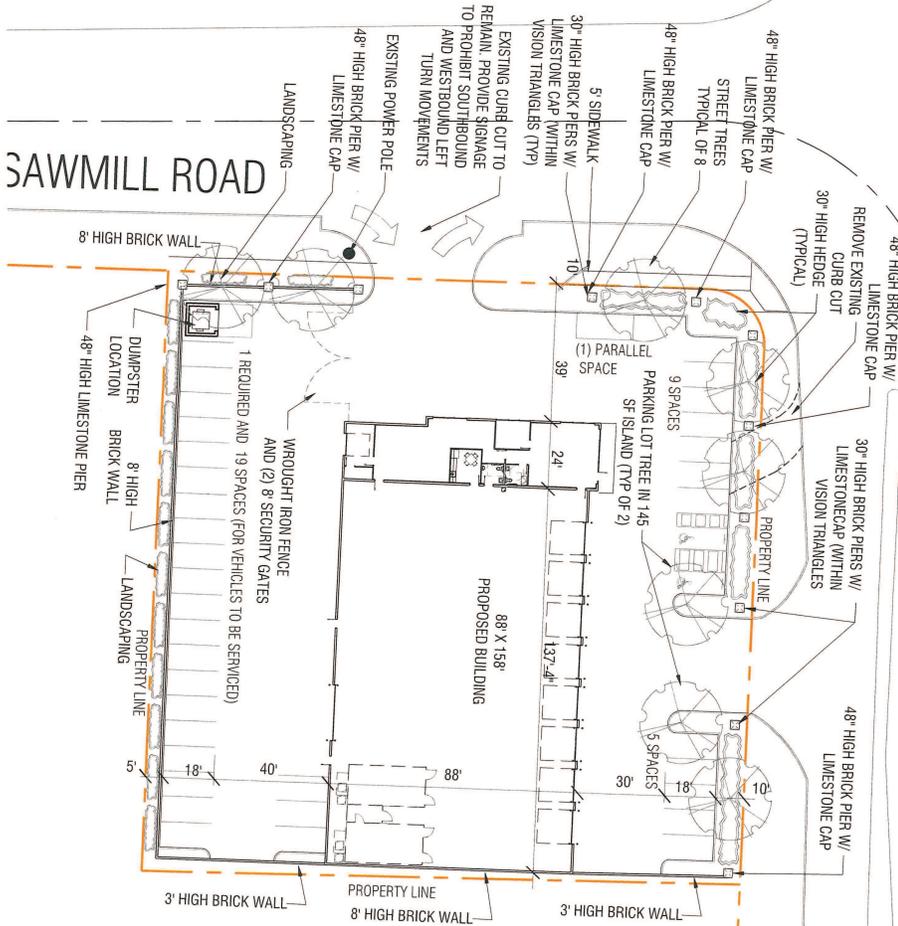


think create do

Final Site Plan Received 12/8/18 Z18-054



BETHEL ROAD

SAWMILL ROAD

1 ARCHITECTURAL SITE PLAN  
SHEET # 1 OF 7

*Signature*  
12/12/18

A1.01

01/13/18  
ARCHITECTURAL SITE PLAN

NOT FOR CONSTRUCTION

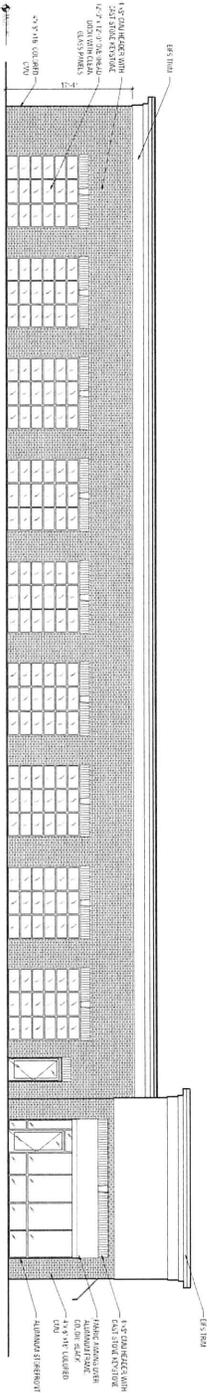
SYMBOL	DESCRIPTION
[Symbol]	EXISTING
[Symbol]	PROPOSED
[Symbol]	REMOVED
[Symbol]	CONSTRUCTION

**Fine Line Autobody**  
2827 BETHEL ROAD, COLUMBUS OHIO 43220

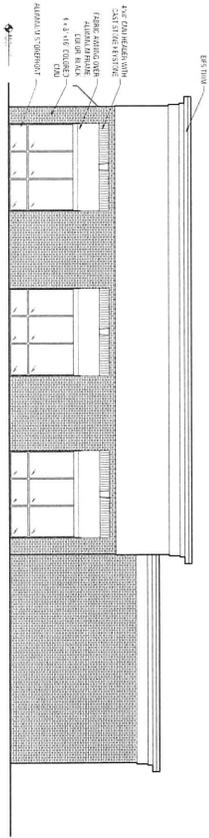
think.create.do.

Final Elevations Received 12/8/18 218-054

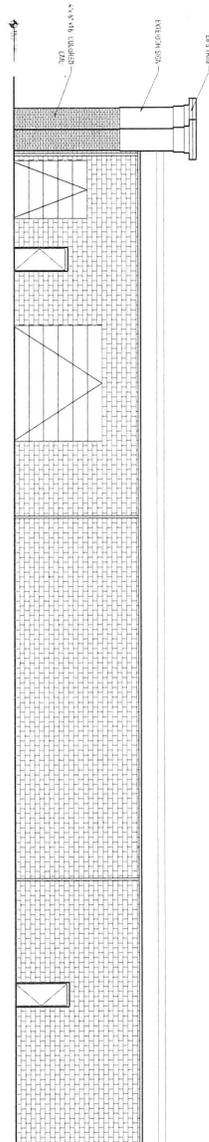
*Jeffrey H. Ruv*  
12/8/18



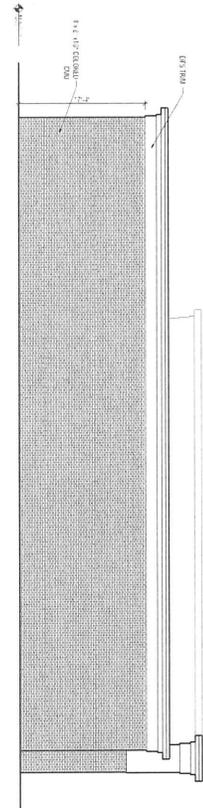
**(A)** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**(B)** WEST ELEVATION  
SCALE: 1/8" = 1'-0"



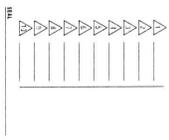
**(C)** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**(D)** EAST ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT: FINE LINE AUTOBODY  
SHEET TITLE: EXTERIOR ELEVATIONS  
**A4.0**

DATE: 12/8/18  
DRAWN BY: JHR  
CHECKED BY: JHR  
NOT FOR CONSTRUCTION



NUMBER	DESCRIPTION
1	BRICK
2	CONCRETE
3	GLASS
4	WOOD
5	ROOFING
6	LANDSCAPE
7	UTILITY
8	OTHER

**Fine Line Autobody**  
2827 BETHEL ROAD, COLUMBUS OHIO 43220

**archal**  
ARCHITECTURAL ALLIANCE  
1000 N. HIGHWAY 100, SUITE 100, COLUMBUS, OHIO 43240  
614.261.1111 | WWW.ARCHAL.COM

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 13, 2018**

- 4. APPLICATION: Z18-054**
- Location:** **2827 BETHEL ROAD (43220)**, being 1.01± acres located at the southeast corner of Bethel Road and Sawmill Road (590-175638; Northwest Civic Association).
- Existing Zoning:** CPD, Commercial Planned Developed District.
- Request:** CPD, Commercial Planned Developed District.
- Proposed Use:** Auto repair shop.
- Applicant(s):** Gray Gables Realty, Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43232.
- Property Owner(s):** Gray Gables Realty, Inc.; Vizcaya Unit C3, 2333 Gulf of Mexico Drive; Longboat Key, FL 34228.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

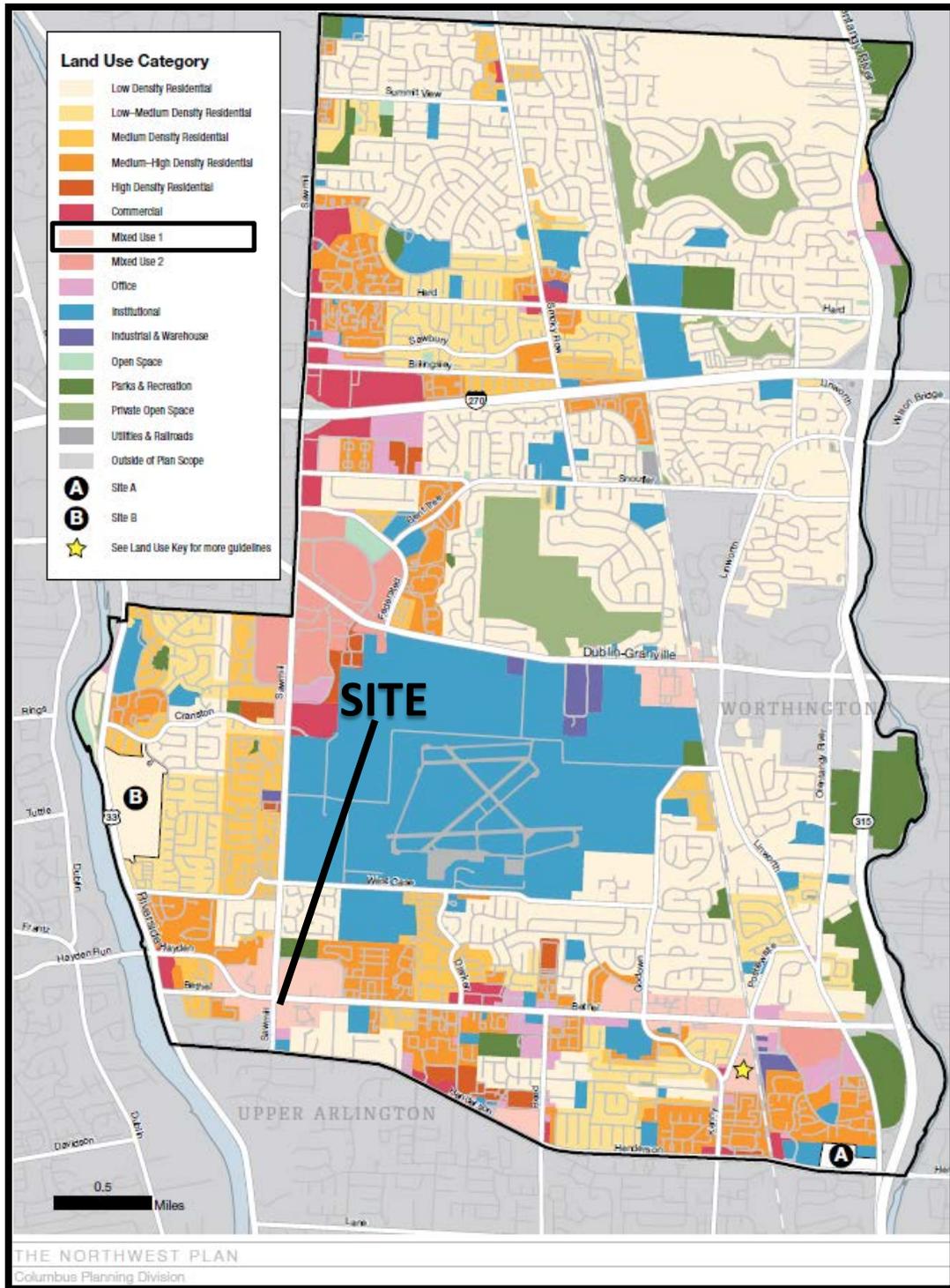
- The 1.01± acre site was previously developed as a fuel station in the CPD, Commercial Planned Development District. The applicant requests a new CPD district to permit the development of an auto body repair shop.
- North of the site is a fuel station in the C-5, Commercial District and a drive-thru restaurant in the CPD, Commercial Planned Development District. South and east of the site is a hotel in the L-C-3, Limited Commercial District. West of the site is commercial retail uses in the CPD, Commercial Planned Development District.
- The site is within the boundaries of *The Northwest Plan (2017)*, which recommends “Mixed-use 1” land uses at this location. This site is also within the Bethel Road Regional Commercial Overlay.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address setbacks, screening, and traffic access and circulation, and includes commitments to a site plan and building elevations. Additionally, a variance to reduce the building setback line has been included in the CPD text to accommodate an eight foot tall brick screening wall.
- The *Columbus Thoroughfare Plan* identifies both Bethel Road and Sawmill Road as 4-2D arterials requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

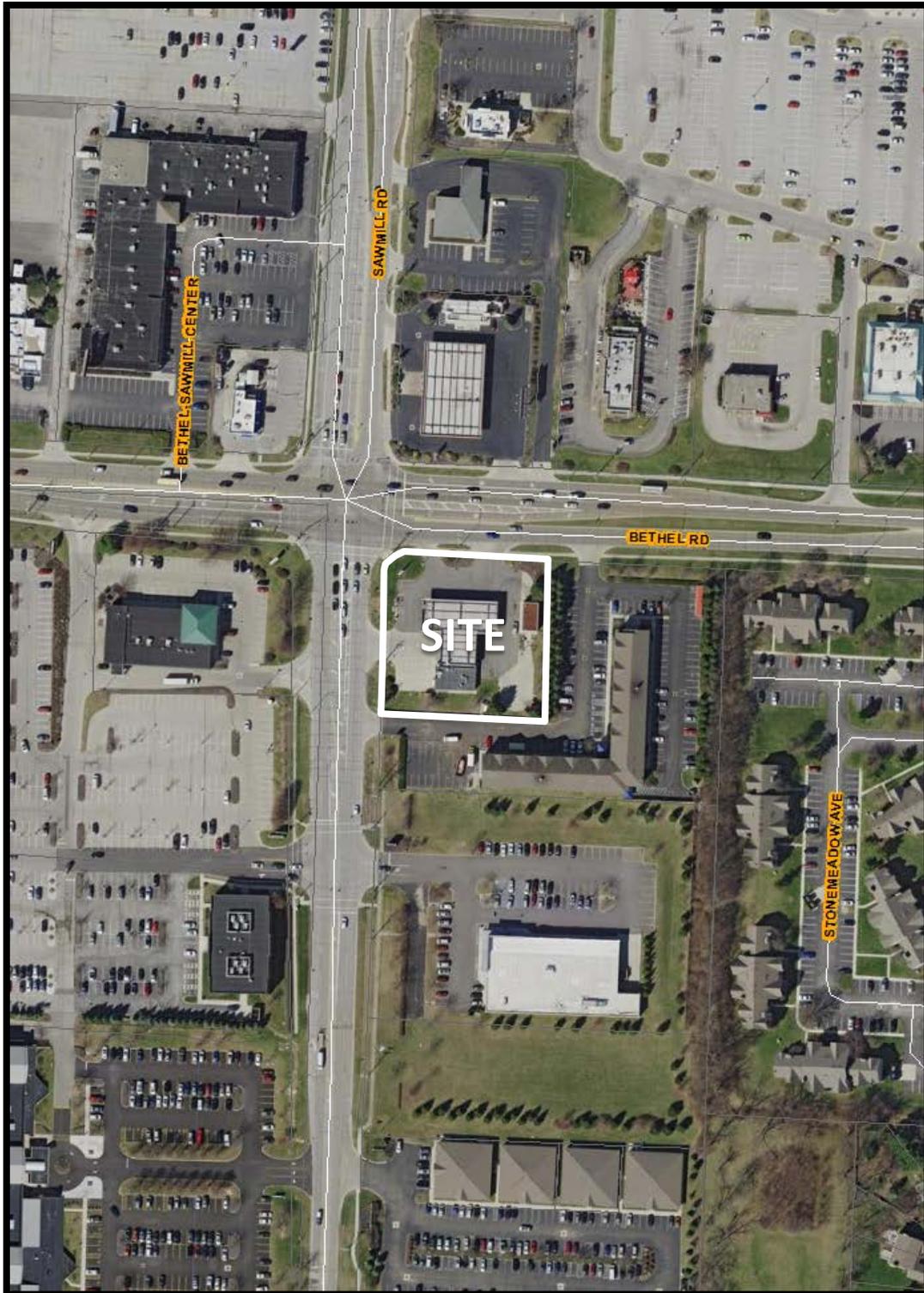
The applicant is requesting a new CPD, Commercial Planned Development District to permit the development of an auto body repair shop. The CPD text establishes appropriate use restrictions as well as supplemental development standards including setbacks, increased screening, and traffic access and circulation. The applicant is also committing to a site plan and building elevations. The proposal is consistent with *The Northwest Plan's* land use recommendation of "Mixed-Use 1", and complies with the Bethel Road Regional Commercial Overlay provisions.



Z18-054  
2827 Bethel Road  
Approximately 1.01 acres  
From CPD to CPD



Z18-054  
2827 Bethel Road  
Approximately 1.01 acres  
From CPD to CPD



Z18-054  
2827 Bethel Road  
Approximately 1.01 acres  
From CPD to CPD

### Standardized Recommendation Form

111 North Front Street Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:** Z18 - 054  
**Address:** 2827 Bethel Rd, Columbus OH 43220  
**Group Name:** Northwest Civic Association  
**Meeting Date:** Nov. 7, 2018

**Specify Case Type:**

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation:**  
(Check only one and list basis for recommendation below)

- Approval
- Disapproval

**NOTES:** Recommend approval of the zoning request at 2827 Bethel Road with the changes listed in the letter from Smith & Hale, LLC dated November 1, 2018 as requested by the Planning Dept. and included in the revised site plan and the revised zoning text.

**Vote:** Approved 8-0

**Signature of Authorized Representative:** Catherine S Logsdon

SIGNATURE  
Member Zoning Committee

RECOMMENDING GROUP TITLE

614-571-5754  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

**Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

**PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application should be listed.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-054

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

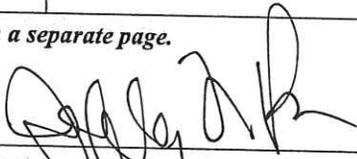
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. John W. McKittrick Bizcaya Unit C3 2333 Gulf of Mexico Drive Long Boat Key, FL 34228	2. Gray Gables Realty Inc. 960 Morse Road Columbus, OH 43229 Ty Safaryan (614) 989-5287 <u>0</u> number of Columbus based employees
3.	4.

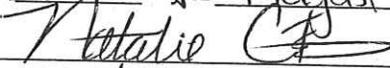
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 28<sup>th</sup> day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

9/4/2020



*This Project Disclosure Statement expires six months after date of notarization.*  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer