City of Worthington
BOARD OF ZONING APPEALS
APPLICATION
Meetings – First Thursday of Every Month

Case # BZA 32-14
Date Received 8/22/14
Fee 500
Meeting Date 10-2
Filing Deadline
58776

1. **Property Location** 2182 W. Dublin Granville Road, 43085
2. **Present/Proposed Use** A vacant bank/convenience store with gas sales
3. **Zoning District** C-4
4. **Applicant** United Dairy Farmers c/o Donald Plank, Plank Law Firm

   Address 145 E. Rich Street, FL 3, Columbus, OH 43215-5240

   Phone Number(s) (614) 947-8600
5. **Property Owner** (See attached)

   Address

   Phone Number(s)
6. **Action Requested** (See attached)
   (ie. type of variance)
7. **Project Details:**

   a) **Description** Demolish existing building, construct new convenience store with gasoline sales and ice cream parlor on two properties

   b) **Expected Completion Date** Fall 2014

   c) **Approximate Cost** $3,000,000

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
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.

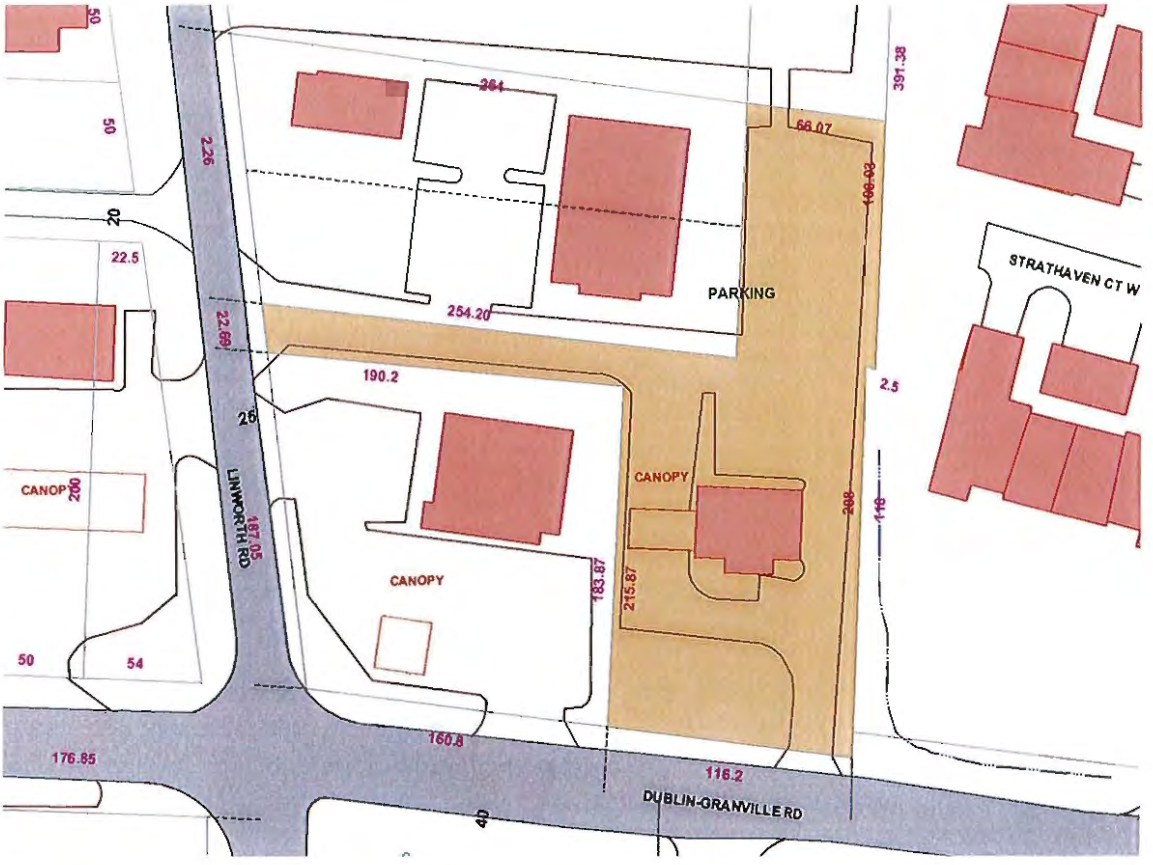
Donald Plank attorney — 7/17/14
Applicant (Signature) — Date

[signature] — 7.11.14
Property Owner (Signature) — Date
FirstMerit Bank

ABUTTING PROPERTY OWNERS
FOR
2182 W. Dublin-Granville Rd.

161 Linworth Properties LLC	6629 Milbrae Rd.	Columbus, OH 43235
161 Linworth Properties LLC	2425 N. High St.	Columbus, OH 43202
Wendy's	6130 Linworth Rd.	Worthington, OH 43085
Cameron's American Bistro	2185 W. Dublin-Granville Rd.	Worthington, OH 43085
	2181 W. Dublin-Granville Rd.	Worthington, OH 43085
Goodwill	2171 W. Dublin-Granville Rd.	Worthington, OH 43085
Rotolo's Pizza	2163 W. Dublin-Granville Rd.	Worthington, OH 43085
Allstate Insurance	2159 W. Dublin-Granville Rd.	Worthington, OH 43085
Rick Young Hair Studio	2155 W. Dublin-Granville Rd.	Worthington, OH 43085
The Blarney Stone Tavern	2151 W. Dublin-Granville Rd.	Worthington, OH 43085
Up-Towne Flowers	2145 W. Dublin-Granville Rd.	Worthington, OH 43085
George & Judith Crusse	6501 Strathaven Ct. N.	Worthington, OH 43085
Judith & Paul Doran	8378 Bevelhymer Rd.	Westerville, OH 43081
Englefield Oil Company	447 James Pkwy	Newark, OH 43056
Julia Keiser	6180 Linworth Rd.	Worthington, OH 43085
Linworth Baptist Church	6200 Linworth Rd.	Worthington, OH 43085
Mark & Sherry McGoron	6197 Linworth Rd.	Worthington, OH 43085
Gary & Natalie Stoner	6445 Strathaven Ct. E.	Worthington, OH 43085

2182 W. Dublin-Granville Rd.



100-006096-00 05/02/2010

CITY OF WORTHINGTON
BOARD OF ZONING APPEALS APPLICATION

United Dairy Farmers, Inc.
2182 W. Dublin Granville Road

5. Property Owner

Brian Mioduszewski
SVP Corporate Real Estate Strategy
First Merit Bank
328 S. Saginaw St., Interoffice Code 002095
Flint, MI 48502
(810) 424-3001

City of Worthington

Board of Zoning Appeals Applications
2182 W. Dublin Granville Road
Supporting Statement

This project involves the redevelopment of two properties, one in the City of Columbus (the current UDF site) and one in the City of Worthington (the former FirstMerit Bank site). Two factors are requiring the majority of the variances requested: 1) the new building and gasoline pump and canopy will be constructed across municipal boundaries, requiring side yard variances along the south and west sides of the Worthington parcel; and 2) the Applicant has been requested to grant land for the future right-of-way improvements to W. Dublin Granville Road. The loss of 30' of frontage depth requires both front yard and rear yard setback variances. The site redevelopment in two municipal jurisdictions and the requested land for right-of-way issues create the practical difficulty justifying the requested variances.

Section 1129.05(c) of the Worthington Code factors follow:

1. The property cannot be developed efficiently without the variances.

2. The Applicant does not believe the variances to be substantial.

3. The essential character of the neighborhood will not be affected.

4. Governmental services will not be affected.

5. The Applicant is purchasing the property and is aware of the restriction; however, the right-of-way request and the municipal boundary issue will be problematic for any redevelopment of the properties.

6. There is no other method to obviate the situation.

7. The City of Columbus and the City of Worthington will benefit in some small measure by the redevelopment of the properties to a more viable and updated use.

City of Worthington

Board of Zoning Appeals Applications
2182 W. Dublin Granville Road
Action Requested (Type of Variance)

Variances to the City of Worthington Planning and Zoning Code Sections follow:

1. 1149.02 reducing the required front yard setback from 50' to 17'.
2. 1149.02 reducing the required rear yard setback from 30' to 18'.
3. 1149.02 reducing the required yard setback from 15' to 0' at the west property line.
4. 1149.02 reducing the required yard setback from 15' to 0' at the south property line.
5. 1149.02 reducing the required front yard setback from 50' to 0' to permit a 4' fence along east property line.
6. 1149.03 reducing the minimum side yard for off-street parking spaces and access drives to 10'.
7. 1149.07 reducing the required building setback from 50' to 7'.
8. 1171.01(b) reducing the number of required parking spaces.
9. 1171.01(a)(2) reducing the drive aisle from the required 22' to 18'.

CITY OF WORTHINGTON
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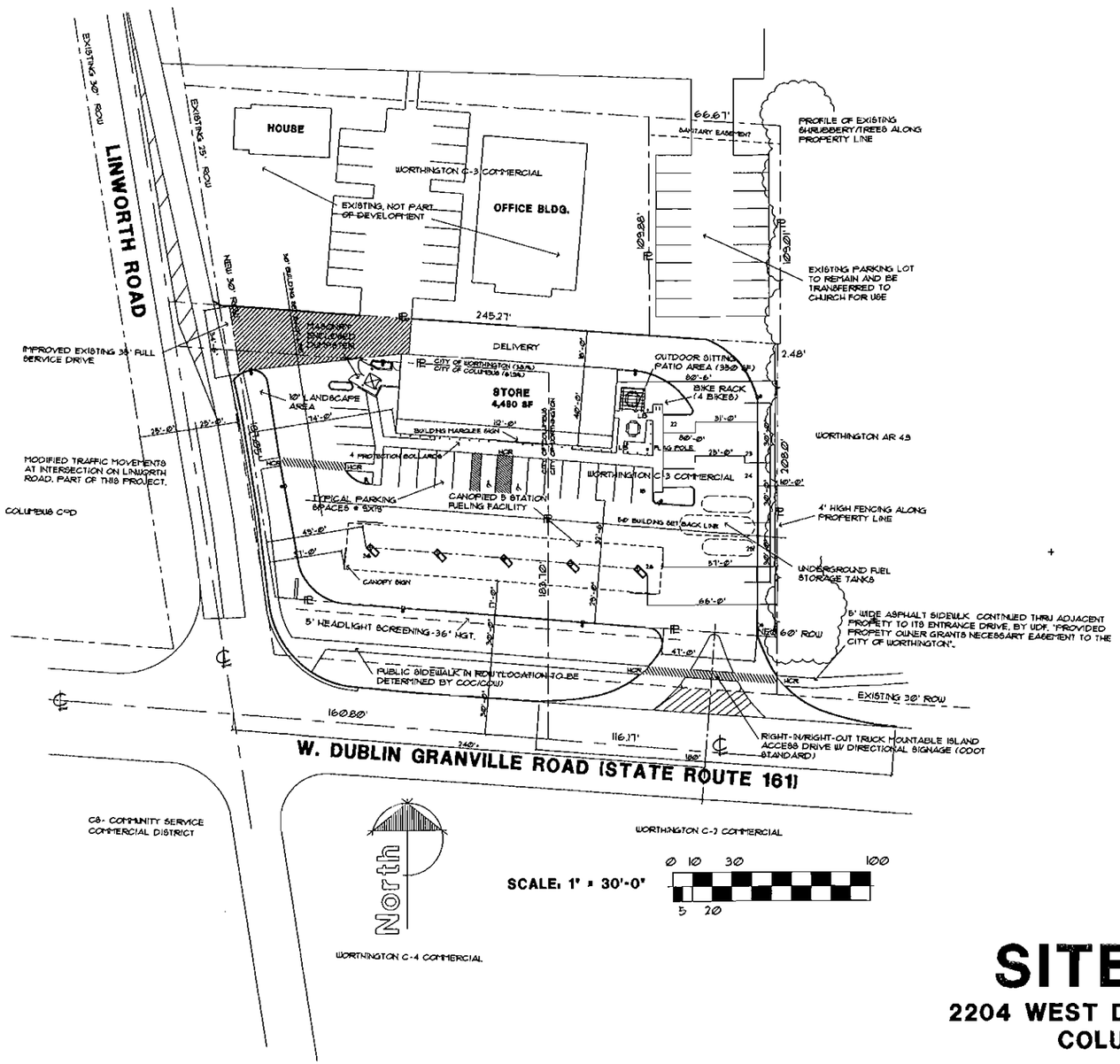


SITE PLAN

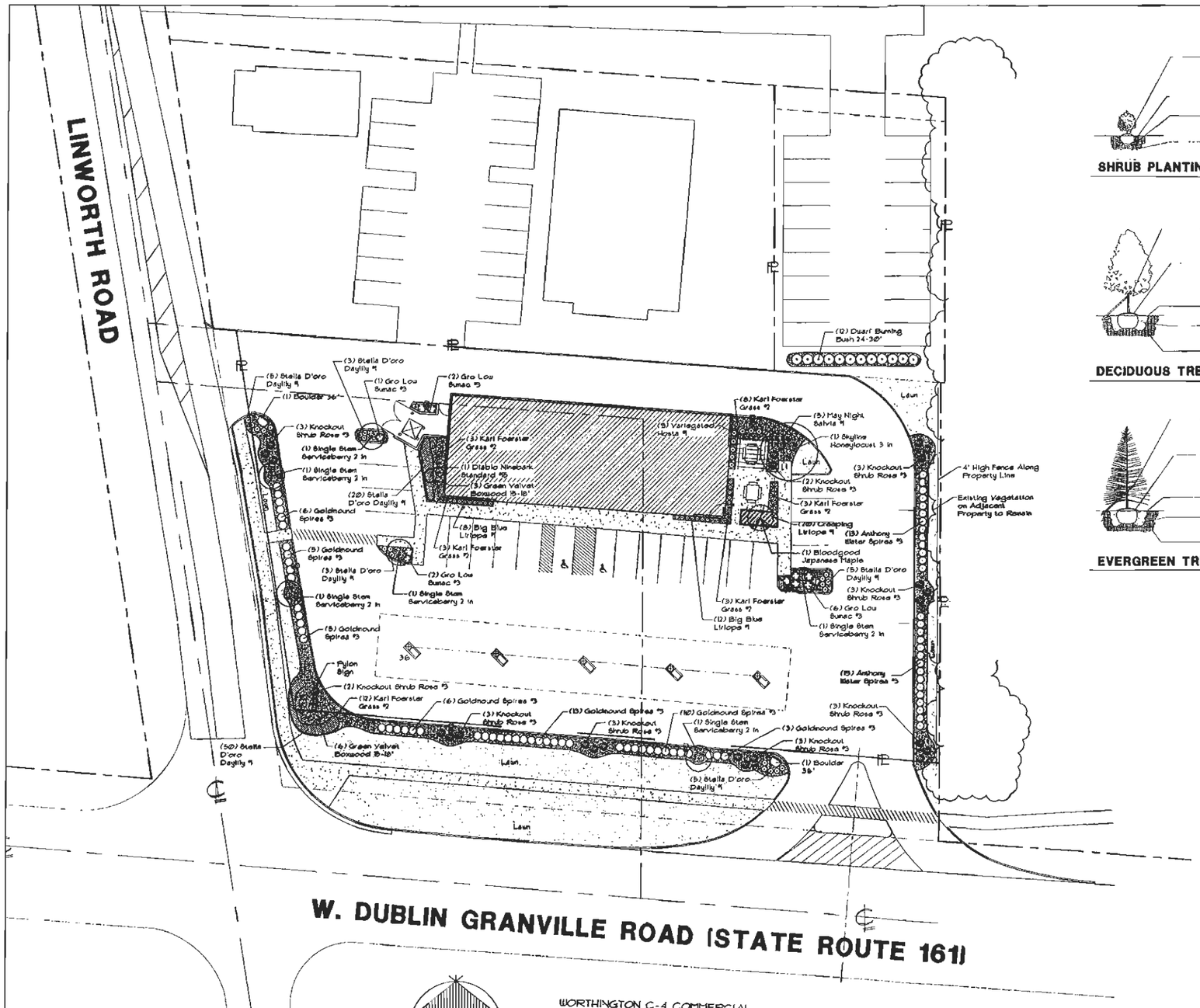
2204 WEST DUBLIN-GRANVILLE RD.,
COLUMBUS, OHIO

Z13-037, SHEET 1 OF 2

CITY OF WORTHINGTON
BZA 32-14
DRAWING NO.

DATE 8-22-14

09-07-2014



SHRUB PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL

EVERGREEN TREE PLANTING DETAIL

PLANT SCHEDULE

Symbol	Approx. Quantity	Common Name	Planting Size
	1	Bloodgood Japanese Maple	2 in
	6	Single Stem Serviceberry	2 in
	1	Skyline Honeylocust	3 in
	1	Diablo Ninebark Standard	#15
	25	Knock Out Shrub Rose	#3
	37	Karl Foerster Grass	#3
	9	Green Velvet Boxwood	15 in
	48	Goldmound Spirea	#3
	5	May Night Salvia	#1
	11	Gro Low Sumac	#1
	28	Anthony Waterer Spirea	#3
	51	Stella D'oro Daylily	#1
	70	Creeping Liriope	#1
	9	Variegated Hosta	#1
	20	Big Blue Liriope	#1
	12	Dwarf Burning Bush	24-30 in

GENERAL NOTES:

1. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER
2. ALL FINISH GRADING TO BE BY LANDSCAPE CONTRACTOR
3. MAINTENACE AND WATERING, UNTIL SUBSTANTIAL COMPLETION OF WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
4. ALL UNDERGROUND UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO STARTING ANY LANDSCAPE AND OR IRRIGATION WORK ON SITE.
5. THE LANDSCAPE CONTRACTOR SHALL INCLUDE EXCAVATION TREE PITS 2' GREATER THAN THE BALL DIAMETER, SHRUBS 12" GREATER THAN THE BALL DIAMETER AND BACKFILLING WITH 1 PART COMPOST TO 4 PARTS TOPSOIL
6. ALL PLANT MATERIAL SHALL BE GRADE 'A' LANDSCAPE MATERIAL, SHRUBS PLANTED NEXT TO ONE ANOTHER SHALL BE MATCHING SIZE, SHAPE,& NO FORM.
7. ALL SHRUB PLANTING BEDS SHALL BE TILLED TO A DEPTH OF A MINIMUM OF 6" WITH 1" OF SOIL CONDITIONER COMPOST MIX
8. THE PLAN SHALL ALWAYS TAKE PRECEDENT OVER THE PLANT TABLE QUANTITIES.
9. ALL TREES MUST BE STAKED. USE 2" X 2" X 6' HARDWOOD STAKES WITH GALVANIZED WIRE TREE MUST BE PROTECTED FROM CONTACT WITH WIRE AND STAKE BY USING A RUBBER HOSE OR EQUIVALANT.
10. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN A SOUND, WORKMANSHIP-LIKE MANNER AND ACCORDING TO ACCEPTED, GOOD CONSTRUCTION AND PLANTING PROCEDURES. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL LANDSCAPE MATERIALS, AND SHALL KEEP THEM IN PROPER, NEAT, AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS AT ALL TIMES. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

T.R.GEAR LANDSCAPING
www.tr-gear.com
3300 PORT UNION RD. FAIRFIELD, OHIO 45014
(513) 860-3300 FAX (513) 860-3301
DAYTON (937) 586-9005

LANDSCAPE PLAN

2204 WEST DUBLIN-GRANVILLE RD.,
COLUMBUS, OHIO

Z13-037, SHEET 2 OF 5

CITY OF WORTHINGTON
BZA 32-14
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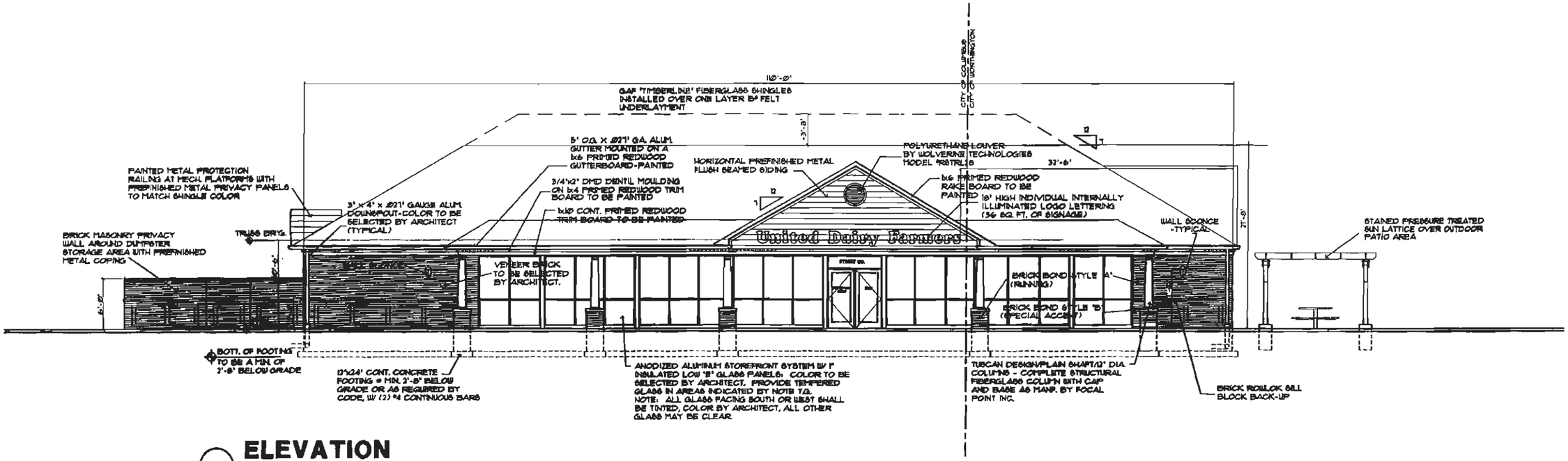
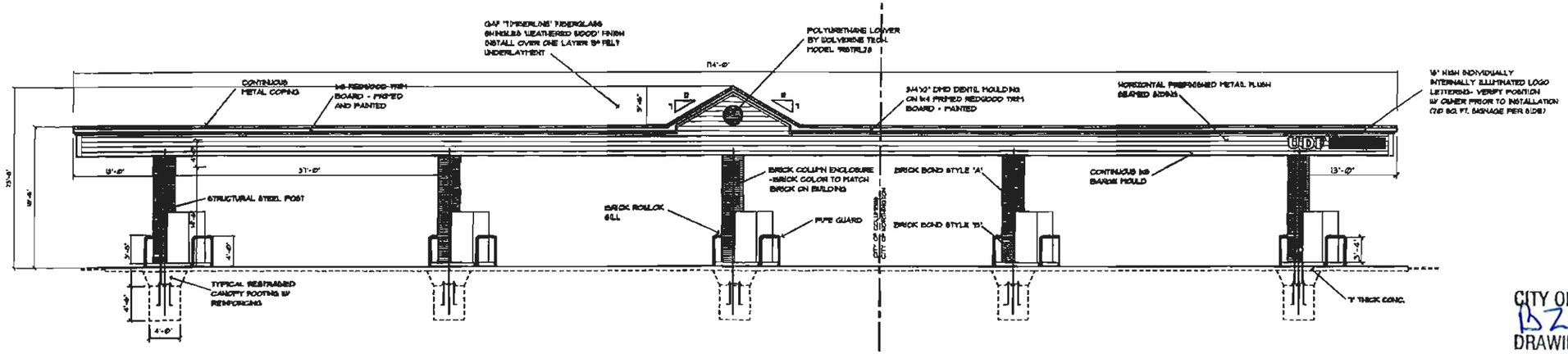
07/28/2014
Rev. 09/08/2014



ELEVATION

FRONT OF STORE FACING DUBLIN ROAD (SR 161)



ELEVATION

GAS ISLAND CANOPY - FRONT/REAR

CITY OF WORTHINGTON
BZA 32-14
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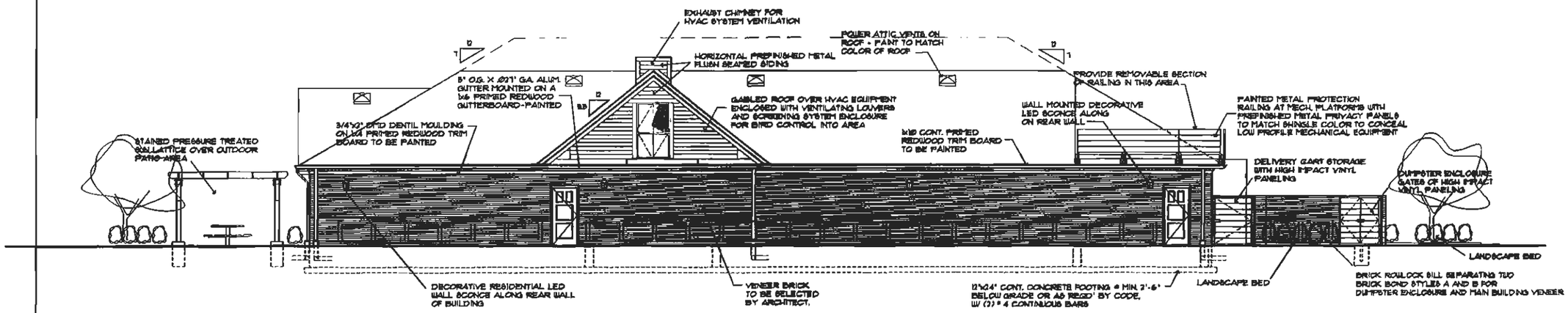
ELEVATIONS - SHEET 1

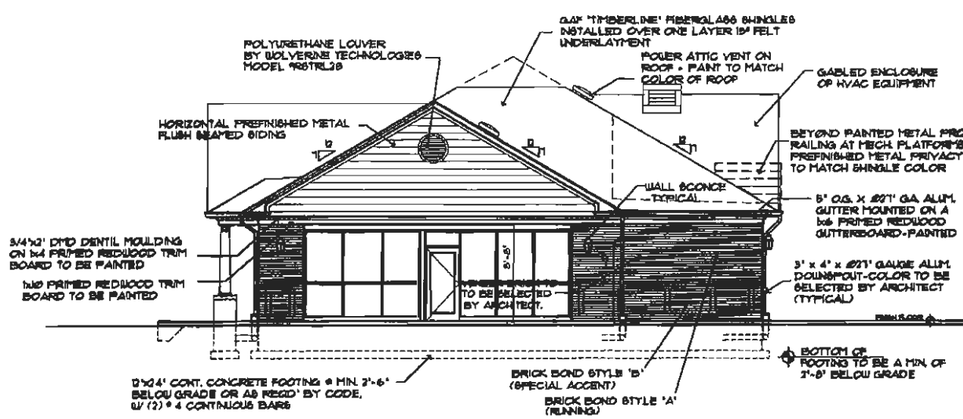
UNITED DAIRY FARMERS PROPERTY REDEVELOPMENT

08/15/2014



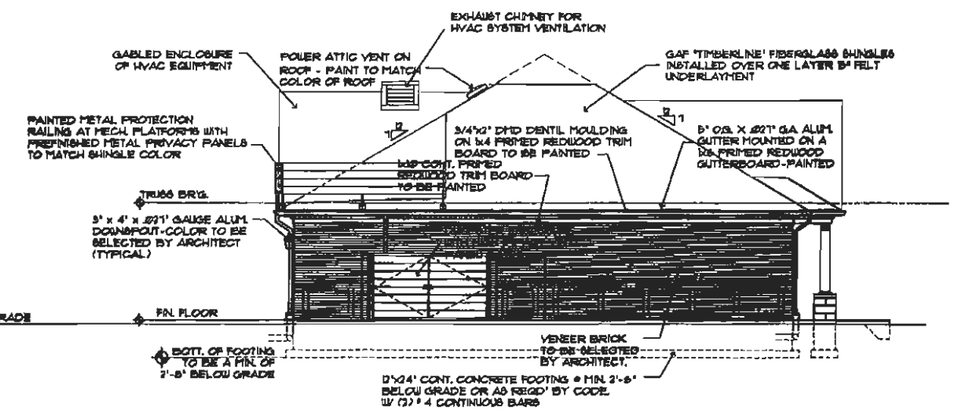
ELEVATION

REAR OF STORE REV. 03/15/2014



ELEVATION

SIDE FACING RESIDENTIAL PROPERTIES



ELEVATION

SIDE FACING LINWORTH ROAD

CITY OF WORTHINGTON
BZA 32-14
DRAWING NO.
DATE 8-22-14

ELEVATIONS - SHEET 2

UNITED DAIRY FARMERS PROPERTY REDEVELOPMENT

03/15/2014

RECEIVED
SEP 25 2014
BY: .....

MEMORANDUM

September 25, 2014

To: City of Worthington Architectural Review Board and Municipal Planning Commission. ("Board and Commission")

From: Strathaven of Worthington Condominium Unit Owners Association ("Strathaven") by: _____, Treasurer

Re: September 25, 2014 Hearing on the Application of United Dairy Farmers, Inc. ("UDF")

Background: The Strathaven community consists of 48 two and three bedroom condominium units located in 12 buildings on a site abutting the east property line of the proposed expanded UDF operation on West Dublin Granville Road. Strathaven was built in 1984 and is entirely owner- occupied.

Strathaven has several major concerns about the proposed expansion of UDF:

1. The effects of the lights of an enlarged operation that will be located closer to Strathaven residents. We urge the Board and Commission, if the expansion is approved, to require that there be no lighting in excess 30 foot candles.
2. The effect of the sounds of an enlarged operation. If the expansion is approved, we urge that maximum natural screening be required along the eastern boundary of the UDF site.
3. For resident safety and security, we request that the 4' fencing be extended to the furthest point of the existing northeast property line.
4. We do not want and will not grant access for the proposed asphalt path through our property.
5. We don't plan to allow UDF any property for the single Route 161 curb cut shown on the proposed plan. The angle should be redrawn.
6. We do not have any plans to allow a shared drive or other access between UDF and our property.