

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: BZA21-163 Date Received: 11/16/2021
Assigned Planner: Sierra L. Saumenig Fee: \$1500
Contact Information: SLSaumenig@columbus.gov
Existing Zoning: C-4, Commercial Commission/Civic: Far South Columbus AC
Comments: Scheduled for 12/09/2021 Staff Review

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Project Description:

Turkey Hill Car Wash remodel and site improvements at 3900 South High St. Columbus, OH 43207.

LOCATION

Certified Address: 3900 South High St. City: Columbus Zip: 43207

Parcel Number (only one required): 010-111553

APPLICANT (If different from Owner):

Applicant Name: Matt Poindexter, P.E. Phone Number: 614-942-3031 Ext.: _____

Address: 2800 Corporate Exchange Drive, Suite 400 Columbus City/State: Columbus, OH Zip: 43231

Email Address: matt.poindexter@cesoinc.com Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: TH Midwest Inc. - Attn: Rob Polo Phone Number: 508-270-1476 Ext.: _____

Address: 165 Flanders Road City/State: Westborough, MA Zip: 01581

Email Address: rpolo@cumberlandfarms.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: Matt Poindexter Phone Number: 614-942-3031 Ext.: _____

Address: 2800 Corporate Exchange Drive, Suite 400 City/State: Columbus, OH Zip: 43231

Email Address: matt.poindexter@cesoinc.com Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Matt Poindexter
of (1) MAILING ADDRESS 2800 Corporate Exchange Dr, Suite 400, Columbus OH 43229
deposes 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 PROPERTY ADDRESS 3900 S. High St. Columbus, OH 43207
for which 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
AND MAILING ADDRESS

(4) TH Midwest Inc. - Attn: Rob Polo

165 Flanders Road
Westborough, MA 01581

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

Matt Poindexter
614-942-3031

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

(5) Far South Columbus Area Commission - Robert Patterson
3639 Parson Ave.
Columbus, OH 43207

and that the attached document (6) 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

SIGNATURE OF AFFIANT

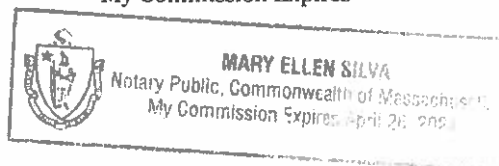
[Signature]

Sworn to before me and signed in my presence this 16th day of November, in the year 2021

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



APPLICANT

CESO Inc.
C/O Matt Poindexter
2800 Corporate Exchange Drive, Suite
400
Columbus, OH 43231

PROPERTY OWNER

EG America
165 Flanders Road
Westborough, MA 01581

ATTORNEY**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:
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.
 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 Phoenix 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



Date 11/5/2021

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 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.
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Continuation of 7 Duncan Standards responses from previous page:

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



Date 11/5/2021

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 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.
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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.

Signature of Applicant



Date 11/5/2021



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.
- 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 Fidelity National Title Insurance Company, 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.
- All monumentation shown hereon is in good condition unless otherwise noted.
- The subject parcel can be accessed along Obetz Road and S. High Street (public).
- The surveyor was not made aware of any proposed changes in street right-of-way lines at the time of survey.
- There was no evidence of recent street or sidewalk construction at the time of survey.
- Existing buildings and improvements are as shown hereon.
- There currently exist: 31 parking spaces on the subject parcel of which 2 are ADA accessible.
- 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 determine this zone.

TOPOGRAPHIC LEGEND

	Bollard		Pine Tree
	Catch Basin		0.67'x3' Post
	Cleanout		Power Telephone Pole
	Deciduous Tree		Power Pole
	Downspout		Sanitary Manhole
	Electric Meter		Sign
	Fire Hydrant		Storm Manhole
	Fuel Fill Lid		Storm Pipe End
	Fuel Vent		Structure Number
	Gas Line Marker		Telephone Box
	Gas Meter		Water Meter
	Light Pole		Water Valve
	Gas Line		
	Water Line		
	Underground Electric		
	Overhead Utility Line		
	Storm Sewer		
	Sanitary Sewer		
	Ditch Centerline		
	Concrete Curb (typical)		

SURVEY LEGEND

- | |
|--|
| |
|--|

STORM STRUCTURE SCHEDULE

5000 - CATCH BASIN T0791
RIM = 603.82
FL 8" PVC NW = 598.14
FL 10" PVC N = 598.10

5001 - CATCH BASIN T0790
RIM = 604.14
FL 10" PVC S & W = 598.96

5002 - CATCH BASIN T0789
RIM = 604.21
FL 6" CLAY N = 598.81
FL 10" PVC E = 598.81

5003 - CATCH BASIN T0901
PER COC CC-13544
RIM = 603.86
FL 6" PVC NW = 600.73
FL 10" HDPE NE = 600.43
WATER = 600.29

5004 - CATCH BASIN T0842
PER COC CC-13544
RIM = 604.26
FL 10" HDPE SW = 600.96

5005 - CATCH BASIN T0170
PER COC CC-13544
RIM = 603.59
FL 6" PVC NE = 600.04
FL 10" HDPE W = 600.14
FL 10" HDPE E = 599.99

5006 - CATCH BASIN T0169
PER COC CC-13544
RIM = 603.65
FL 10" HDPE E = 600.55

SANITARY STRUCTURE SCHEDULE

5015 - SANITARY MANHOLE
RIM = 602.52
FL 8" PVC N = 597.00
FL 8" PVC S = 595.08

5007 - CATCH BASIN T0168
PER COC CC-13544
RIM = 603.03
FL 10" HDPE E = 599.43

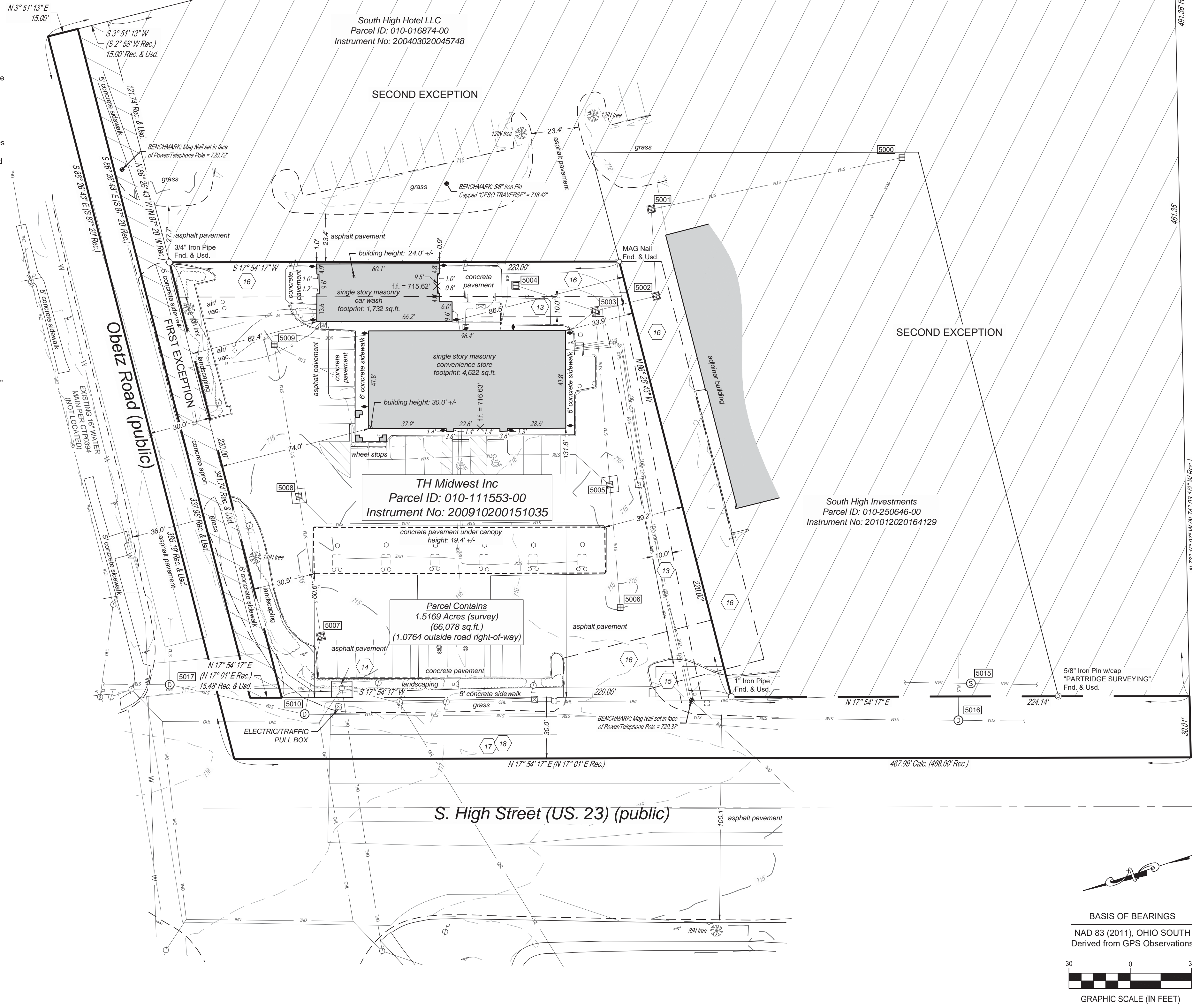
5008 - CATCH BASIN T0844
PER COC CC-13544
RIM = 603.10
FL 10" PVC SW = 600.00
FL 10" HDPE W & E = 599.98

5009 - CATCH BASIN T0843
PER COC CC-13544
RIM = 603.71
FL 6" PVC SE = 600.71
FL 10" HDPE W = 600.71

5010 - STORM MANHOLE
T024 PER COC CC-13544
RIM = 605.64
FL 10" HDPE SE = 598.89
FL 15" RCP N 7 S = 596.10

5016 - STORM MANHOLE
T0027
RIM = 603.09
FL 12" RCP E = 595.39
FL 15" RCP N & S = 595.04

5017 - STORM MANHOLE
T0023
RIM = 605.70
FL 12" RCP NE = 598.00
FL 15" RCP S & N & E = 596.55



Schedule B

- 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
- 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
- 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
- Easements for access, driveway and temporary easement as shown of record in Official Record 6739A14, Franklin County records.
- SHOWN CROSSING SURVEYED PROPERTY
- 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
- 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
- Easement granted to Columbus and Southern Ohio Electric Company, recorded December 29, 1954 in Deed Book 1855, Page 314, Franklin County records.
- ILLEGIBLE DOCUMENT
- 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' 1/2' 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 there set;

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 wide;

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:

To:
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: 8/21/2021

SIGNED: Steven W. Clutter, P.S. 7655
CESO, INC.
175 Montrose West Ave
Suite 400
Akron, OH 44321

DATE 8/12/2021

ALTA / NSPS Land Title Survey

EG America / Turkey Hill

3900 S. High Street
Columbus, OH 43207

Sec. 15, T-4N, R-22W, Congress Lands
County of Franklin, State of Ohio

SCALE: 1" = 30'

DATE: 8/12/2021

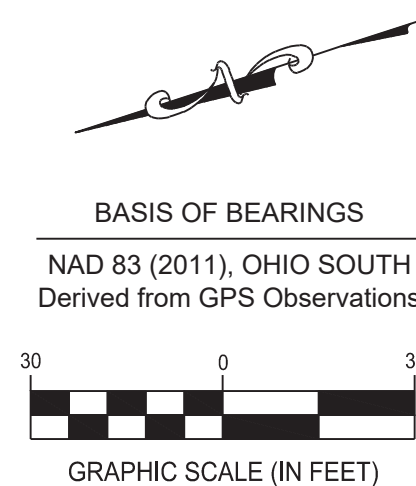
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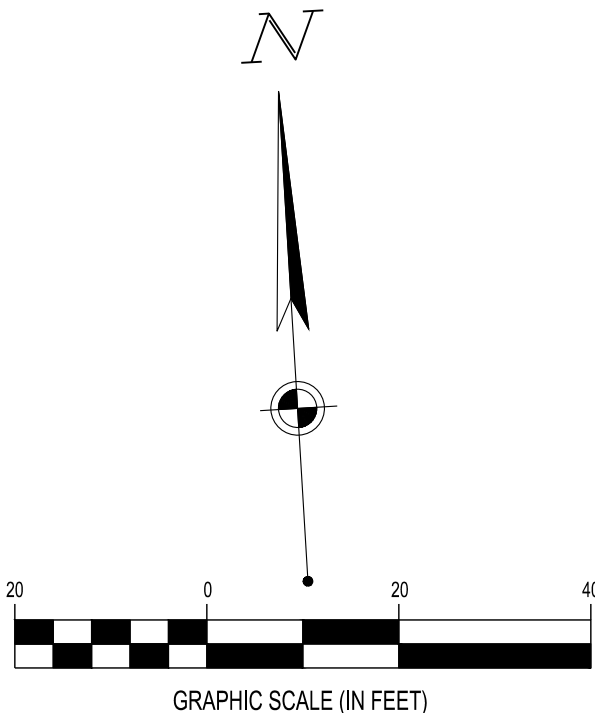
DRAWN: TDC

CHECKED: SWC

JOB NO.: 759011

SHEET NO.: 1 OF 1

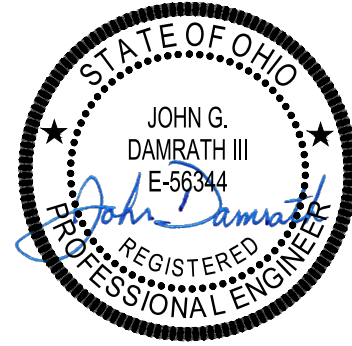
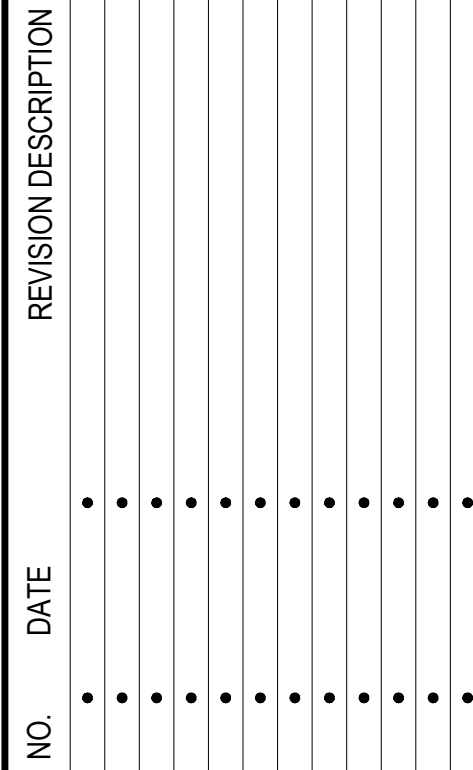




SITE LAYOUT NOTES:

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 T-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
4. EXISTING 15' CUT-OUT LIGHT POLE
5. EXISTING SHADE TREE
6. EXISTING CURB FOR PARKING.
7. PROPOSED DIRECTIONAL ARROW, REFER TO DETAIL ON SHEET CFG09.0.



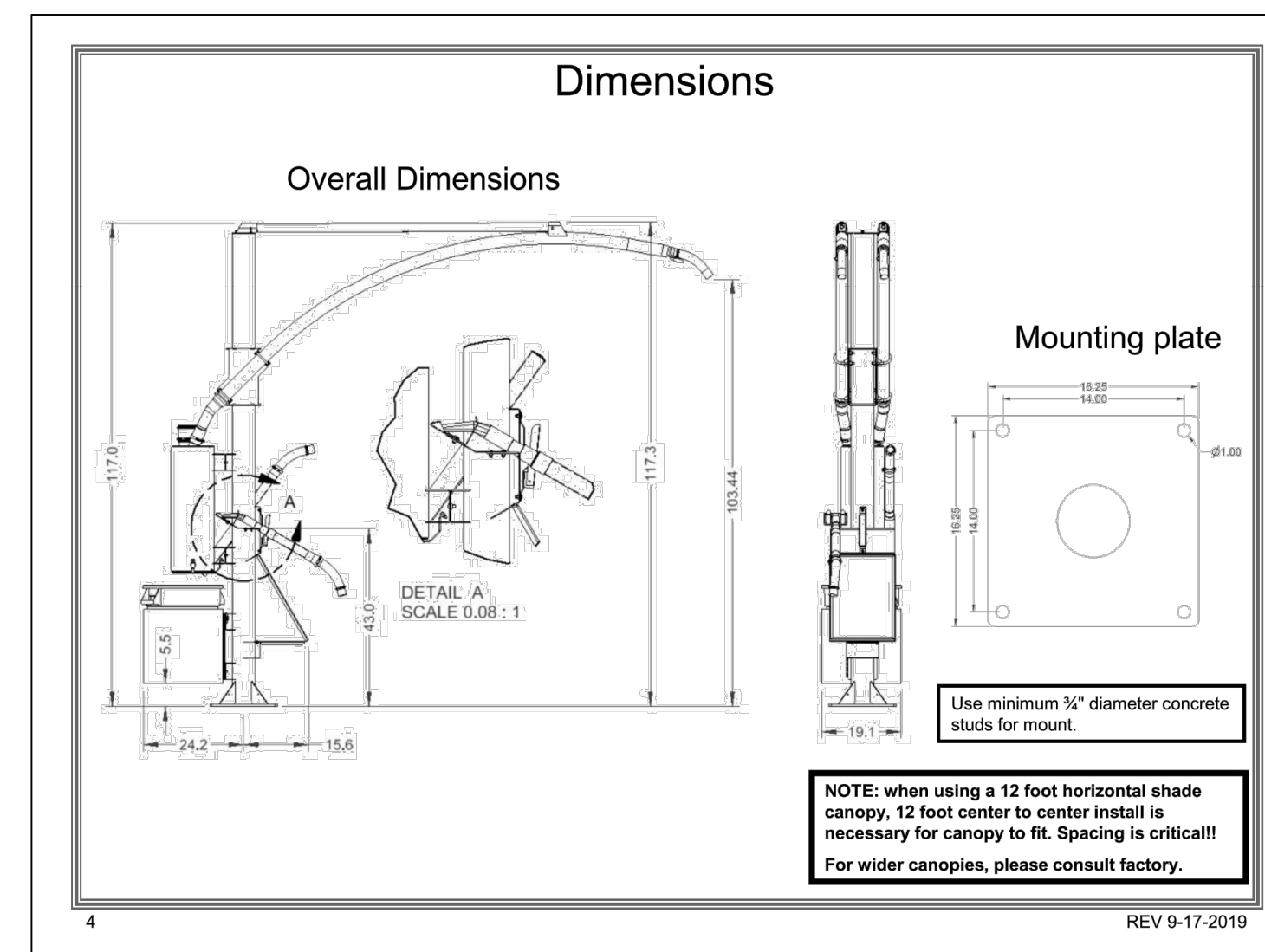
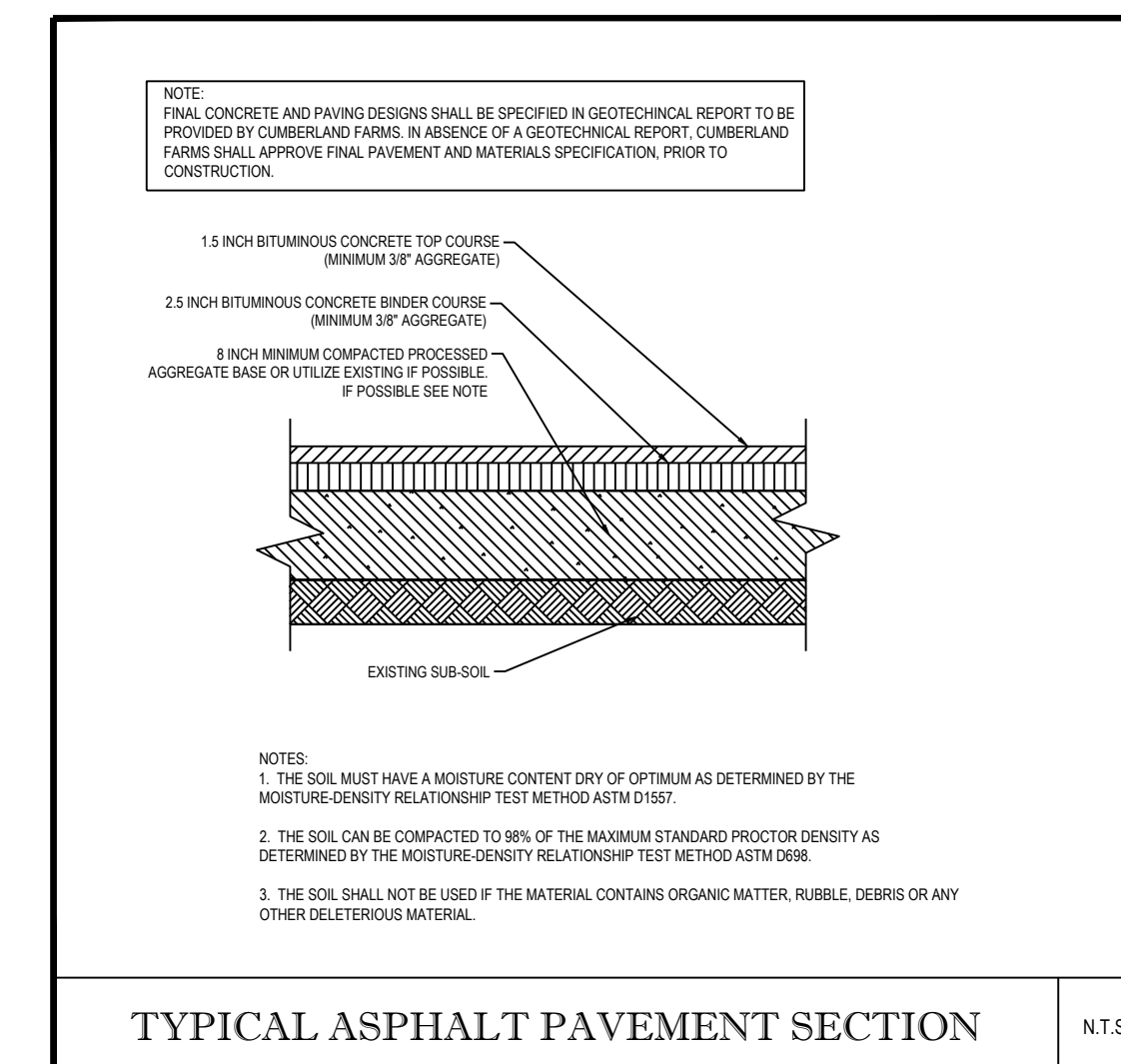
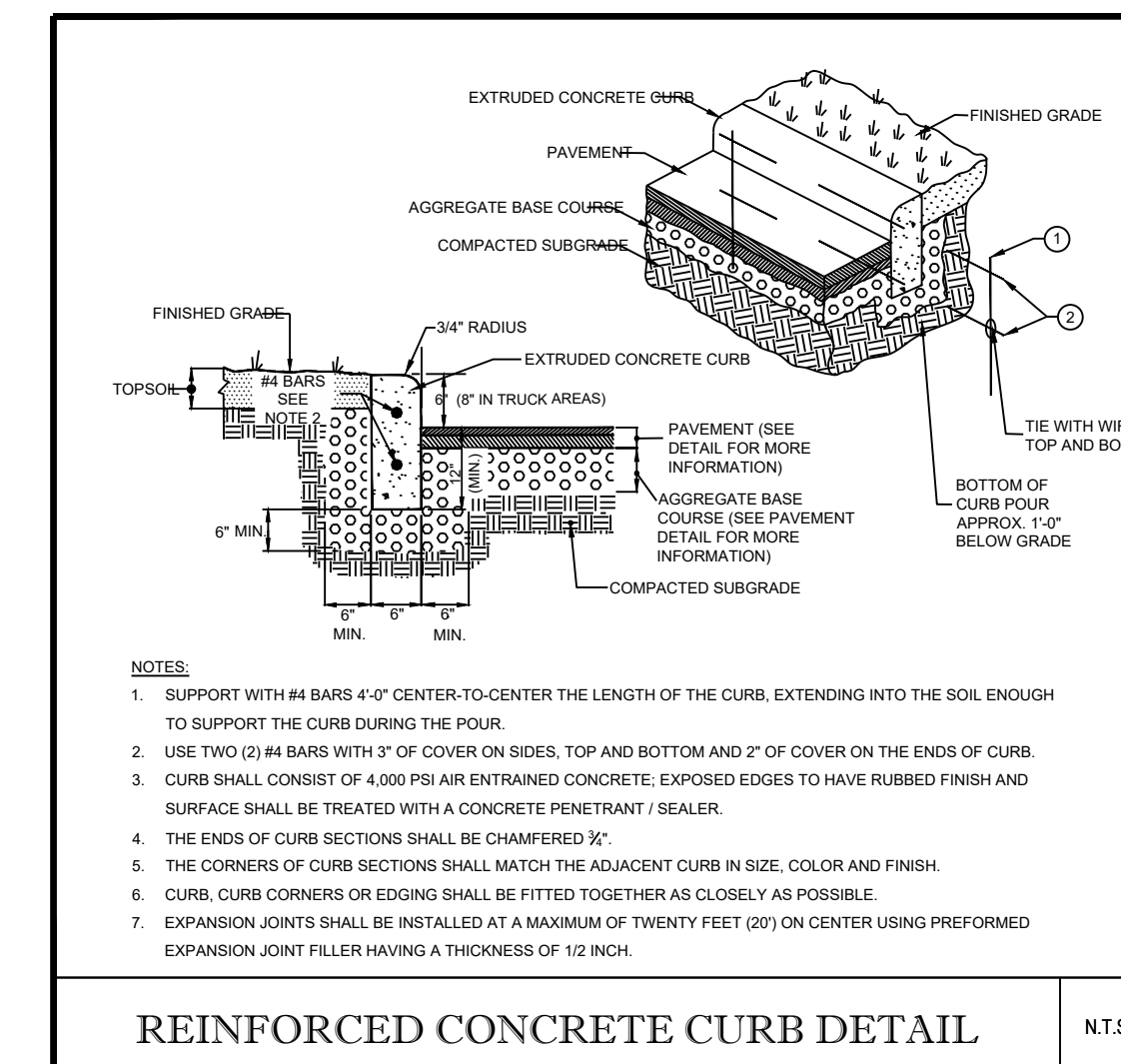
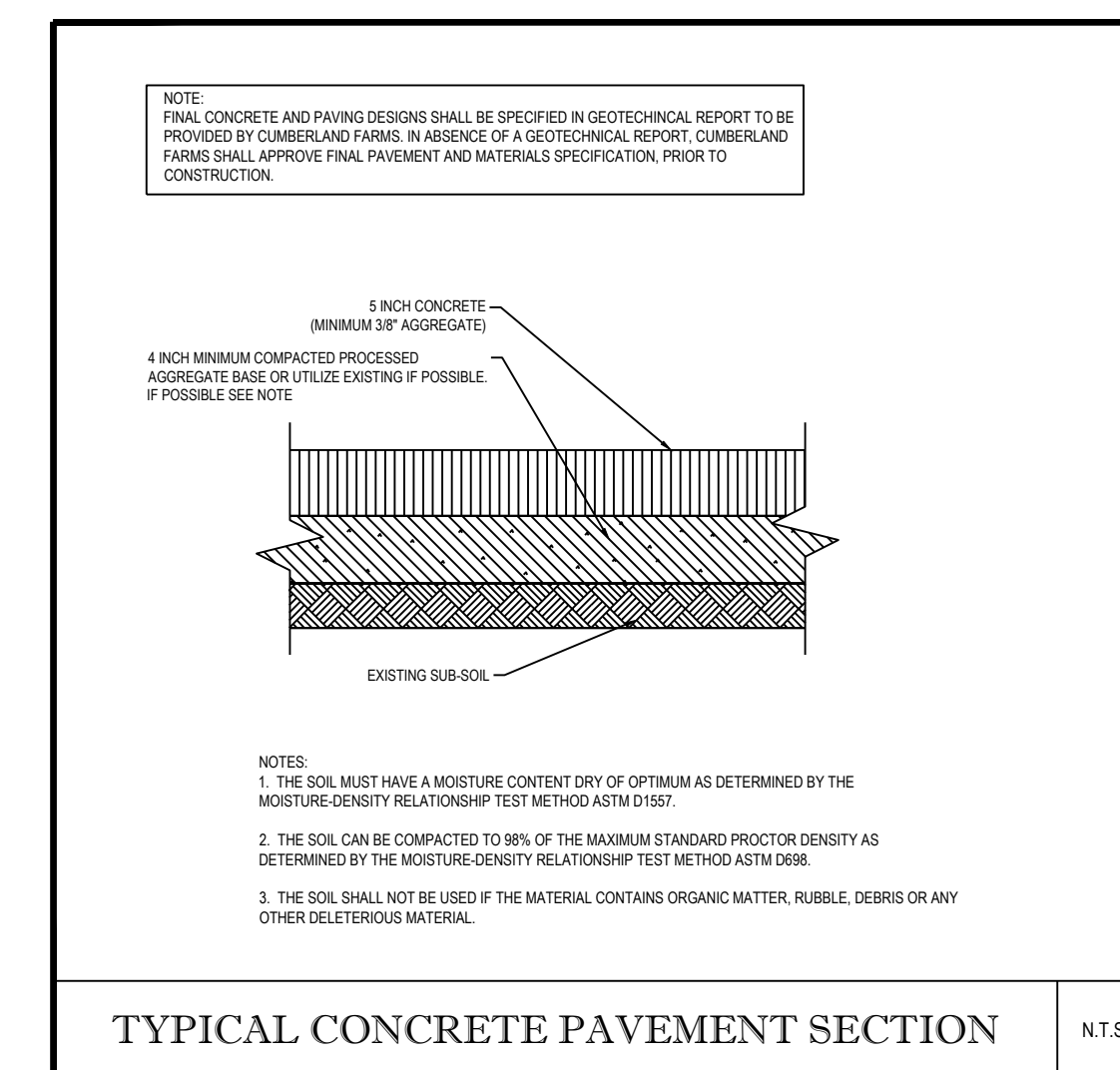
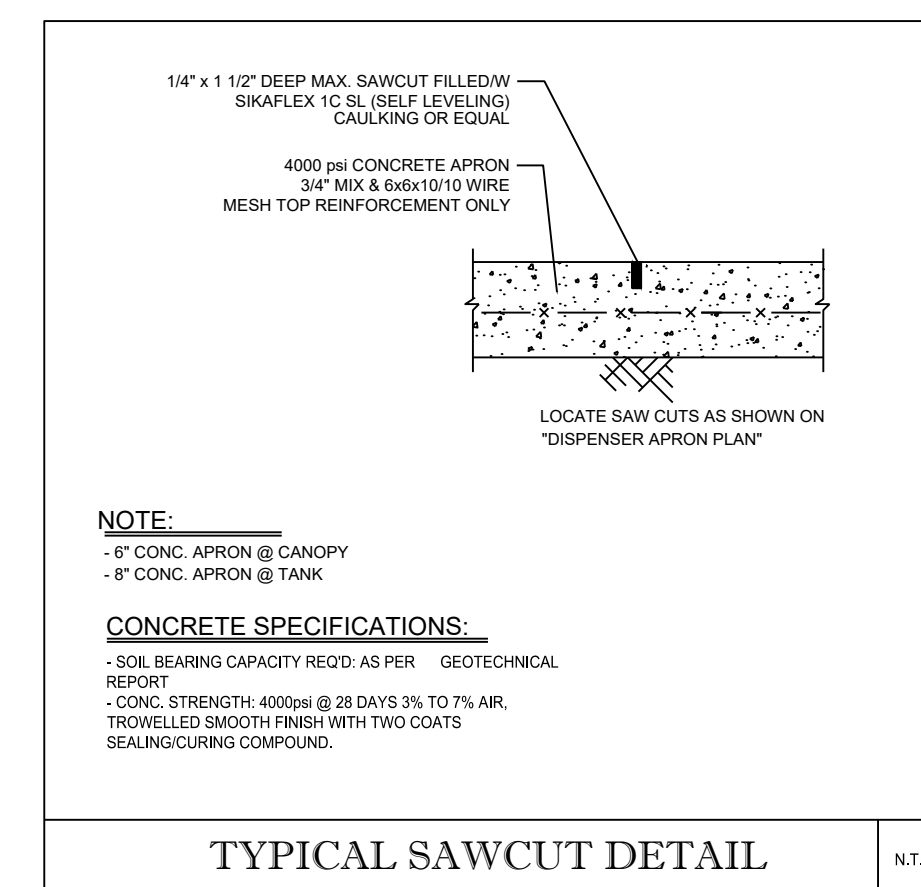
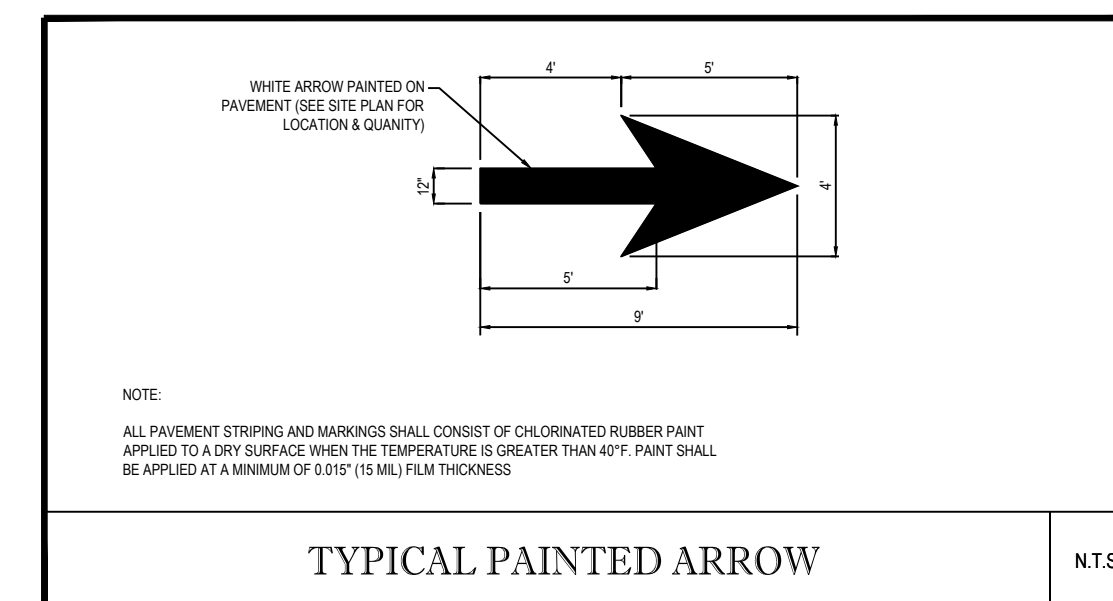
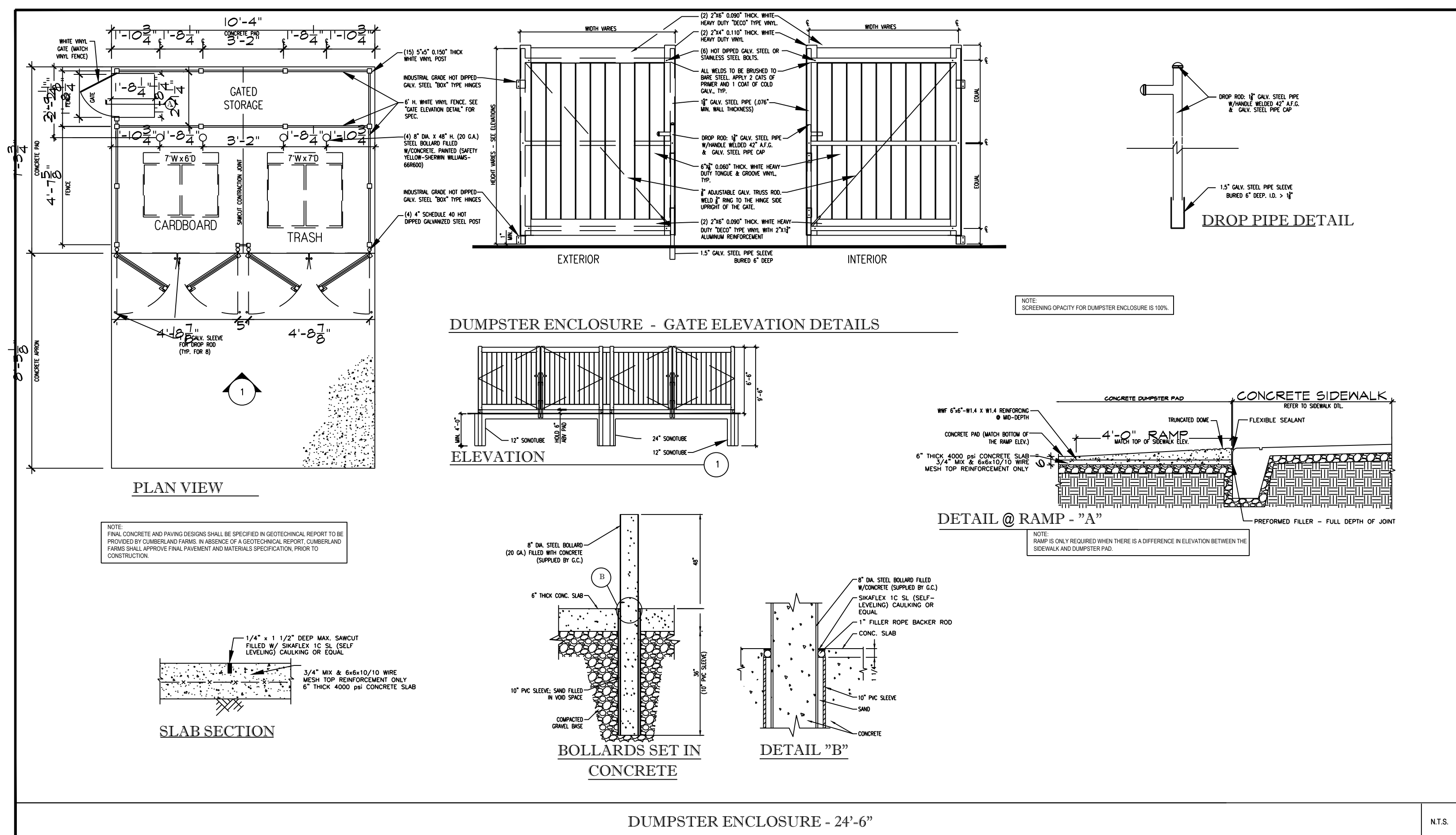
EG AMERICA
COLUMBUS, OH
(S HIGH ST.)

3900 S HIGH STREET COLUMBIIS OH 43207

ZONING COMPLIANCE PLAN

ISSUE: PERMIT SET	
DATE: 10/22/2021	
JOB NO.:	759011
DESIGN:	RMA
DRAWN:	RMA
CHECKED:	MMP

SHEET NO.
CFG04.C



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 Poindexter
of (COMPLETE ADDRESS) 2800 Corporate Exchange Drive, Suite 400 Columbus, OH 43231
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:

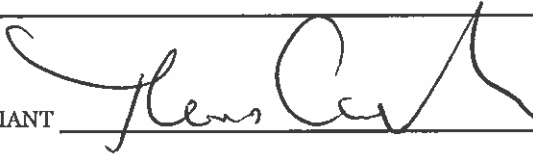
NAME

COMPLETE MAILING ADDRESS

EG America - Rob Polo

165 Flanders Road Westborough, MA 01581

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 16th day of November, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

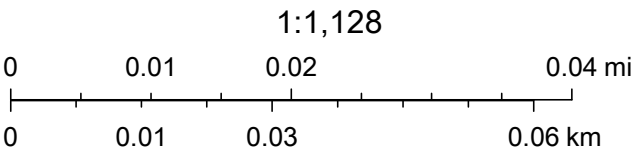
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BZA21-163: 3900 South High Street

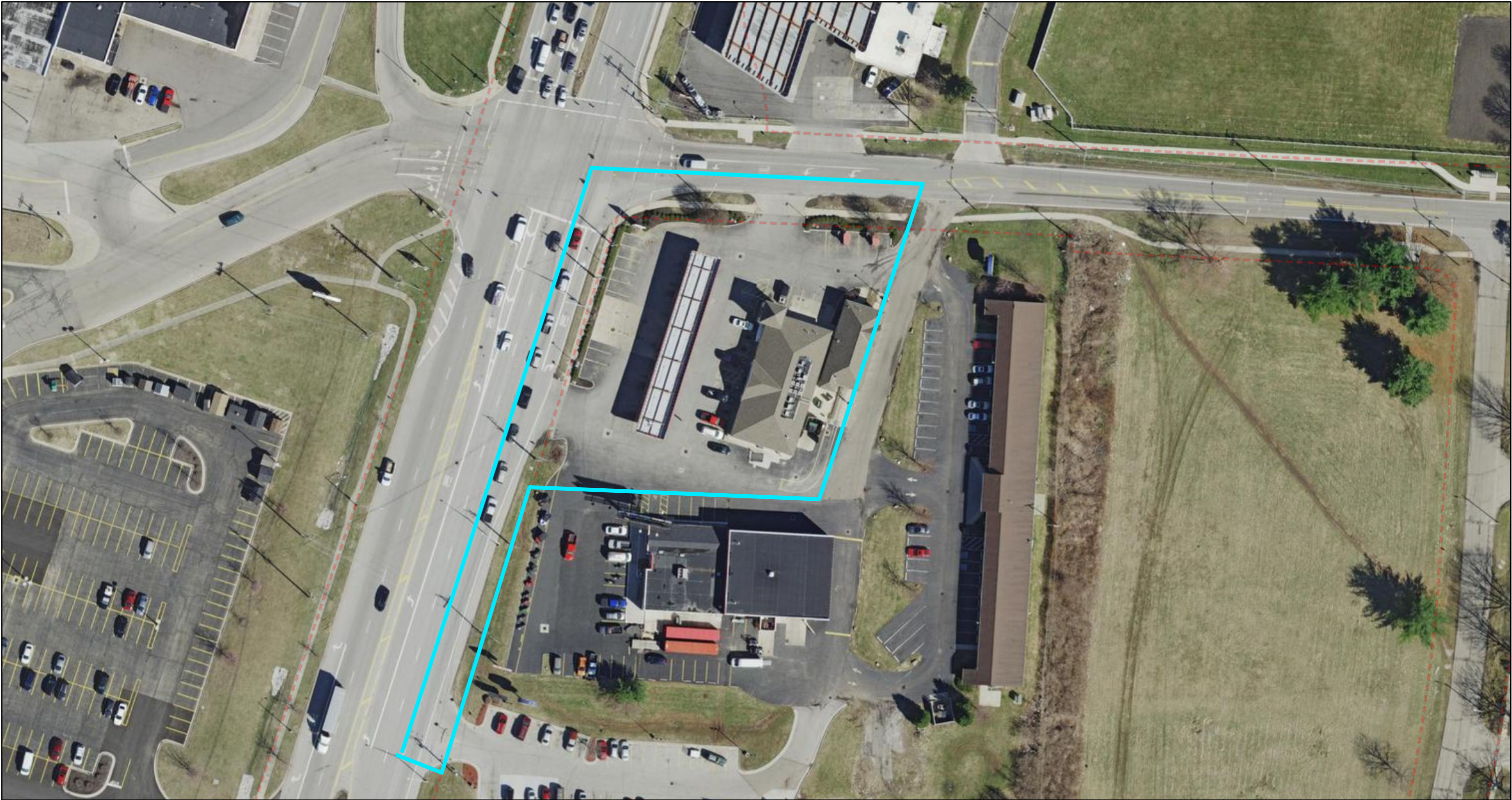


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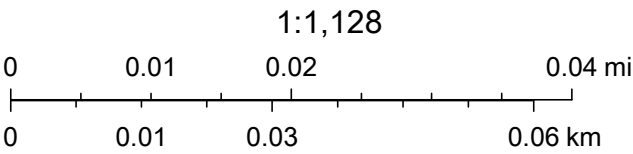


City of Columbus GIS, Franklin County Auditor, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

BZA21-163: 3900 South High Street



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



City of Columbus GIS