

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA22-030 Date Received: 2/22/2022
Assigned Planner: TBD Fee: \$1,500
Contact Information: JFFreise@columbus.gov
Comments: Scheduled for 3/10/2022 Staff Review

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

Variance Special Permit

Project Description:
We (lululemon athletica) would like to install a 64x24 classroom trailer (with wheels) - as a temporary breakroom for our employees. This unit will be in place for 6 months (4/1/2022 to 9/30/2022). This room will serve as a temporary breakroom while we perform renovations to our existing building at 2200 Spiegel Drive. Office will meet NEC/BOCA codes.

LOCATION Check here if listing additional parcel numbers on a separate page

Certified Address: 2200 Spiegel Drive City: Groveport Zip: 43125

Parcel Number(s): 495-233211-00

Neighborhood Group: Far South Columbus Area Commission Current Zoning: Far South Columbus Area

APPLICANT (If different from Owner):

Applicant Name: Romaine Howell Phone Number: 614-832-6788 Ext.: _____

Address: 2200 Spiegel Drive City/State: Groveport Zip: 43125

Email Address: romainehowell@lululemon.com Fax Number: N/A

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

Name: lululemon USA, Inc. - C/O Jordan Caruso Phone Number: 856-220-5739 Ext.: _____

Address: 400-1818 Cornwall Ave. City/State: Vancouver BC Zip: V6J1C7

Email Address: jcaruso@lululemon.com Fax Number: N/A

AGENT (Check one if applicable): Attorney Agent Licensed Architect or Engineer

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES

APPLICANT SIGNATURE Romaine Howell

PROPERTY OWNER SIGNATURE Jordan Caruso

AGENT SIGNATURE _____

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AFFIDAVIT

STATE OF ~~OHIO~~ Nevada
COUNTY OF ~~FRANKLIN~~ Clark

Being first duly cautioned and sworn (1) NAME Romaine Howell
of (1) MAILING ADDRESS 2200 Spiegel Drive, Groveport, OH 43125

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 2200 Spiegel Drive, Groveport, OH 43125
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (3) lululemon USA, Inc.
400-1818 Cornwall Ave.
Vancouver, BC V6J1C7

APPLICANT'S NAME AND PHONE # (same as listed on front application) Romaine Howell
614-832-6788

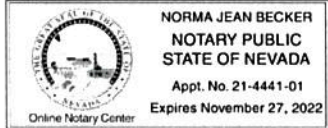
NEIGHBORHOOD GROUP ZONING CHAIR OR CONTACT PERSON AND EMAIL ADDRESS (4) Far South Columbus Area Commission
Michael Walker
m_walker_sr@yahoo.com

and that the attached document (5) 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 Romaine Joseph Trevellyn Howell

Sworn to before me and signed in my presence this 22nd day of February, in the year 2022

(6) SIGNATURE OF NOTARY PUBLIC Norma Jean Becker My Commission Expires 11/27/2022 Notary Seal Here



Notarial Act performed by Audio-Video Communication

This Affidavit expires six (6) months after date of notarization.

APPLICANT

lululemon athletica
C/O Romaine Howell
2200 Spiegel Drive
Groveport, OH 43125

PROPERTY OWNER

Lululemon USA, Inc.
400-1818 Cornwall Ave.
Vancouver, BC V6J1C7

ATTORNEY

N/A

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

The Far South Columbus Area
Commission – c/o Michael Walker
926 Tellaga Avenue
Columbus, OH 43207

The Far South Columbus Area
Commission – c/o Robert Patterson
2664 Diane Lane
Columbus, OH 43207

**SURROUNDING PROPERTY
OWNERS**

ICON DP WH COLUMBUS OWNER
POOL 3 MIDWEST LLC
6241 Shook Road
Lockbourne, OH 43137

Frank Brunckhorst Company
1819 Main Street
Sarasota, FL 34236

Big Box Property Owner
140 W Germantown Pk 150
Plymouth Meeting, PA 19462

RICKENBACKER WEST OWNERS
ASSOCIATION INC
629 N HIGH ST STE 500
COLUMBUS OH 43215

David S. Woods or current occupant
6173 Shook Road
Lockbourne, Ohio 43137

6054 Shook Road LLC
325 John H. McConnell Blvd Ste 450
Columbus, Ohio 43215

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STATEMENT IN SUPPORT OF SPECIAL PERMIT REQUEST

3307.06 Special Permits.

The board of zoning adjustment shall have the power:

- A. To grant special permits for uses listed in Chapter 3389 where it is shown that the special use can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.
- B. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.
- C. To 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 the Zoning Code and to otherwise safeguard the public safety and welfare.
- D. Upon application by the city attorney, to revoke any special permit whose condition has been violated after notice and opportunity to conform have been given.
- E. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.

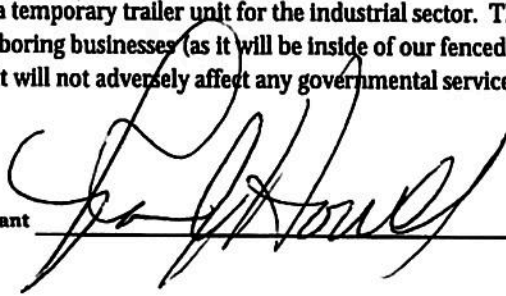
List all sections of Code relevant to your Special Permit request and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify the Special Permit required for the project. If the necessary Special Permit is not requested, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application meets the criteria of C.C. 3307.06 in the following ways (use separate page if needed or desired):

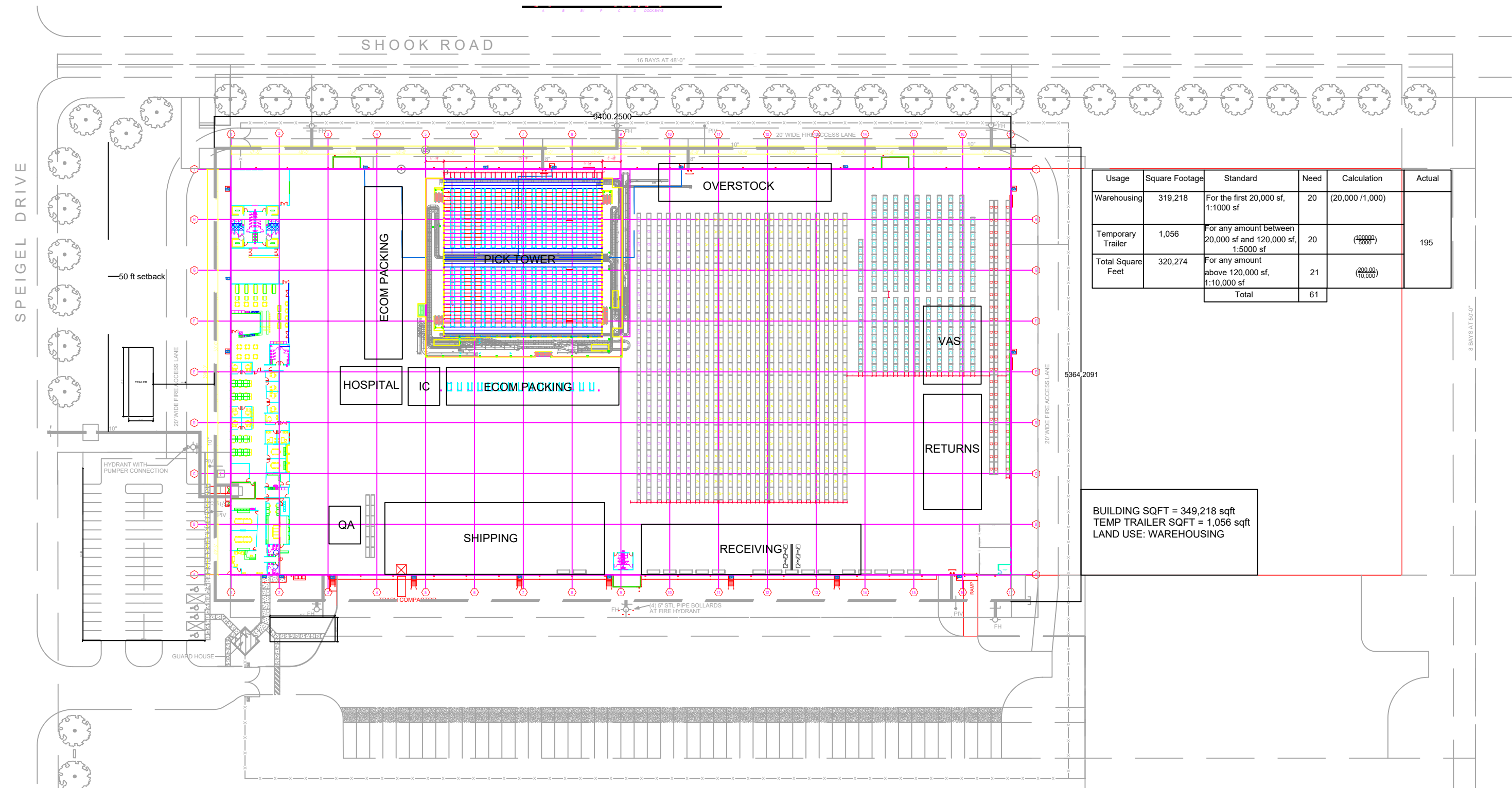
The main reason for this special request is due to CC 3389.12 (as the unit has wheels). This unit will remain on our company campus and will not interfere with any of our industrial neighbors. This will help us comply with current social distancing needs and allow our team members a place to have their breaks - away from the construction elements. The unit will be wired to proper code and have HVAC. The unit is rented/leased and will only be on sight temporarily. We did review City Code and could not find literature for a temporary trailer unit for the industrial sector. This unit will not protrude out or degrade any neighboring businesses (as it will be inside of our fenced area - on the east side of our building. This unit will not adversely affect any governmental services...and emergency access will not be hindered.

Signature of Applicant



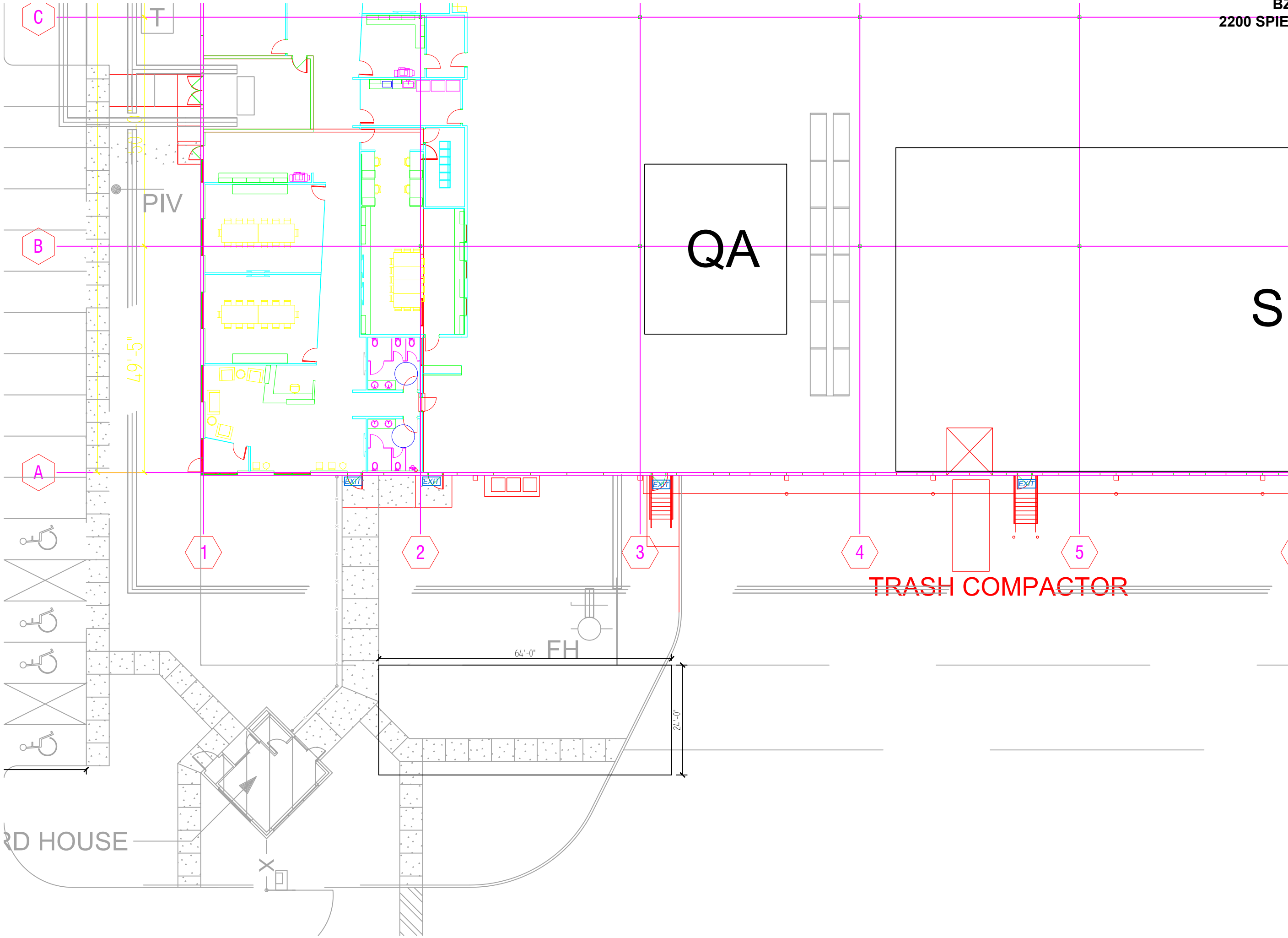
Date

2/22/2022



Usage	Square Footage	Standard	Need	Calculation	Actual
Warehousing	319,218	For the first 20,000 sf, 1:1000 sf	20	(20,000 / 1,000)	195
Temporary Trailer	1,056	For any amount between 20,000 sf and 120,000 sf, 1:5000 sf	20	(10000 / 5000)	
Total Square Feet	320,274	For any amount above 120,000 sf, 1:10,000 sf	21	(20000 / 10,000)	
		Total	61		

BUILDING SQFT = 349,218 sqft
TEMP TRAILER SQFT = 1,056 sqft
LAND USE: WAREHOUSING



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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.

STATE OF ~~Ohio~~ Nevada
COUNTY OF ~~Franklin~~ Clark

Being first duly cautioned and sworn (NAME) Romaine Howell
of (COMPLETE ADDRESS) 2200 Spiegel Drive, Groveport, Ohio 43125
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
<u>lululemon athletica</u>	<u>400-1818 Cornwall Avenue, Vancouver, BC V6J1C7</u>

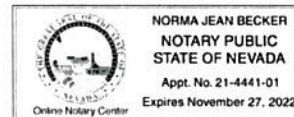
SIGNATURE OF AFFIANT Romaine Joseph Trevellyn Howell

Sworn to before me and signed in my presence this 22nd day of February, in the year 2022

Norma Jean Becker
SIGNATURE OF NOTARY PUBLIC

11/27/2022
My Commission Expires

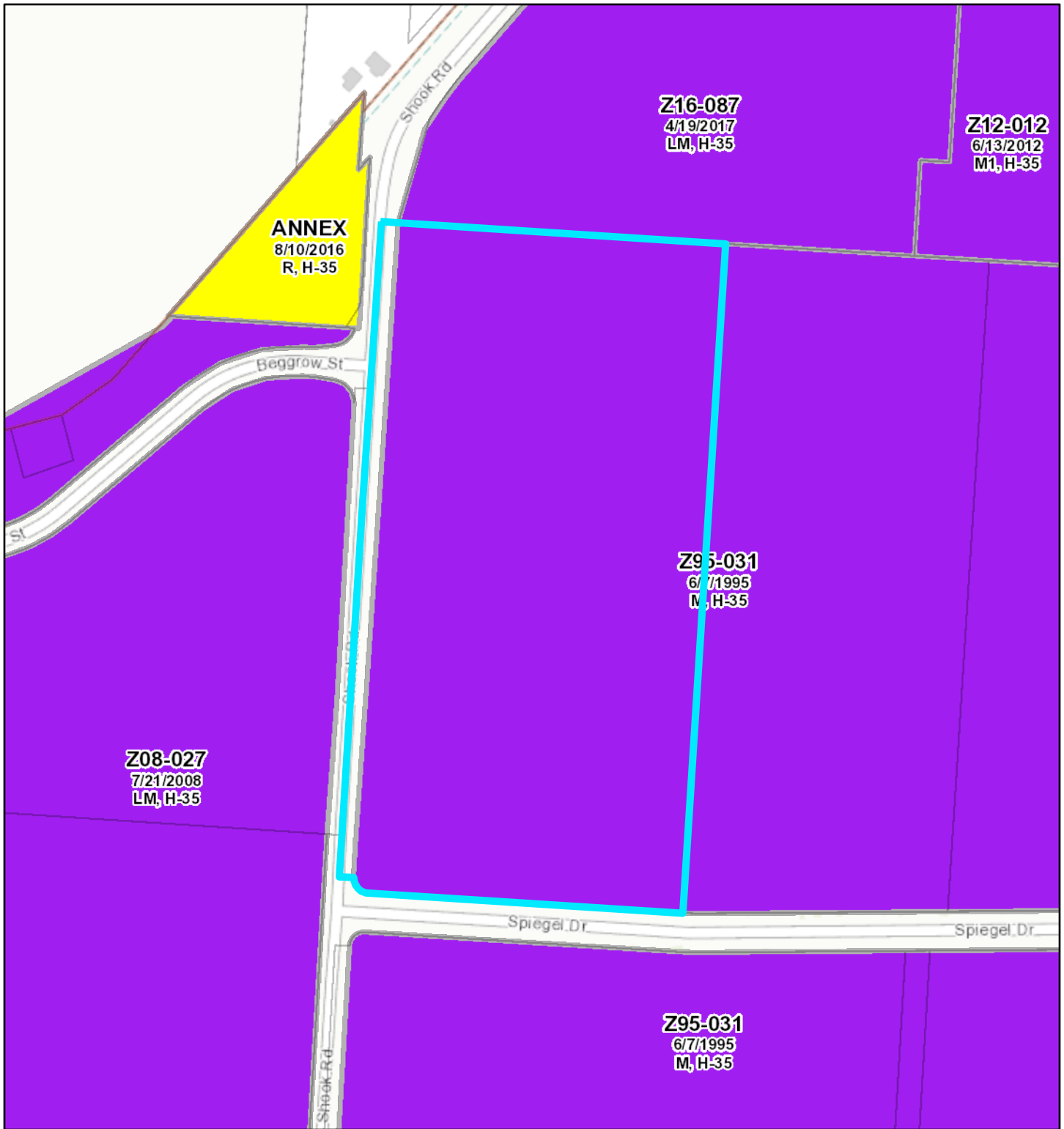
Notary Seal Here



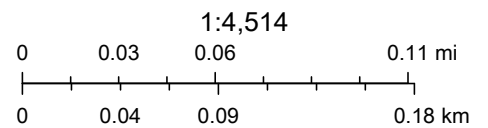
Notarial Act performed by Audio-Video Communication

This Project Disclosure Statement expires six (6) months after date of notarization.

BZA22-030: 2200 SPIEGEL DR.



2/25/2022, 9:28:58 AM

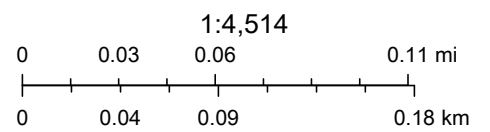


City of Columbus GIS, Franklin County Auditor, West Virginia GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA

BZA22-030: 2200 SPIEGEL DR.



2/25/2022, 9:30:07 AM



City of Columbus GIS