City of Worthington

BOARD OF ZONING APPEALS APPLICATION

Meetings – First Thursday of Every Month

Case # BZA 26-15
Date Received 6-3-15
Fee $50
Meeting Date 7-2-15
Filing Deadline
RCPT # 160354

1. **Property Location** 6150 Huntley
2. **Present/Proposed Use** Distribution/warehousing
3. **Zoning District** I-2
4. **Applicant** Kelly Tamulonis

   Address 65 E. State ST., Suite 550, Columbus, Ohio 43215

   Phone Number(s) 614-460-4405
5. **Property Owner** Garrison Huntley LLC

   Address 1290 Avenue of the Americas, New York, NY 10104

   Phone Number(s) 212-372-9500
6. **Action Requested** (ie. type of variance) Request change in variance plan from 2001
7. **Project Details:**

   a) **Description** Close off curb cut #3 (northern most cut) and install turf and trees

   b) **Expected Completion Date** Spring 2016

   c) **Approximate Cost** $38,000

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.

Kelly Tamulonis — 5/28/15

Applicant (Signature) — Date

Kelly Tamulonis as agent for owner — 5/28/15

Property Owner (Signature) — Date

Abutting Property Owners List for
6150 Huntley Rd.

Columbus Investments LLC	445 E. Wooster St.	Bowling Green, OH 43402
A-Team Transmission	6200 Huntley Rd.	Columbus, OH 43229
Jack Maxton Chevrolet LLC	734 E. Dubllin-Granville Rd.	Worthington, OH 43085
DLZ Corporation	6121 Huntley Rd.	Columbus, OH 43229
JMK Family Ltd. Partnership II	6099 Frantz Rd	Dublin, OH 43017
Quikrete Companies Inc.	6225 Huntley Rd.	Columbus, OH 43229

6150 Huntley Rd.

100-002604 12/13/2013

Supporting statement for Variance request

We are seeking this variance to change the landscape requirements that were set back in 2001. The plan from 2001 asks that trees be installed in islands in the middle of the parking lot. One of the islands does not exist today, and if we built the island it would take parking spaces away from the tenant. The likelihood that the trees planted in the middle of the parking lot would live is very small. There is no irrigation and the trees would not get the water needed to survive long term. Another location the plan asks for trees to be installed is in an island with a fire department connection. The landscapers have advised against this as it is never a good idea to mix tree roots with underground fire suppression pipes. Additionally, this location also has no irrigation and would not support long term survival. To eliminate wasting money on a plan that would not ultimately lead to tree growth on site, we are asking for approval to change the variance so that we can close in the northern most curb cut and install trees along the mound on Huntley Rd to screen the property from the road.

- The property in question will not yield any return and the project will not have a beneficial impact on the property for completing the variance request.
- Variance is not substantial
- The character of the neighborhood will benefit and the neighboring properties will not suffer
- Variance will not adversely impact governmental services
- To the best of my knowledge ownership did not know of the restriction when the property was purchased
- It does not appear that the ownerships predicament can be obviated through another method.
- It has been agreed by the City that the granting of this variance will satisfy the requirement.

*** No drawings, site plans, elevations, or landscape plans exist at this time. Meetings are scheduled to prepare such documents for review and will be submitted at a later date.

CITY OF WORTHINGTON
DRAWING NO. BZA 26-15

DATE 6-3-15

neighborhood DESIGNcenter

1902 N. High St.
Columbus, Ohio 43201
phone (614) 221-5001
fax (614) 221-5614
www.theneighborhooddesigncenter.org

JONES LANG LASALLE

6150 HUNTLEY ROAD

F-08.6-14

JUNE 2015

SITE LOCATION

N

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PROJECT DESCRIPTION:

THE NDC WILL PROPOSE DESIGN STRATEGIES THAT INCLUDE THE IMPLEMENTATION OF NEW TREES, THE CONTINUATION OF THE EXISTING MOUNDS, AND CURBSIDE PROTECTION IDEAS.

EXISTING CONDITIONS

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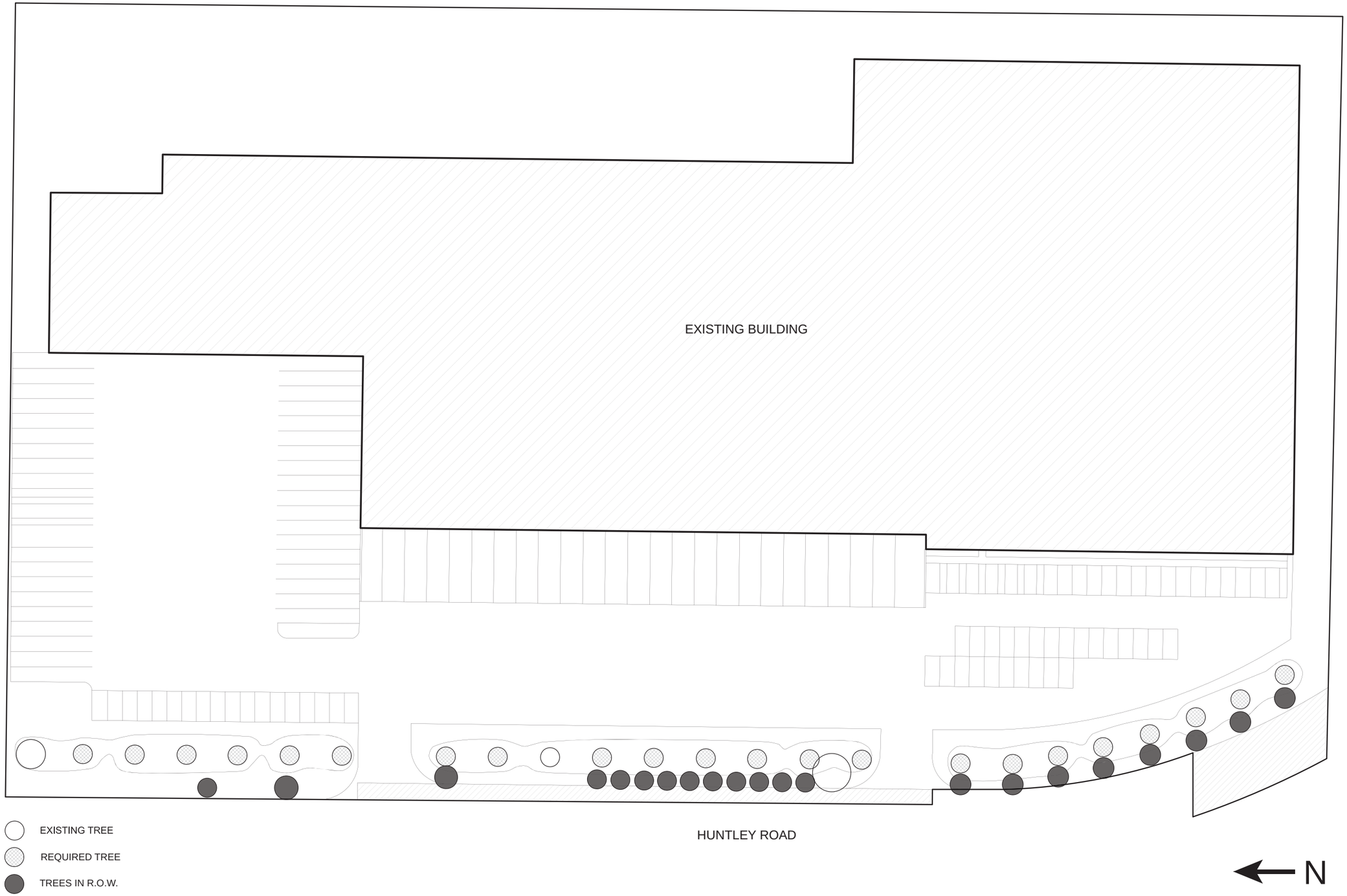

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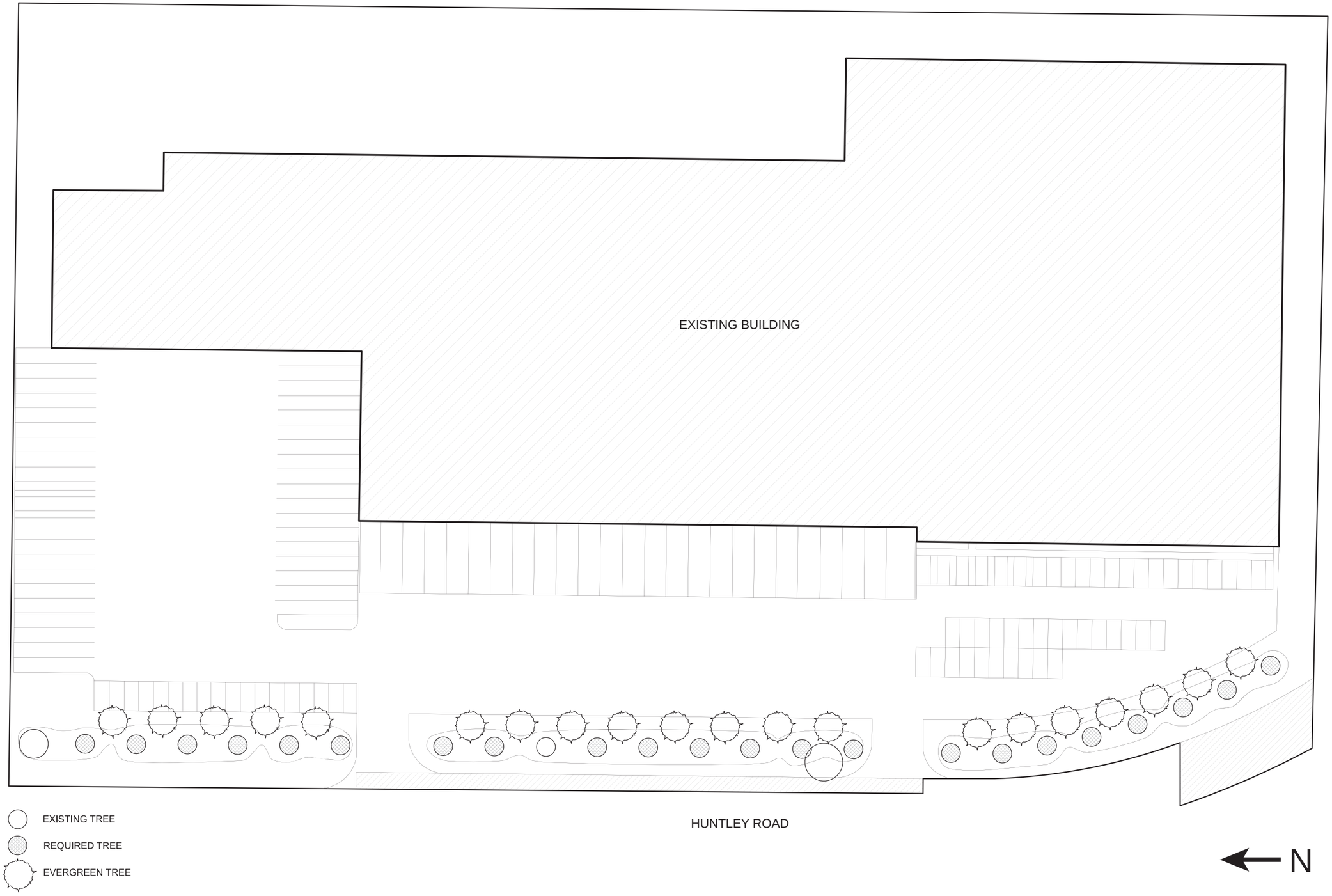
EXISTING CONDITIONS

3



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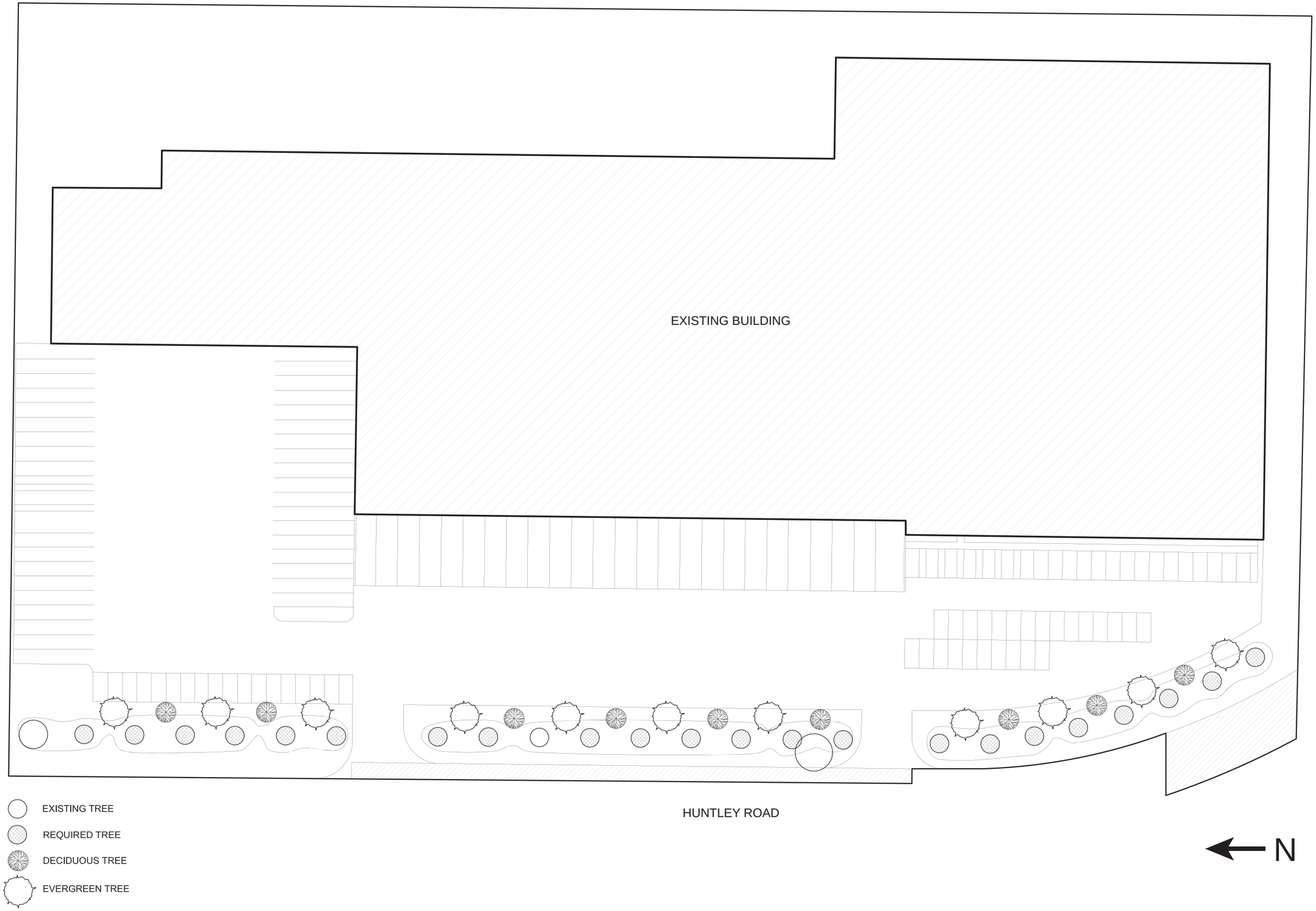
OPTION 1

4



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OPTION 2

White Pine
ht. 60’ (controlled) w. 40’

Austrian Pine
ht. 60’ w. 40’

Colorado Spruce
ht. 40’ (controlled) w. 40’

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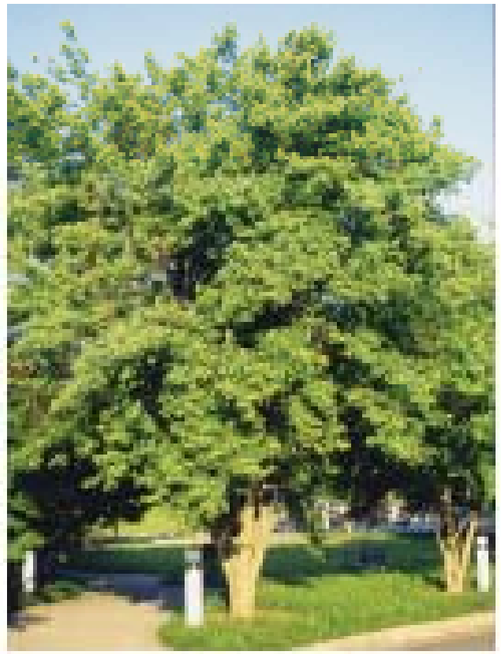
CONIFEROUS TREES

6

POSSIBLE PLANTINGS: NON-ORNAMENTAL TREES

Trident Maple ht. [illegible] w. [illegible]



Hedge Maple ht. [illegible] w. [illegible]

European Hornbeam ht. [illegible] w. [illegible]

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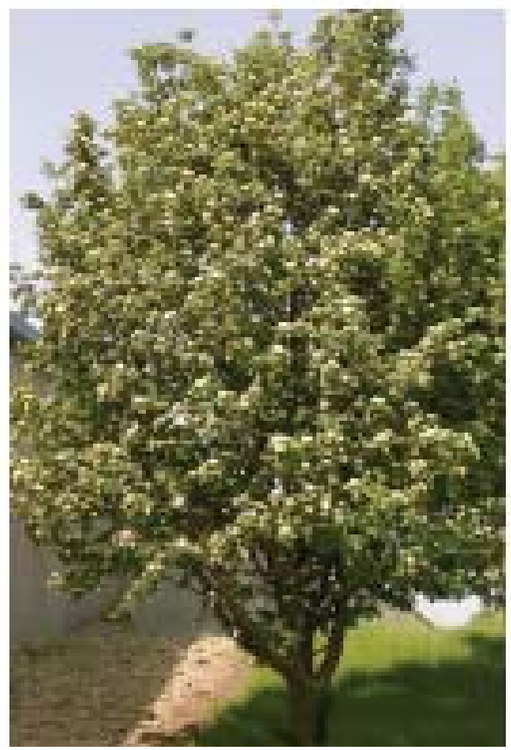
DECIDUOUS TREES

POSSIBLE PLANTINGS: BIGGER ORNAMENTAL TREES

Callary Pear [illegible]

Swedish Mountainash [illegible]



Black Gum [illegible]

Goldenrain [illegible]

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DECIDUOUS TREES

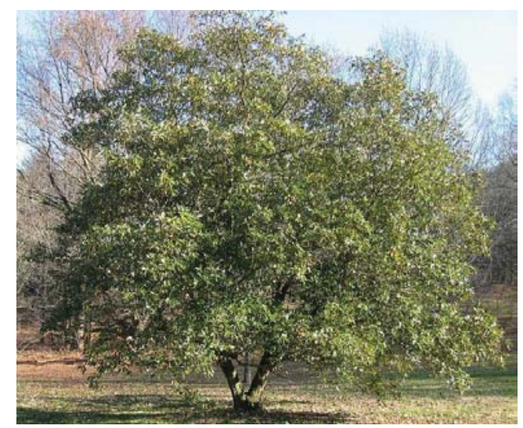
POSSIBLE PLANTINGS: SMALLER ORNAMENTAL TREES

Amur Maple ht. 15-25’ w. 20-25’

Serviceberry ht. 15-25’ w. 20-25’

Eastern Redbud ht. 15-25’ w. 20-25’

Sweetbay Magnolia ht. 20’ w. 20’



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DECIDUOUS TREES