E, 224.14 feet;

Thence leaving the easterly right-of-way line of South High Street, U.S. Rt. 23, and running for two "New-Lines of Division:"

(1) S 87° 20' E, 220.00 feet

(2) N 17° 01' E, 220.00 feet to the South right-of-way line of Obetz Road, 60 feet

Thence binding on said right-of-way line S 87° 20' E 121.74 feet to the place of beginning, containing 3.39 acre, more or less.

SURVEYOR'S CERTIFICATION:



This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3 4, 5, 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17, and 19 of Table A thereof. The field work was completed in April 2021

DATE OF PLAT OR MAP: 8/2/12021

SIGNED DATE 8/12/2021 Steven W. Clutter, P.S. 7655 CESO, INC.

175 Montrose West Ave Suite 400 Akron, OH 44321

America



ALTA / NSPS Land Title Survey EG America / Turkey Hill

3900 S. High Street

Sec. 15, T-4N, R-22W, Congress Lands County of Franklin, State of Ohio Columbus, OH 43207 SCALE: 1" = 30' DATE: 8/12/2021

DESIGN: DRAWN:

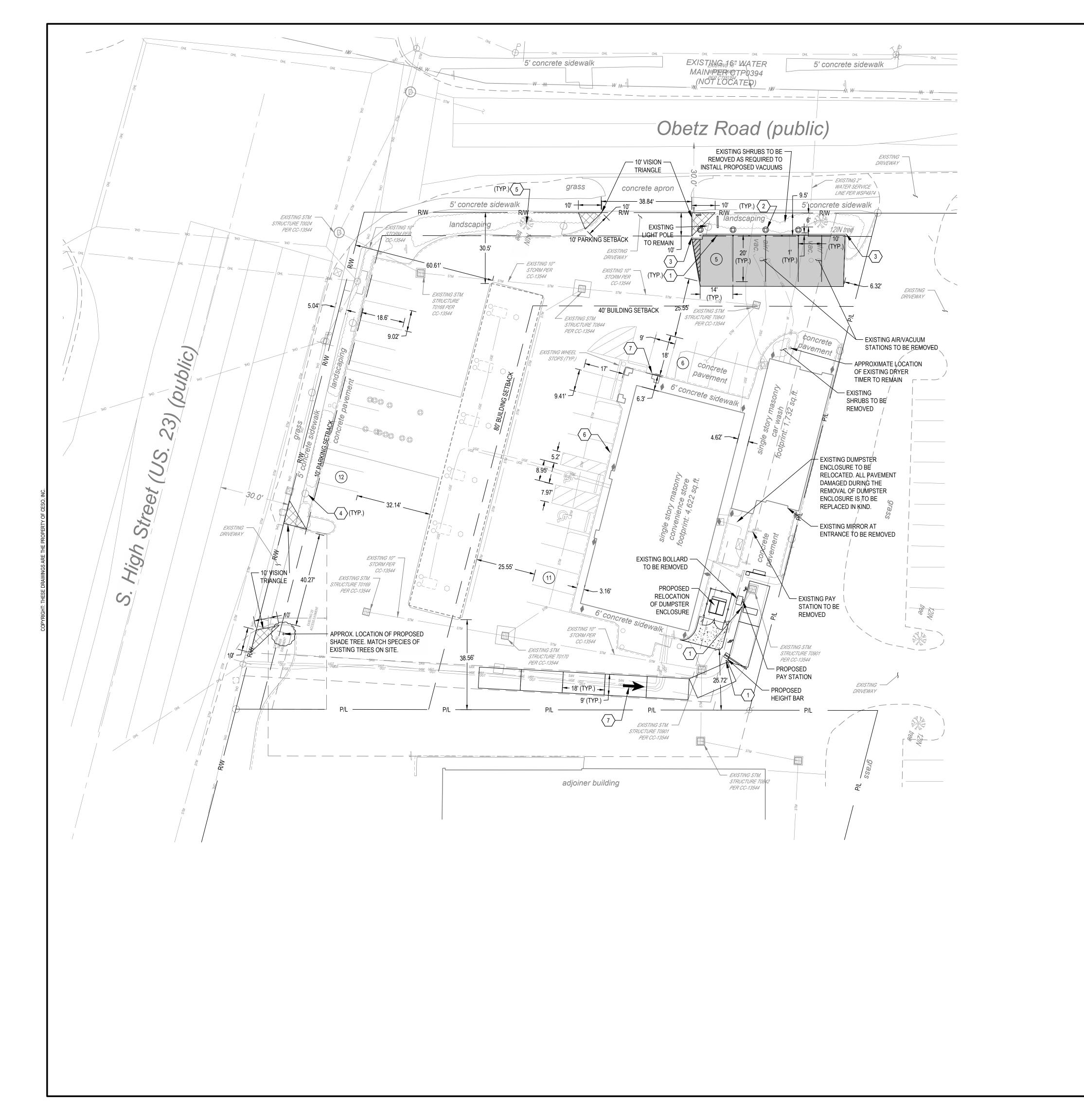


JOB NO.:

759011

1 OF 1

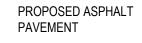
SHEET NO.:



<u>LEGEND</u> PROPOSED

MATCH EXISTING CURB IN-KIND







PARKING SPACE COUNT



PROPOSED SHADE TREE

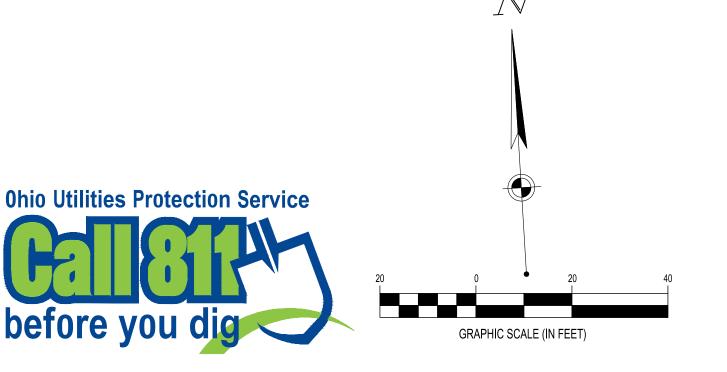
GENERAL NOTES:

- 1. PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 29041C0114L, EFFECTIVE DATE: FEBRUARY 17, 2016; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL ODOT STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTION AS NECESSARY PRIOR TO CONSTRUCTION.
- 3. ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT AND/OR FACE OF CURB WHERE APPLICABLE.
- 4. REFER TO CONSTRUCTION DETAILS SHEET/GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.
- 5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION.
- 6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, AND PLANT SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- 7. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
- 8. IMPROVEMENTS INVOLVE THE ADDITION OF 726 SF OF IMPERVIOUS AREA.

SITE LAYOUT NOTES:

- 1. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND EXTERIOR FEATURES INCLUDING UTILITY METERS, BOLLARDS, DOORS, PILASTERS, RAMPS, ETC.
- 2. NON-ACCESSIBLE PAVEMENT MARKINGS AND STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT (WHITE OR YELLOW, SEE PLAN) PER FEDERAL SPECIFICATION TI-P-115 TYPE 1: ALKYD. PROPOSED CROSSWALK PAVEMENT MARKINGS AND STRIPING SHALL BE IN ACCORDANCE WITH THE CITY OF DELAWARE STANDARDS.
- 3. DIRECTIONAL AND ACCESSIBLE SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR AND SIZE.
- 4. SNOW SHALL NOT BE STORED IN ANY OF THE LANDSCAPED AREAS, EXCEPT FOR DESIGNATED SNOW STORAGE AREAS, AND SHALL NOT BE STORED IN ANY MANNER WHICH AFFECTS VISIBILITY FOR PEDESTRIANS AND VEHICLES. THE CLEARING OF SNOW MUST COMMENCE WHEN STOCKPILED SNOW EITHER IMPEDES THE SIDEWALK OR PARKING SPACE ACCESS, AT WHICH TIME, THE APPLICANT WOULD BE EXPECTED TO REMOVE THE SNOW.
- 5. ACCORDING TO SECTION 3321.03, LIGHT FIXTURES SHALL NOT EXCEED 28 FEET IN HEIGHT, LIGHT FIXTURES WITHIN 100 FEET OF A RESIDENTIALLY ZONED PROPERTY SHALL NOT EXCEED 18 FEET IN HEIGHT, AND LIGHT FIXTURES IN PARKING LOTS SHALL BE OF SAME OR SIMILAR STYLE AND COLOR.
- 6. ACCORDING TO SECTION 3312.21, THERE SHALL BE 1 SHADE TREE FOR EVERY 10 PARKING SPACES.
- 7. ANY IMPROVEMENTS WILL MEET EXISTING GRADES.
- 8. NO FENCING ON THE SUBJECT SITE, FENCE IS NOT REQUIRED ON SITE.
- 9. EXISTING HEDGE ALONG OBETZ ROAD AND HIGH STREET IS APPROXIMATELY 3' TALL AND HAS 100% OPACITY.

- 1. PROPOSED 6" BOLLARD PROTECTION, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 2. PROPOSED 9.8' TALL VACUUM, REFER TO ARCHITECTURAL PLANS
- 3. PROPOSED LIMITS OF CURB REPLACEMENT
- EXISTING 15' CUT-OFF LIGHT POLE
- EXISTING SHADE TREE
- 6. EXISTING CURB FOR PARKING.
- 7. PROPOSED DIRECTIONAL ARROW, REFER TO DETAIL ON SHEET CFG09.0.







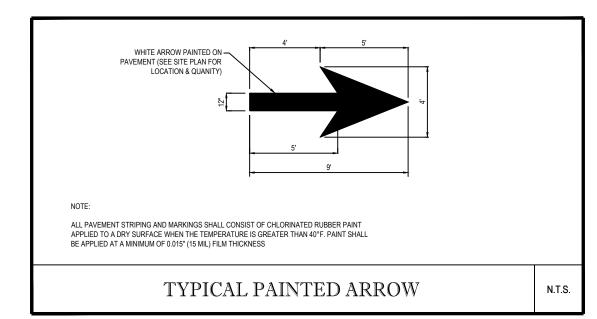


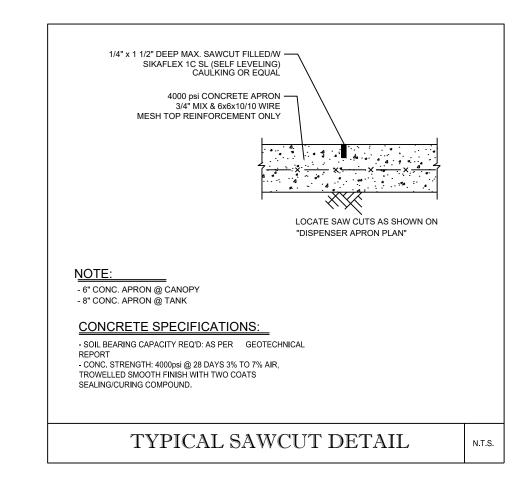


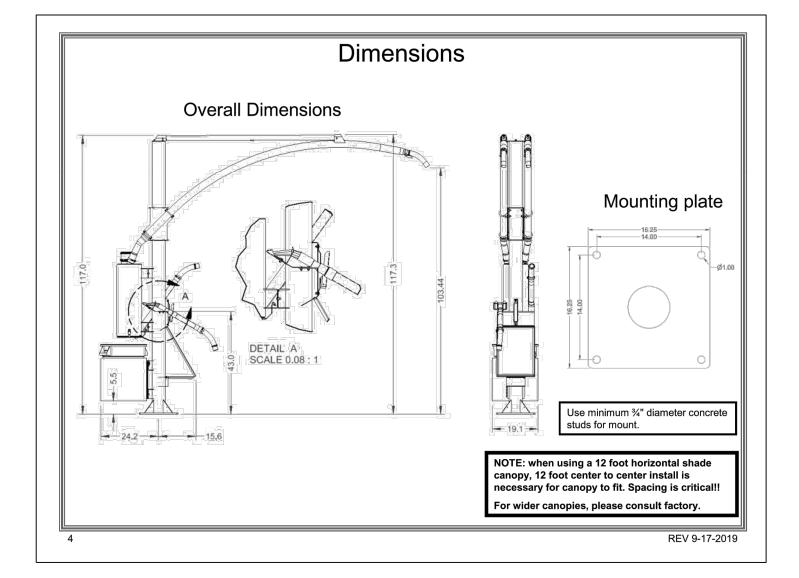
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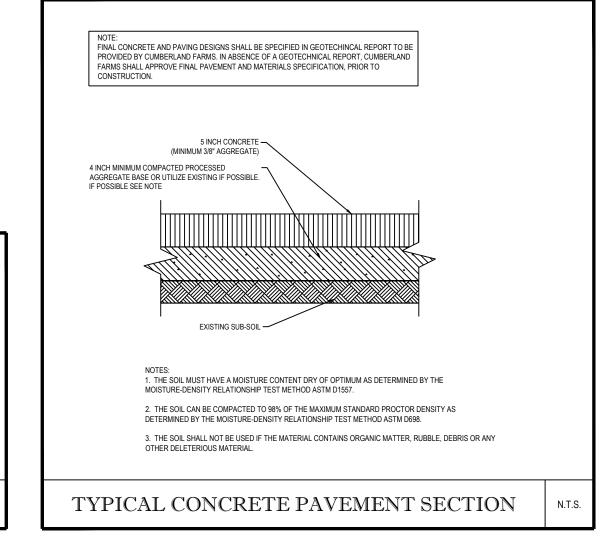
ZONING COMPLIANCE PLAN

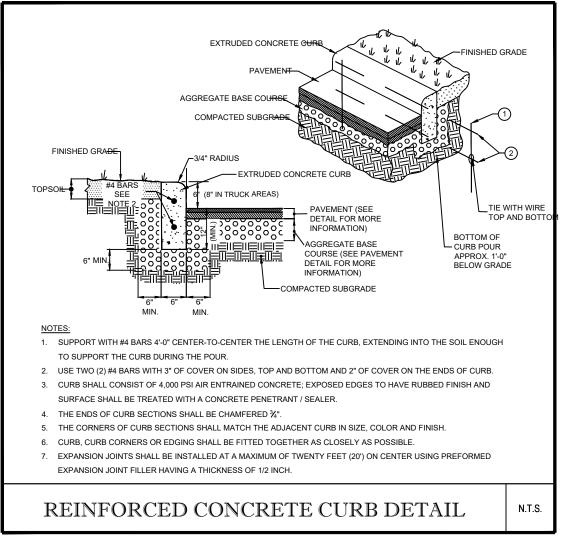
ISSUE: PERMIT SET 10/22/2021 JOB NO.: DESIGN: DRAWN: CHECKED: SHEET NO.

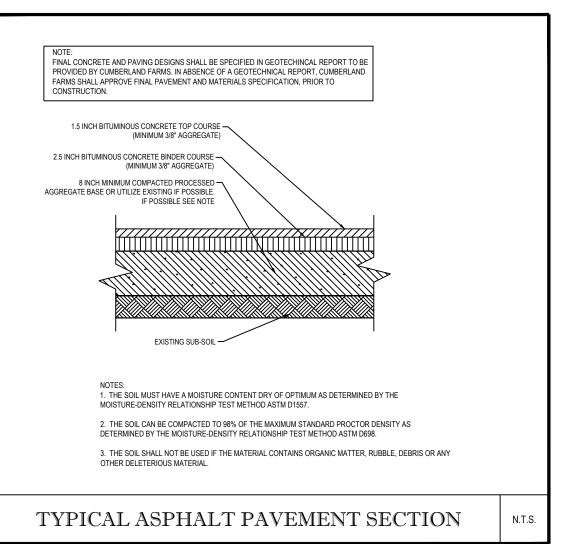














America
A subsidiary of EG Group





CLUMBUS, OH (S HIGH ST.)

EG AMERICA

CONSTRUCTION DETAILS

ISSUE:
PERMIT SET

DATE:
10/22/2021

JOB NO.: 759011

DESIGN: RMA

DRAWN: RMA

CHECKED: MMP

SHEET NO.

Ohio Utilities Protection Service

Call Call
before you dig



DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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.

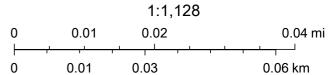
STATE OF OHIO COUNTY OF FRANKLIN		
Being first duly cautioned and sworn (NAME) Matt Poind	lexter	
of (COMPLETE ADDRESS) 2800 Corporate Exchange		
-	OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is	
	es having a 5% or more interest in the project which is the subject of this	
application and their mailing addresses:		
NAME	COMPLETE MAILING ADDRESS	
NAME		
EG America - Rob Polo	165 Flanders Road Westborough, MA 01581	
10 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -		
	1.50 (ca.)	
	AD	
SIGNATURE OF AFFIANT Cons		
Swam to before me and signed in my processes this	day of 1) attached in the year 2021	
Sworn to before me and signed in my presence this 1641 day of 1000mbol, in the year 2021		
Marylle Selva	Notary Seal Here	
SIGNATURE OF NOTARY PUBLIC	My Commission Expires	



BZA21-163: 3900 South High Street

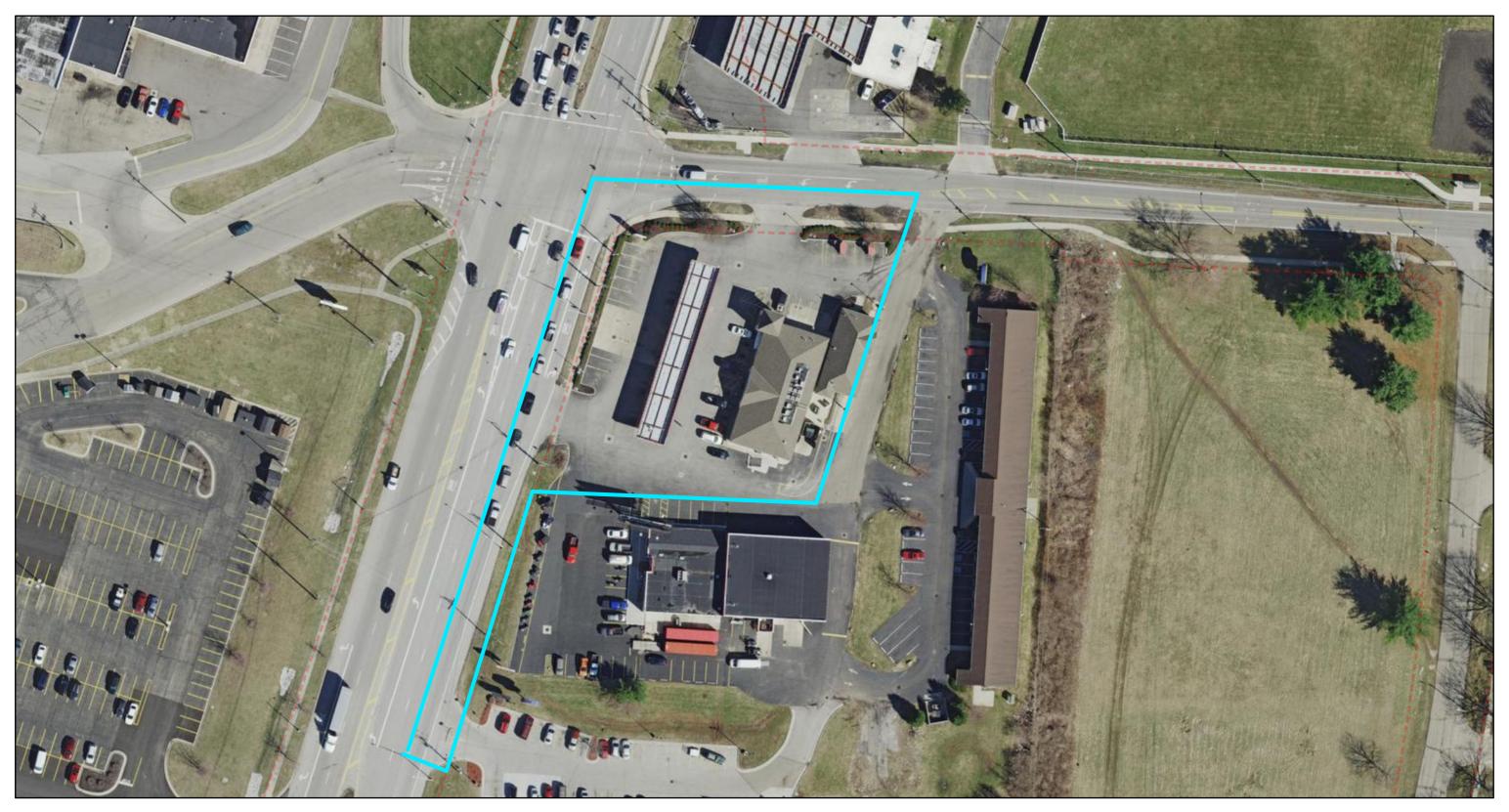


11/18/2021, 11:01:44 AM

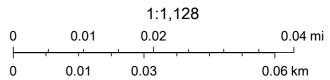


City of Columbus GIS, Franklin County Auditor, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

BZA21-163: 3900 South High Street



11/18/2021, 11:07:09 AM



City of Columbus GIS