City of Worthington
BOARD OF ZONING APPEALS
APPLICATION

Meetings – First Thursday of Every Month

Case #	BZA 44-12
Date Received	10-9-12
Fee	$50
Meeting Date	11-1-12
Filing Deadline	
RCPT	55484

1. **Property Location** 60 OLD WEST WILSON BRIDGE RD
2. **Present/Proposed Use** ODOT HIGHWAY PROJECT
3. **Zoning District** _____
4. **Applicant** ELEANOR I POPPER, TRUSTEE

   Address 539 OLD FARM RD

   Phone Number(s) 614-861-3092 C 614-563-0161
5. **Property Owner** ELEANOR I POPPER, TRUSTEE

   Address _____

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

   a) **Description** _____

   b) **Expected Completion Date** _____

   c) **Approximate Cost** _____

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.

Eleanor I. Popper by Edwin D. Popper POA — 10/9/12
Applicant (Signature) — Date

Eleanor I. Popper by Edwin D. Popper POA — 10/9/12
Property Owner (Signature) — Date

Abutting Property Owners List for
60 W. Old Wilson Bridge Rd.

Corporate Hill LLC	470 Old Worthington Rd.	Westerville, OH 43082
Worthington Square Venture	100 Throckmorton St., Ste 700	Fort Worth, TX 76102
Tom Carter	2178 Castle Crest Dr.	Worthington, OH 43085
The Kroger Co.	4111 Executive Pkwy	Westerville, OH 43081

KARIM ALI
227-2023

1.339 acres gross
0.394 acres of PRO
0.945 acres net

City of Worthington C-3: Institutions and Offices

380 sf of asphalt will not be replaced as part of the proposed project

35-WL
0.212 acres
0.733 acres after (net)

Permanently impact 3 parking spaces

Structure setback will be below minimum zoning requirement(30')

Parking setback is currently nonconforming

Variance is required with a cost of $50.00
ROW plans are sufficient to submit with variance application

35-T
0.019 acres
Will impact four parking spaces; two permanently and two temporarily disturbed during project

Subject has 36 parking spaces, five of which encroach into the existing right of way effectively leaving 31 parking spaces in the before condition.

Five spaces will be permanently impacted as a result of the proposed project resulting in 26 parking spaces in the after

$5.00 per sf x 41,164 sf (0.945 acres) = $205,821.00

$58,565.00 total FMVE

60 W. Old Wilson Bridge Rd.

100-002408-00 04/29/2010

FRANKLIN COUNTY
SHARON TOWNSHIP
SEC. 2, T. 2 N., R. 18 W.
CITY OF COLUMBUS, CITY OF WORTHINGTON

KEY MAP
SR 315
US 23
I-270

HORIZONTAL SCALE IN FEET 0 100 200 400

PID NO. 81746

R/W DESIGNER BLW
R/W REVIEWER DS

PROPERTY MAP

LOT 41
THE WOODS AT JOSEPHINUM PB 53, PG 90
DRAINAGE & UTILITY EASEMENT PB. 53, PG. 90
PARTITION PLAT OF THE SCIOTO LAND COMPANY, DB "A" PG 194, DESTROYED BY FIRE, AS DEMONSTRATED IN SPB 3 PG 136-7. DESCRIPTIONS OF SAID PARTITION LOTS ARE RECORDED IN DB "A" PGS 7 & 14.
LOT 40
YORK TEMPLE COUNTRY CLUB 610-201700
LOT 39
STATE OF OHIO NO PPN (6010 2-EL)
ELIZABETH V. CASE 610-201701 (LAND LOCKED)
LOT 38
LOT 37
LOT 36
LOT 4
LOT 5
LOT 1
LOT 2
LOT 3
LOT 6
LOT 7
LOT 62
LOT 63
LOT 64
LOT 61
MATCHLINE STA. 88+00 - US-23 (SEE SHEET 12)
MATCHLINE STA. 882+50 - I-270 (SEE SHEET 8)
CITY OF COLUMBUS EXISTING UTILITY EASEMEMT 30645 E02
37 JACK PRICE 610-178227
68 610-178226 (TOTAL TAKE)
36
39 THE FUNDAMENTAL BAPTIST CHURCH OF COLUMBUS, OHIO A NON-PROFIT OHIO CORPORATION 250-005708
38
RELOCATED YORK TEMPLE SERVICE ROAD
67 RUGKMOOR LODGE, INC. 610-184661
66 FOURTH BERKSHIRE PROPERTIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
65
63
64 THE PONTIFICAL COLLEGE JOSEPHINUM 610-1983378
610-191457
610-188946
610-204224
610-192703
610-192704
610-204221
DEDICATED PER PB 62 PG 52
COLUMBUS SOUTHERN POWER 10' EASEMENT - 13448 C15
250-000677
CORP LINE
SHARON TOWNSHIP
LA-R/W
610-201699
CITY OF COLUMBUS
62
610-192713 HAZEL PARK SUBDIVISION PB 27 PG 47
61
610-192790
60
CH REALTY IV/ COLUMBUS PARTNERS, L.P., A DELAWARE LIMITED LIABILITY COMPANY 610-198379
HUTCHINSON AVENUE
610-192717
610-192702
601-204219
601-21845 CROSSWOODS CENTER SECTION THREE PB 62, PG 52-53 (LOT 21)
END ACQUISITION I-270 STA. 920+58.67
CORP. LINE
I-270
US-23 (HIGH STREET)
SHARON TOWNSHIP
CITY OF WORTHINGTON
100-005397
100-005236
100-005237
100-005396
100-005854
100-005850
CORP. LINE
100-005855
100-005859
100-005866
100-002268
ELECT. EASEMENT DB 3535, PG 689
ELECT. EASEMENT DB 3544, PG 904 DB 3544, PG 900
57
58
100-005437
100-005438
AMENDED PLAT CASCADE CORPORATE CENTER PB 52, PG 83
56
100-005435
OLD WILSON BRIDGE ROAD
100-005860
100-005857
100-005858
33 EASTRICH NO. 167 CORPORATION, AN OHIO CORPORATION
DEDICATED PER PB 34 PG 44 (SOUTH HALF OF OLD WILSON BRIDGE ROAD)
34 CORPORATE HILL, LLC., AN OHIO LIMITED LIABILITY COMPANY
35 ELEANOR I. POPPER TRUSTEE
WORTHINGTON MALL SUBDIVISION PB 108, PG 85
EAST WILSON BRIDGE ROAD
100-005436
100-005441
100-003929
GEO. W. KEIL'S SUBDIVISION PB 18, PG 43
100-002469
100-002576
100-003863
100-005497
100-002556
100-002595
NORTHIGH ACRES PB 15, PG 34
55 THE OHIO AUTOMOBILE CLUB, AN OHIO CORPORATION
54 FRANCHISE REALTY INTERSTATE CORPORATION
53 TAC ENTERPRISES, AN OHIO GENERAL PARTNERSHIP
SUBDIVISION OF LOT 1 OF L.K. SUBDIVISION PB 77, PG. 30
52 CONTINENTAL PROPERTIES, AN OHIO GENERAL PARTNERSHIP 100-005910
L.K. SUBDIVISION PB 61, PG. 43
DEDICATED PER PB 34 PG 44
WEST WILSON BRIDGE ROAD
51 GENERAL ELECTRIC CREDIT EQUITIES, INC., A DELAWARE CORPORATION 100-00600
50 THE CITY NATIONAL BANK & TRUST COMPANY OF COLUMBUS, / A NATIONAL BANKING ASOCIATION ORGANIZED UNDER THE NATIONAL BANKING LAWS OF THE UNITED STATES OF AMERICA 100-004063
BEGIN ACQUISITION US 23 STA. 51+90.86

61 ANR COLUMBUS HOTEL, LLC, AN OHIO LIMITED LIABILITY COMPANY
62 SAW-FOUR, LTD., AN OHIO LIMITED LIABILITY COMPANY
63 CI LAND, L.P., A DELAWARE LIMITED LIABILITY COMPANY
65 SHAHIL, LLC, AN OHIO LIMITED LIABILITY COMPANY
68 YORK TEMPLE COUNTRY CLUB, AN OHIO CORPORATION NOT FOR PROFIT, DBA YORK GOLF CLUB
56 100 EAST WILSON BRIDGE, LLC, AN OHIO LIMITED LIABILITY COMPANY
57 110 E. WILSON BRIDGE RD., LLC, AN OHIO LIMITED LIABILITY COMPANY
58 PRINCIPAL LIFE INSURANCE COMPANY, AN IOWA COPRORATION

CITY OF WORTHINGTON
DRAWING NO. BZA 44-12
DATE 10-9-12

REV. BY	DATE	DESCRIPTION
BLW	01/18/12	DEL. PARCELS 62-T2 & 63-T1
DS	10/20/11	ADD PARCELS 39WD & 39S. REVISE AREA 39T

DATE COMPLETED - 01-24-2011

FRA-23-22.23

9 / 83

977 / 1051

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TOTAL NUMBER OF :

31 OWNERSHIPS — 1 TOTAL TAKES

60 PARCELS — 3 OWNERSHIPS W/ STRUCTURES INVOLVED

GROSS TAKE - PRO IN TAKE = NET TAKE
RECORD AREA - TOTAL PRO - NET TAKE = NET RESIDUE

ALL AREAS IN ACRES

GRANTEE:
ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION UNLESS OTHERWISE SHOWN.

PARCEL NO.		SHEET NO.	OWNERS RECORD BOOK	OWNERS RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS	AS ACQUIRED INSTRUMENT NO.
1 - 28	NOT USED															
29	JOHN C. ANTRIM		DB 1843	380	100-002415	4.93	0								NO TAKE - ENTIRE PARCEL CURRENTLY DEFINED AS PARK LAND - SEE PCL 4138 PS DB 2979, PG. 578	
30	CITY OF WORTHINGTON		DB 2756	688	100-000142	60.667	0								NO TAKE	
			DB 2752	93												
			DB 2899	151												
31	CITY OF WORTHINGTON		DB 2899	154	100-002428	3.591	0								NO TAKE	
			DB 3060	311	100-002429	2.31	0									
			DB 3512	429	100-005408	5.308	0									
32	DEPARTMENT OF NATURAL RECOURCES		DB 3167	462	NOT ASSIGN.	3.220	0.163								DEPARTMENTAL TRANSFER - STATE OWNED LANDS	
	STATE OF OHIO														PART. 6010-1-EL AND 6010-3-EL, ALL 4130 WD-3	
															NO TAKE	
33 WL	EASTRICH NO. 167 CORPORATION,	22-25	199807100173376		100-005394	7.119	0.112	0.156	0	0.156			6.851			
	AN OHIO CORPORATION				100-005395	6.372	0.322	0	0	0			6.050		PINE TREE	
					100-005396	4.180	0.205	0	0	0			3.975			
					100-005397	4.473	0.217	0	0	0			4.256			
					100-005236	4.593	0.000	0	0	0			4.593			
	TOTAL 33WL					26.737	0.856	0.156	0	0.156			25.725			
33 T		22-25			100-005394			0.015	0	0.015					GRADE & SEED , CATCH BASIN CONSTRUCTION	
34	CORPORATE HILL, LLC.	42-43	200311190369774		100-005850	0.044	0							80% FEDERAL / 20% STATE	NO TAKE	
	AN OHIO LIMITED LIABILITY COMPANY				100-005237	6.011	0.125									
					100-002708	0.181	0.020									
					100-005854	0.256	0									
					100-005855	2.2154	0.050									
					100-005857	0.348	0.011									
					100-005858	0.5168	0.057									
					100-005859	0.783	0.127									
					100-005860	0.275	0.038									
					100-005856	0.232	0.026									
35WL	ELEANOR I. POPPER, TRUSTEE	42-43,46-47	13689	B05	100-002408	1.339	0.394	0.212	0	0.212			0.733		7 DECID. TREES, 5 PINES, TAKE 6 PARKING SLOTS	
35 T		46-47						0.019	0	0.019					GRADE & SEED, PARKING LOT RECONSTRUCTION	
36 -WL2	YORK TEMPLE COUNTRY CLUB	28-29	DB 1202	81	610-201700	141.5756	0.740	0.036	0	0.036						
36 -WL3		34-39	DB 3552	780				0.089	0	0.089						
	++YORK TEMPLE COUNTRY CLUB, AN OHIO		OR 2615	H18	610-201699	2.338	0.000	1.482	0	1.482					++ REFERRED TO THROUGHOUT PLAN AS "YORK TEMPLE	
	CORPORATION														COUNTRY CLUB"	
	TOTAL 36WL-3							1.571	0	1.571						
36 WDV		58-59			610-201700			1.244	0.740	0.504	S(2)				ONE POST -YORK TEMPLE C.C. WOOD SIGN, PRIVATE STOP	
		62-65													SIGN	
	TOTAL				610-201700	141.5756	0.740	1.369	0.740	0.629			140.2066		500 L.F. HEDGES , 7 DECID. TREES, 1 PINE,14 SHRUBS	
					610-201699	2.338	0.000	1.482	0	1.482			0.8560			
	TOTAL 36WL-2, 3 & 36WDV					143.9136	0.740	2.851	0.740	2.111			141.0626			
36 -T1		58-59,62-63			610-201700			0.066	0	0.066					GRADE, SEED & DRIVE RECONSTRUCTION	
36 -T2		62-63			610-201700			0.026	0	0.026					GRADE, SEED & DRIVE RECONSTRUCTION	
36 -T3		62-63			610-201700			0.014	0	0.014					GRADE, SEED & DRIVE RECONSTRUCTION	
36 - SL		20-21			610-201700			0.022	0	0.022						
36S		62-63			610-201700			0.061	0	0.061						

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: ALL TEMPORARY PARCELS TO BE OF 36 MONTH DURATION.

(c) = CALCULATED AREA

* DENOTES RIGHT OF WAY ENCROACHMENT

LEGEND:
WL = FEE SIMPLE WITH LIMITATION OF ACCESS
WD = WARRANTY DEED
WDV = WARRANTY DEED ACQUIRED IN THE NAME OF "FRANKLIN COUNTY COMMISSIONERS"
T = TEMPORARY EASEMENT
S = SEWER EASEMENT
SL = SLOPE EASEMENT

CITY OF WORTHINGTON
BZA 44-12
DRAWING NO.

DATE 10-9-12

REV. BY	DATE	DESCRIPTION
DS	2-20-12	REV. 36-WL1 TO 36-SL. REV. AREA 36-WL2

FIELD REVIEW BY DS DATE: 1/10/2011
OWNERSHIP VERIFIED BY DS DATE: 1/20/2011
DATE COMPLETED 1/24/2011

FEDERAL PROJECT NO. E070091
PID NO. 81746
STATE JOB NO. 466139
R/W DESIGNER BLW
R/W REVIEWER DS

SUMMARY OF ADDITIONAL RIGHT OF WAY - PARCELS 1-36

FRA-23-22.23

981/1051

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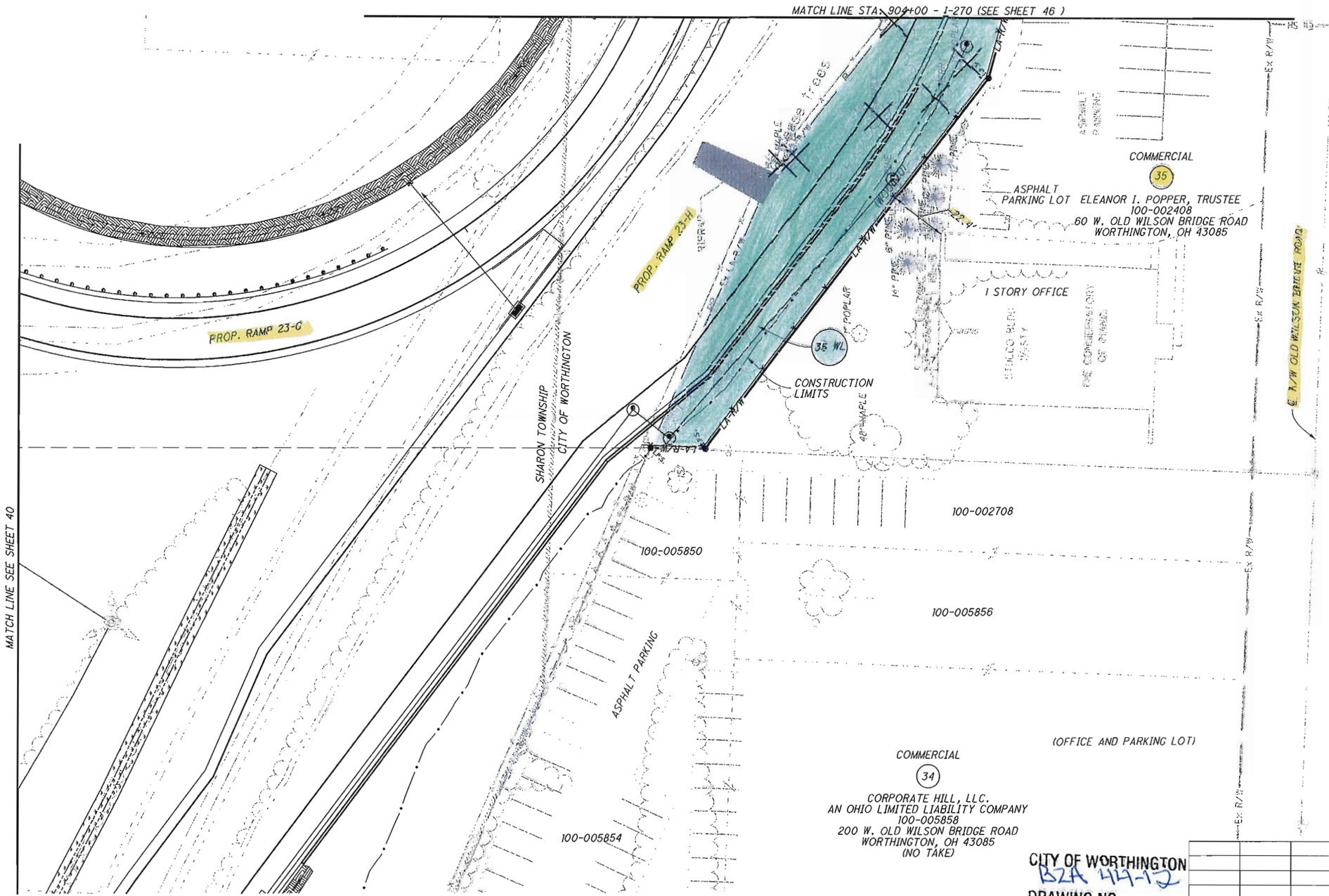
FRANKLIN COUNTY
SHARON TOWNSHIP
CITY OF WORTHINGTON
SEC. 2, T. 2 N., R. 18 W.



CITY OF WORTHINGTON
BZA 44-12
DRAWING NO.
DATE 10-9-12

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		1/24/11

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 81746

R/W DESIGNER BLW
R/W REVIEWER DS

RIGHT OF WAY TOPO SHEET
STA. 900+50 TO STA. 904+00 I-270

FRA-23-22.23

42/83

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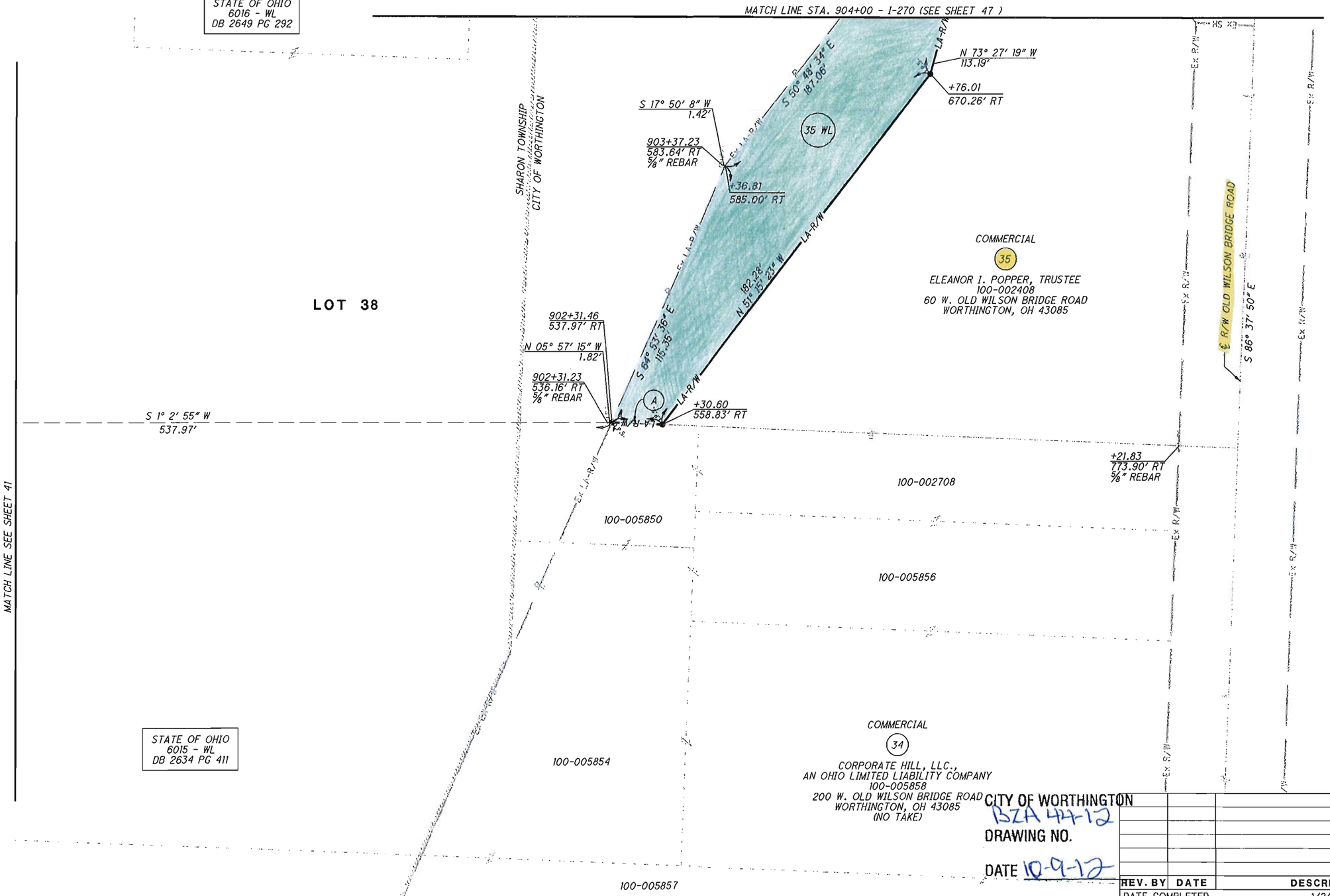
FRANKLIN COUNTY
SHARON TOWNSHIP
CITY OF WORTHINGTON
SEC. 2, T. 2 N., R. 18 W.

= 3/4" DIA. REBAR FOUND IN MON. BOX
= 2 1/2" DISC. FOUND IN CONC.
= IRON PIN OR PIN FOUND AS NOTED
I.P.S. = 5/8" DIA. x 30" LONG REBAR SET WITH 2" DIA. ALUMINUM CAP STAMPED "ODOT R/W - URS CORP." PRIOR TO CONSTRUCTION.

NOTE:
ALL STA./OFF. CALCULATED OFF ℄ R/W AND PROP. CONSTRUCTION FOR I-270.

	BEARING	DISTANCE	PARCEL
A	N 03° 23' 28" E	20.88'	35 WL



CITY OF WORTHINGTON
BZA 44-12
DRAWING NO.
DATE 10-9-12

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		1/24/11

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 81746

R/W DESIGNER BLW
R/W REVIEWER DS

RIGHT OF WAY BOUNDARY SHEET
STA. 900+50 TO STA. 904+00 I-270

FRA-23-22.23

43/83

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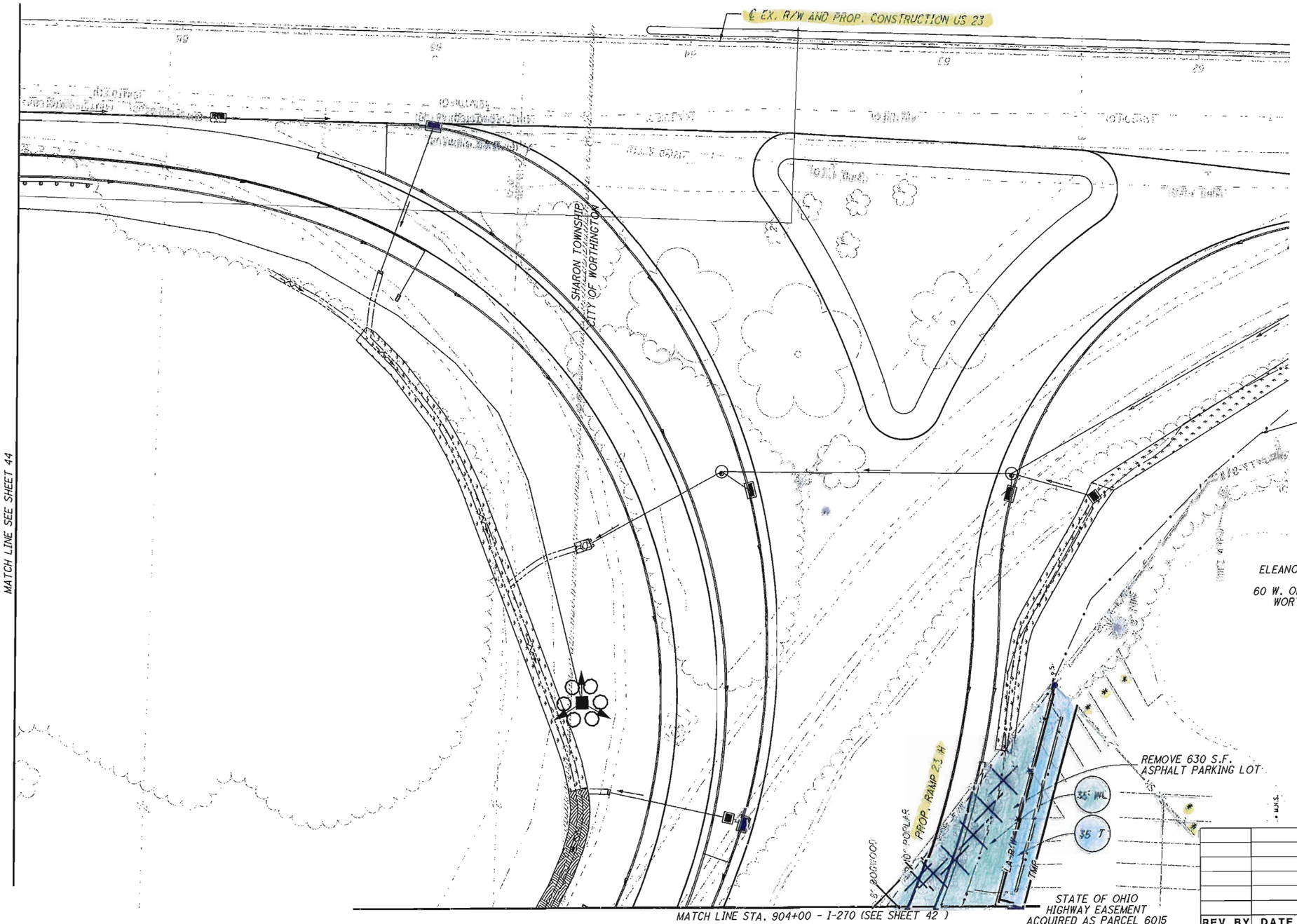
FRANKLIN COUNTY
SHARON TOWNSHIP
CITY OF WORTHINGTON
SEC. 2, T. 2 N., R. 18 W.



MATCH LINE SEE SHEET 44

CITY OF WORTHINGTON
BZA 44-12
DRAWING NO.
DATE 10-9-12

"*" = R/W ENCROACHMENT
(5 EXISTING PARKING SPACES ENCROACH EXISTING R/W.)

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		1/24/11

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 81746

R/W DESIGNER BLW
R/W REVIEWER DS

RIGHT OF WAY TOPO SHEET
STA. 904+00 TO STA. 907+50 I-270

FRA-23-22.23

46/83

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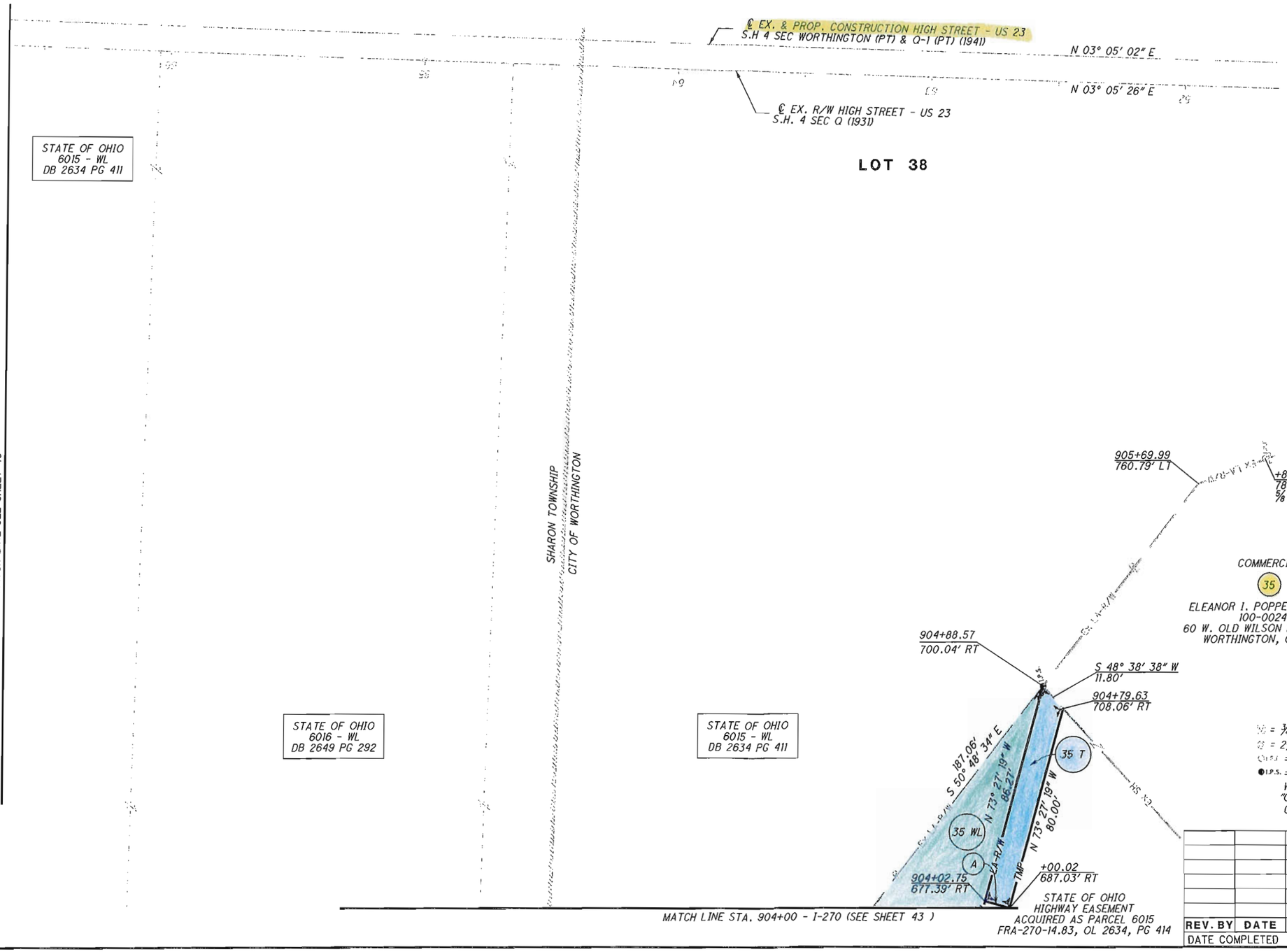
NOTE:
ALL STA./OFF. CALCULATED OFF
℄ R/W AND PROP. CONSTRUCTION FOR I-270.

FRANKLIN COUNTY
SHARON TOWNSHIP
CITY OF WORTHINGTON
SEC. 2, T. 2 N., R. 18 W.

	BEARING	DISTANCE	PARCEL
A	N 16° 32' 41" E	10.00'	35 T



= 3/4" DIA. REBAR FOUND IN MON. BOX
= 2 1/2" DISC. FOUND IN CONC.
= IRON PIN OR PIN FOUND AS NOTED
I.P.S. = 5/8" DIA. x 30" LONG REBAR SET WITH 2" DIA. ALUMINUM CAP STAMPED "ODOT R/W - URS CORP." PRIOR TO CONSTRUCTION.

CITY OF WORTHINGTON
BZA 44-12
DRAWING NO.
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REV. BY	DATE	DESCRIPTION
DATE COMPLETED		1/24/11

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 81746

R/W DESIGNER BLW
R/W REVIEWER DS

RIGHT OF WAY BOUNDARY SHEET
STA. 904+00 TO STA. 907+50 I-270

FRA-23-22.23

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