City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case #	CU 18-15
Date Received	7-10-15
Fee	$25.00
Meeting Date	7-23-15
Filing Deadline	
Rcpt #	60484

1. Property Location 530 LAKEVIEW PLAZA BLVD SUITE F WORTHINGTON, OH 43085
2. Zoning District I-1
3. Applicant COMMERCIAL PAINTING INC

   Address 530 LAKEVIEW PLAZA BLVD SUITE F

   Home Phone 614 298-9963 Work Phone 614 207 0089
4. Property Owner WORTHINGTON BUSINESS CENTER LLC - JOE JACOB

   Address 1200 E. 5th AVE COLS., OH 43219

   Home Phone 800 467-7122 Work Phone 614 294 4722
6. Business Name COMMERCIAL PAINTING INC AND THE TRIGGER GROUP LLC
7. Type of Business/Conditional Use COATING OF FIREARMS AND OTHER ITEMS / SALE OF FIREARMS + ASSOCIATED PARTS - RETAIL SALE IS THE REASON FOR THE CONDITIONAL USE PERMIT

PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature)

Property Owner (Signature)

Abutting Property Owners List for
530-F Lakeview Plaza Blvd.

CEM LLC	700 Eagle Ridge	Powell, OH 43065
Lakeview Commercial Properties LLC	470 Olde Worthington Rd., Ste 100	Westerville, OH 43082
RM-USE LLC	2110 Hancock St., Ste 300	San Diego, CA 92110

Zoning Committee,

The purpose of our request is to obtain a conditional use zoning permit in order to allocate a small amount of our space to retail sales.

We are in the process of obtaining an FFL (Federal Firearms License) so we will have the ability to apply special coatings to firearms. Many of these coatings are only available to those who possess an FFL – this mainly allows for being able to legally accept and return a firearm. With the special coatings applications we would also like to sell competition firearms and parts in a small portion of our current space – this amounts to approx. 210 sf in the current configuration.

We do not expect any traffic that will disrupt current tenants or parking, as these applications and items only appeal to a small amount of firearm owners. Expected traffic into the retail space is 1-6 persons per day. Much of the business will be via internet/ US Mail.

We do not expect any impact on public facilities, sewer or drain facilities or utilities (no new required).

We do not expect any safety or health issues, as we are installing a new pressurized spray booth for the coating applications and any firearms on site will be secured per ATF/FFL regulations.

Noise and odor will be contained in the spray booth and any hazardous substances will be stored in approved storage devices.

Hours of use will be M-F 8am-4pm and weekends by appointment.

We do not expect any need for shielding or screening.

Appearance of the building will not change with the exception of a small sign on our door indicating "The Trigger Group" and an added line on the monument sign at the entrance to our parking area.

Thank you for your consideration,

Gregg Scott

Commercial Painting Inc.

530 Lakeview Plaza Blvd. Ste. F

Worthington, Oh. 43085

530-F Lakeview Plaza Blvd.

100-005937 12/13/2013

530 LAKEVIEW PLAZA BLVD
SUITE F
COMM. PAINTING | TRIGGER GROUP LLC

WAREHOUSE

79'-6"

OPTIONAL FUTURE WALL & DOOR

EX. MEN & WOMENS TOILETS, NO WORK

EXISTING METAL STUD TENANT SEPARATION WALL

57'-8 1/2"

100'-5"

26'-0"

7'-6 1/2"

7'-0"

15'-6"

21'-9 1/2"

12'-0"

13'-8 3/8"

OPEN OFFICE
105

BREAK
104

MEN
103

WOMEN
102

OFFICE 1
101

21'-1"

SLIDING WINDOW 6'-0"W, VERIFY EXACT LOCATION W/ TENANT

2
A2

8'-7"

PROPOSED RETAIL SPACE

5'-3 5/8"

5'-0"

OFFICE 2
106

19'-5"

17'-0"

14'-1 3/8"

OFFICE 3
107

18'-3 1/16"

9'-5 7/16"

5'-6 3/16"

14'-0 1/4"

WAITING
100

10'-1"

FUTURE DOOR

23'-6"

FUTURE SPACE
108

Approx 210 S.F.

EX

ALIGN W/ EXISTING MULLION

REMOVE HANDLES LOCK DOORS, POST SIGN STATING THIS IS NOT A DOOR

ALIGN W/ EXISTING MULLION

CITY OF WORTHINGTON
CU 18-15
DRAWING NO.
DATE 7-10-15

1
A2

NEW TENANT PLAN

1/8" = 1'-0"

AREA:

OFFICE SPACE:	2,168 SF
WAREHOUSE SPACE:	5,986 SF
WAREHOUSE SPACE	[illegible] SF