

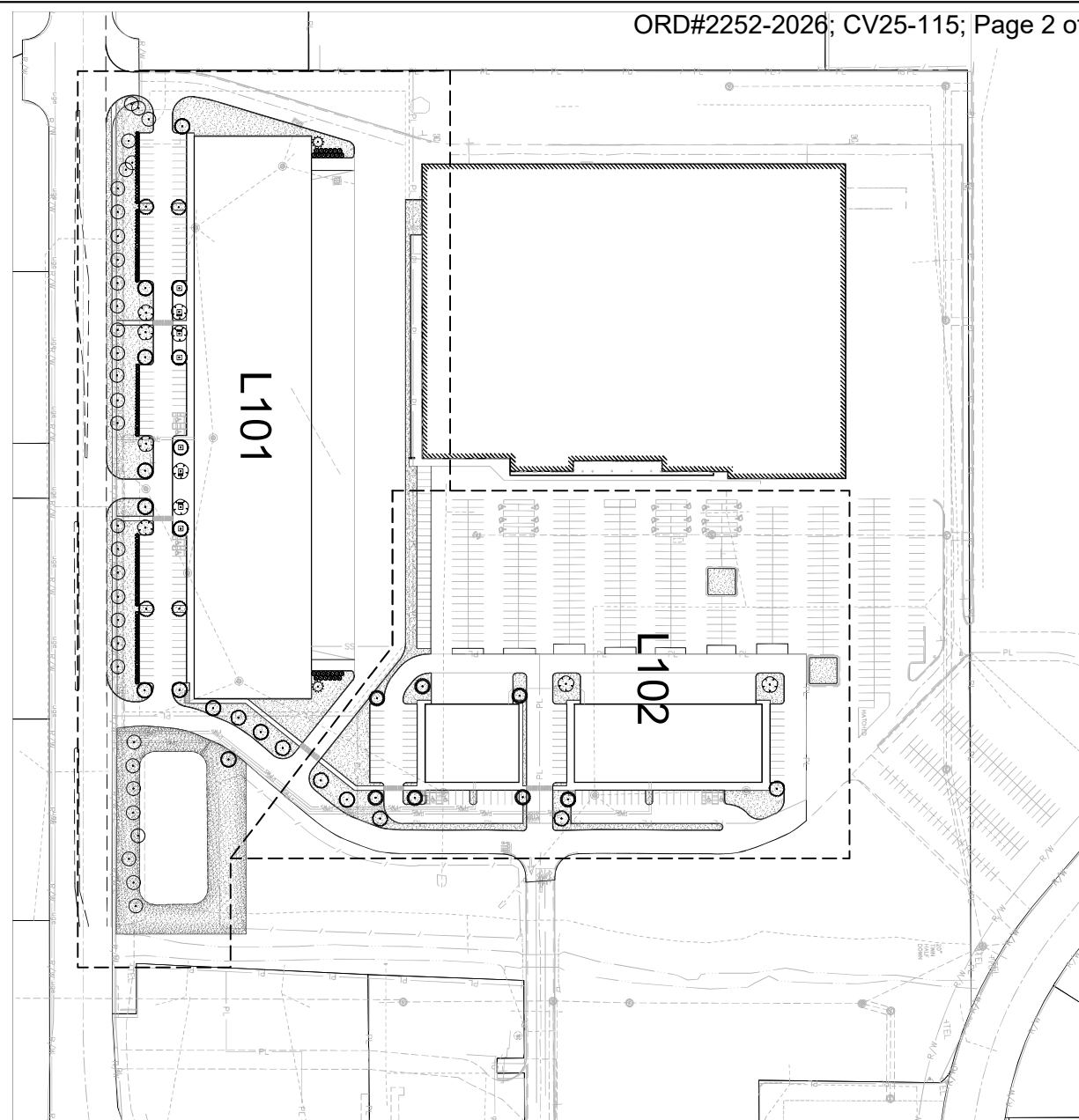
Sr Molly R. Gwin, July 28, 2026

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**AMERICAN
STRUCTUREPOINT
INC.**

2550 Corporate Exchange Dr, Ste 300 | Columbus, Ohio 43221
TEL 614.901.2235 | FAX 614.901.2236
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CV25-115 FINAL RECEIVED 7/28/2026 PAGE 2 OF 7



DRAWING NOT TO SCALE



STAFF: P. Ginn, July 28, 2026

L100

DATE: 06/20/26
DRAWN BY: PNU
CHECKED BY: KKA
JOB NUMBER: 2025/0179

APPROVAL:
CONSTRUCTION: THESE PLANS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

REVISIONS	DATE	SHEET NO.	DESCRIPTION

PRELIMINARY SITE COMPLIANCE PLAN
FOR
CHANTRY NORTH
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
LANDSCAPE PLAN

2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43261
TEL: 614.881.2251 FAX: 614.881.2256
www.structurepoint.com

GENERAL NOTES:

1. THE LOCATION OF ALL EXISTING OBSTRUCTIONS (UTILITY LINES, ETC.) SHALL BE SHOWN ON THE FINAL SUBMITTAL. THE LOCATION OF ALL EXISTING OBSTRUCTIONS (UTILITY LINES, ETC.) SHALL BE SHOWN ON THE FINAL SUBMITTAL.
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Landscaping provided in accordance with City of Columbus Zoning Code Title 34, Chapter 6.20 and Sections 3312.21 and 3312.25. Landscaping shall be provided in accordance with City of Columbus Zoning Code Title 34, Chapter 6.20 and Sections 3312.21 and 3312.25.

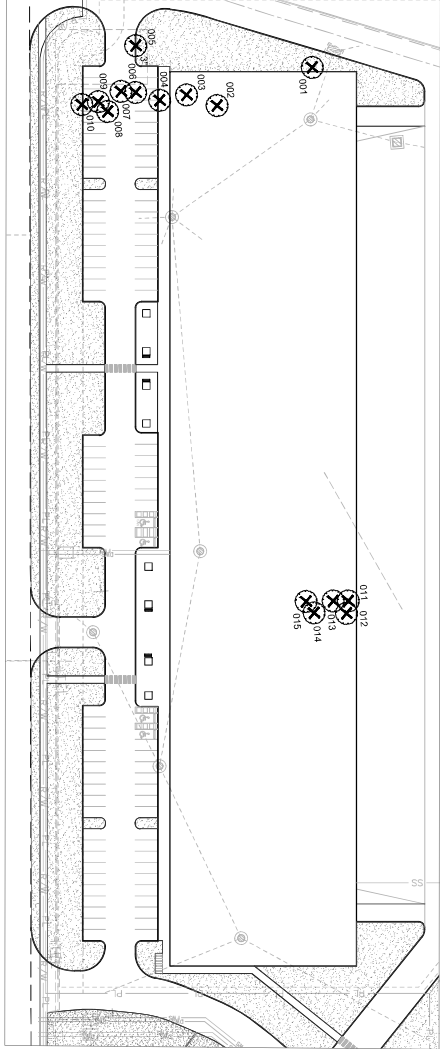
3312.21 - LANDSCAPING AND SCREENING
(Title 33 - On-Street Parking and Loading)
INTERIOR LANDSCAPING.
The interior of any parking lot containing ten (10) parking spaces or more and not a parking structure shall be landscaped. Interior landscaping shall be provided in accordance with the following standards:
(1) Trees shall be a minimum of two (2) inches in caliper at the time of planting.
(2) Trees shall be spaced at a minimum of ten (10) feet between trees.
(3) Trees shall be planted in a grid pattern with a minimum of two (2) inches in caliper at the time of planting.
(4) Trees shall be planted in a grid pattern with a minimum of two (2) inches in caliper at the time of planting.
(5) Trees shall be planted in a grid pattern with a minimum of two (2) inches in caliper at the time of planting.
(6) Trees shall be planted in a grid pattern with a minimum of two (2) inches in caliper at the time of planting.
(7) Trees shall be planted in a grid pattern with a minimum of two (2) inches in caliper at the time of planting.
(8) Trees shall be planted in a grid pattern with a minimum of two (2) inches in caliper at the time of planting.
(9) Trees shall be planted in a grid pattern with a minimum of two (2) inches in caliper at the time of planting.
(10) Trees shall be planted in a grid pattern with a minimum of two (2) inches in caliper at the time of planting.

3312.25 - PARKING LOT SCREENING AND PERIMETER LANDSCAPING
(Title 33 - On-Street Parking and Loading)
PARKING LOT SCREENING.
Where a parking lot adjoins a public right-of-way or residential district, screening shall be provided in accordance with Section 3312.25. Screening may consist of a wall, fence, earth mound, plant materials, or combination thereof.
Required screening shall meet minimum height requirements as measured from the parking lot surface.
Landscaping provided for screening shall be installed in a continuous planting bed and maintained in a healthy condition.
(18) SPACES / 10 + 20 SHADE TREES REQUIRED

TITLE 34 - CHAPTER 6.20
General Site Development Standards: Landscaping
(APPLICABLE TO ALL BAC DEVELOPMENTS)
Landscaping shall be provided in accordance with Title 34, Chapter 6.20.
1. Perimeter Landscaping Percentage - Section 6.20.02A
Where a front, side or rear street building setback of five feet (5') or greater is provided, the area between the building facade and the adjacent front, side or rear street shall be landscaped in accordance with the requirements below.
Required Minimum Landscaping Percentage by Zone
BAC (Residential Density, Center): 10% minimum of the applicable landscape area shall be landscaped.
(This is the percentage of the area between the building and street line - including building footprint, patios, and walkways - that must be planted or landscaped.)

TITLE 34 - CHAPTER 6.20
General Site Development Standards: Landscaping
(APPLICABLE TO ALL BAC DEVELOPMENTS)
Landscaping shall be provided in accordance with Title 34, Chapter 6.20.
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BAC (Residential Density, Center): 10% minimum of the applicable landscape area shall be landscaped.
(This is the percentage of the area between the building and street line - including building footprint, patios, and walkways - that must be planted or landscaped.)

EXISTING TREE REMOVAL PLAN



Chantry North Tree Removal		
Tree ID	Size	Remove
1	18"	
2	14"	
3	14"	
4	14"	
5	3"	
6	14"	
7	16"	
8	10"	
9	10"	
10	10"	
11	12"	
12	12"	
13	12"	
14	12"	
15	12"	
TOTAL	183"	

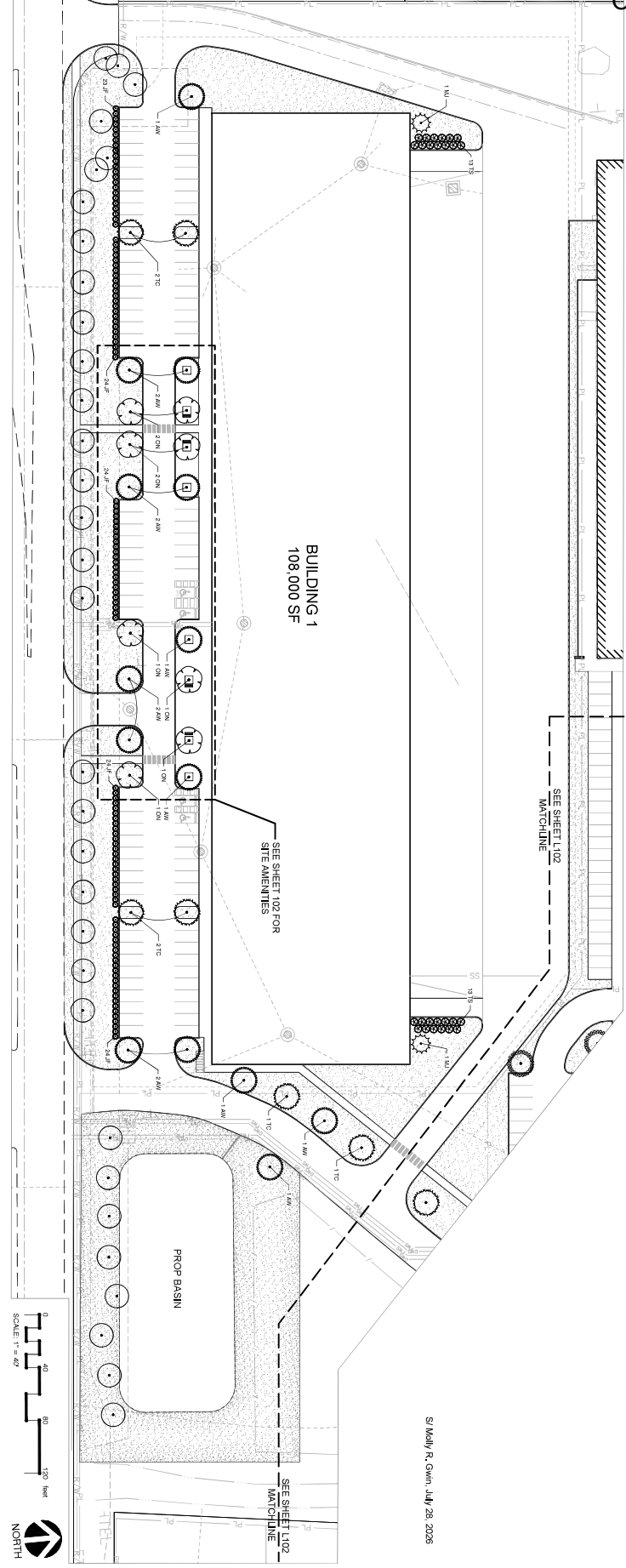


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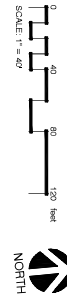
PLANT SCHEDULE

SYMBOL	CODE	SIZE	REMARKS	BOTANICAL / COMMON NAME	SCALES
AW	15		Medium Shrub Tree	Aster trinensis (Asteraceae) / Aster (Asteraceae)	8.8 B 7' C-CL
JP	11B		Shrubby Tree	Juncus effusus (Juncaceae) / Juncus (Juncaceae)	8.8 B 3' H (max)
AW	2		Small Shrub Tree - Single Stem	Myrica aspera (Myricaceae) / Myrica (Myricaceae)	8.8 B 7' C-CL
AW	8		Medium Shrub Tree	Osier virginica (Salicaceae) / Osier (Salicaceae)	8.8 B 7' C-CL
TS	2B		Shrubby Tree	Thuja occidentalis (Coniferales) / Thuja (Coniferales)	8.8 B 6' H (max)
TC	10		Medium Shrub Tree	Tilia cordata / Tilia (Rosaceae)	8.8 B 7' C-CL
MC	7		Medium Shrub Tree	Ulmus americana (Rosaceae) / Elm (Rosaceae)	8.8 B 7' C-CL
GROUND COVER	SA 877			Turfgrass (Poaceae) / Turfgrass (Poaceae)	8.8 B 7' C-CL

32 Existing Tree Symbol



S/Molly R. Quinn July 28, 2026



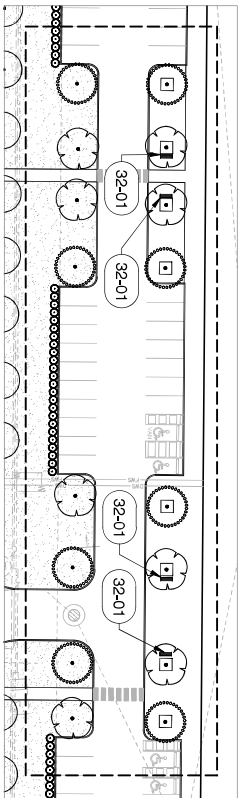
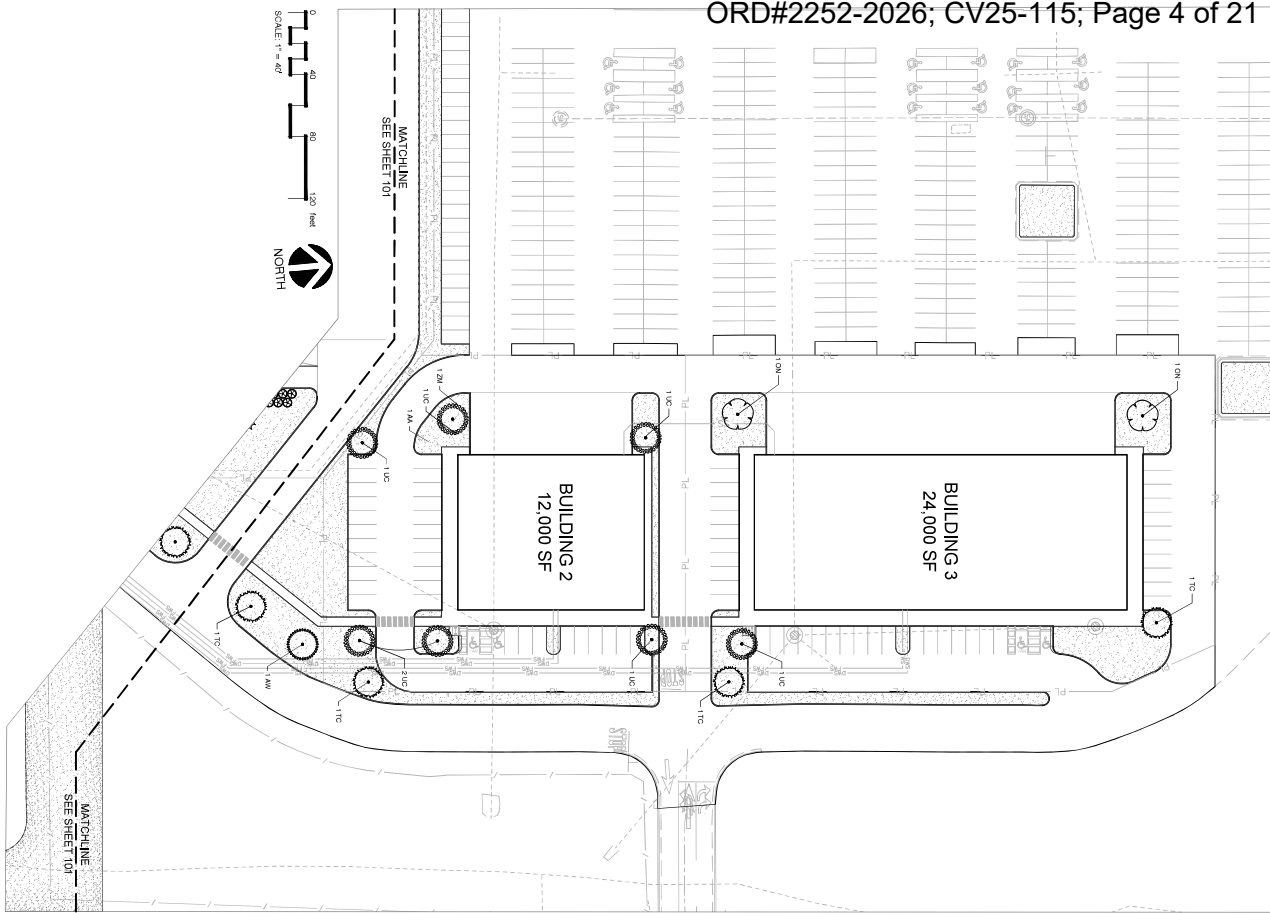
L101

DATE	06/20/26
DRAWN BY	PJW
CHECKED BY	KJA
LDN NUMBER	2025-01979

REVISIONS	DATE	SHEET NO.	DESCRIPTION

PRELIMINARY SITE COMPLIANCE PLAN
FOR
CHANTRY NORTH
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
LANDSCAPE PLAN


2550 Corporate Exchange Dr., Ste 300 Columbus, Ohio 43261
TEL 614.881.2251 FAX 614.881.2256
www.structurepoint.com



AMENITY ENLARGEMENT PLAN

REFERENCE NOTES SCHEDULE		
CODE	DESCRIPTION	QTY
32-01	See Notes	1

PLANT SCHEDULE			
SYMBOL	CODE	QTY	REMARKS
	AW	13	Medium Short Tree
	JF	119	Showering Tree
	AL	2	Small Broad Tree - Single Stem
	ON	9	Medium Short Tree
	TS	26	Showering Tree
	TC	10	Medium Short Tree
	UC	7	Medium Short Tree
BOTANICAL COMMON NAME			
AW - American Elm (Ulmus americana)			
JF - Japanese Flowering Quince (Euscalyptus laevis)			
AL - Small Broad Tree - Single Stem (Magnolia virginiana)			
ON - Oak (Quercus sp.)			
TS - Showering Tree (Magnolia virginiana)			
TC - Medium Short Tree (Magnolia virginiana)			
UC - Medium Short Tree (Magnolia virginiana)			
BOTANICAL COMMON NAME			
AW - American Elm (Ulmus americana)			
JF - Japanese Flowering Quince (Euscalyptus laevis)			
AL - Small Broad Tree - Single Stem (Magnolia virginiana)			
ON - Oak (Quercus sp.)			
TS - Showering Tree (Magnolia virginiana)			
TC - Medium Short Tree (Magnolia virginiana)			
UC - Medium Short Tree (Magnolia virginiana)			

32 Existing Tree Symbol

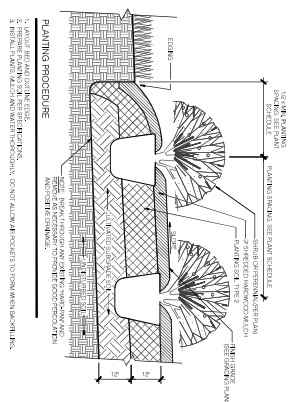
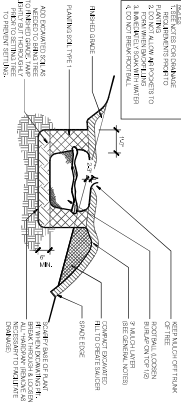
DATE: 04/02/2026 DRAWN BY: PNU CHECKED BY: KKA JOB NUMBER: 2025-01979	APPROVAL: PROJECT MANAGER DATE: 04/02/2026 DRAWN BY: PNU CHECKED BY: KKA JOB NUMBER: 2025-01979	REVISIONS DATE SHEET NO. DESCRIPTION
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PRELIMINARY SITE COMPLIANCE PLAN
FOR
CHANTRY NORTH
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
LANDSCAPE PLAN

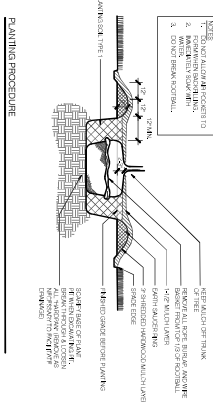


L102

S/ Molly R. Gwin, July 28, 2026

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P-5-CHA-0

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PRELIMINARY SITE COMPLIANCE PLAN
FOR
CHANTRY NORTH
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
LANDSCAPE DETAILS



**AMERICAN
STRUCTUREPOINT
INC.**

2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43221
TEL 614.901.2235 | FAX 614.901.2236
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1500

APPROVAL PENDING NOT FOR CONSTRUCTION IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO RECOMMENDATIONS OF THE OWNER OR GOVERNMENTAL AGENCIES. THE CONTRACTOR ASSUMES THE RISK OF MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.	
DATE:	6/4/2026
DRAWN BY:	PMJ
CHECKED BY:	KAA
JOB NUMBER	2025.01979

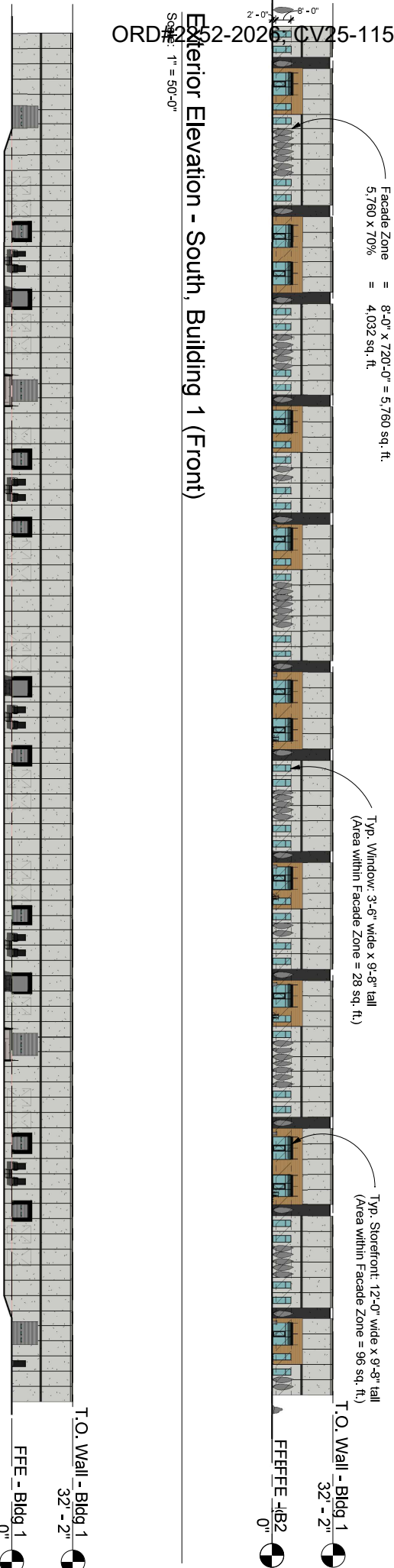
Elevations 1

Chantry North
Chantry Drive, Columbus, OH

Schematic Design
Sheet Issue
5/19/2026 11:02:27 AM
Date:

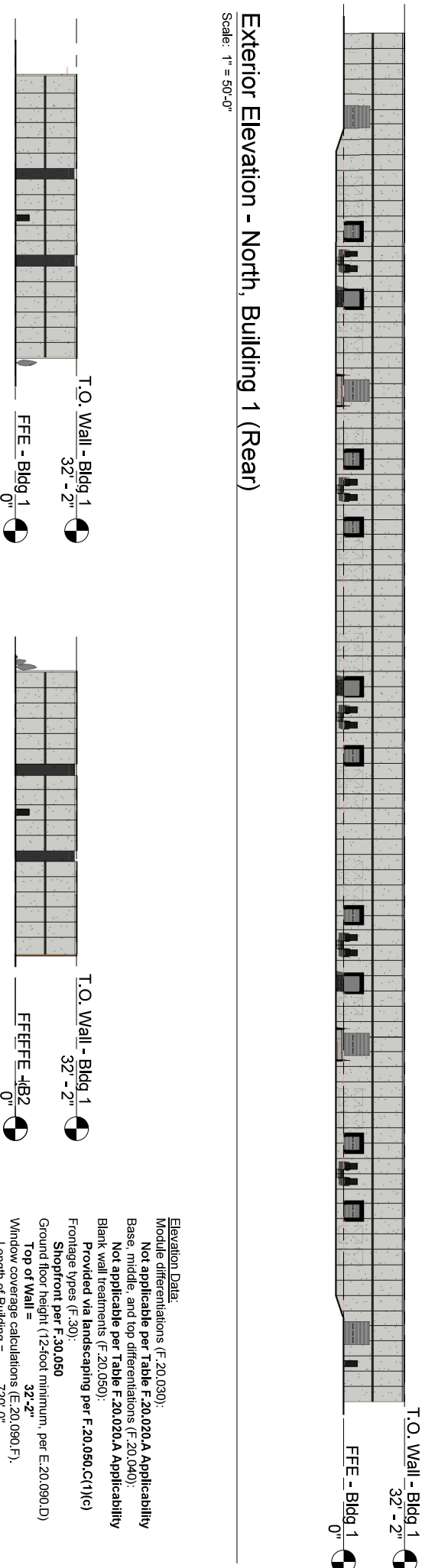
Exterior Elevation - South, Building 1 (Front)

Scale: 1" = 50'-0"



Exterior Elevation - North, Building 1 (Rear)

Scale: 1" = 50'-0"



Exterior Elevation - West, Building 1

Scale: 1" = 50'-0"

Exterior Elevation - East, Building 1

Scale: 1" = 50'-0"

SI Molly R. Gwin, July 28, 2026

Elevations 2

Chantry North
Chantry Drive, Columbus, OH

Schematic Design
Sheet Issue
5/19/2026 11:02:28 AM
Date:

Facade Zone = 8'-0" x 120'-0" = 960 sq. ft.
960 x 70% = 672 sq. ft.

Facade Zone = 8'-0" x 240'-0" = 1,920 sq. ft.
1,920 x 70% = 1,344 sq. ft.

Typ. Storefront: 12'-0" wide x 9'-8" tall
(Area within Facade Zone = 96 sq. ft.)

Exterior Elevation - East, Building 2/3 (Front)

Scale: 1" = 30'-0"



Exterior Elevation - West, Building 2/3 (Rear)

Scale: 1" = 30'-0"

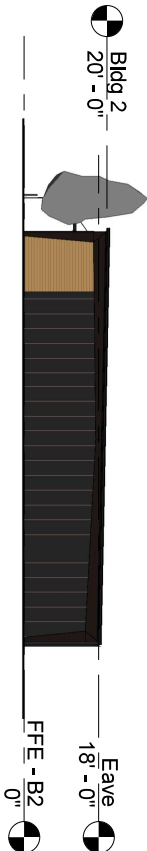


Exterior Elevation - South, Building 2/3

Scale: 1" = 30'-0"

Exterior Elevation - North, Building 2/3

Scale: 1" = 30'-0"



Elevation Data:
Module differentiations (F.20.030):
Not applicable per Table F.20.020.A Applicability
Base, middle, and top differentiations (F.20.040):
Not applicable per Table F.20.020.A Applicability
Blank wall treatments (F.20.050):
Provided via landscaping per F.20.050.C(1)(c)
Frontage types (F.30):
Shopfront per F.30.050
Ground floor height (12-foot minimum, per E.20.090.D)
Top of Wall = 20'-0"
Window coverage calculations (E.20.090.F):
Length of Building = 120'-0"/240'-0"
Facade Area = 672/1,344 sq. ft.
Transparency Area = 192/384 sq. ft. (28.6%)
Transp. Area Req'd = 60%

s/ Molly R. Gwin, July 28, 2026

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-115
Location: 2675 BRICE RD. (43232), being 31.52± acres at the southwest corner of Brice Road and Scarborough Boulevard (010-198708; Far East Area Commission).
Existing Zoning: RAC, Regional Activity Center District.
Proposed Use: Less-objectionable manufacturing and limited commercial uses.
Applicant(s): Tenby Development, LLC; c/o Molly Gwin, Atty.; 250 West Street, Suite 700; Columbus, OH 43215.
Property Owner(s): Franklin Progressive Assets Ltd.; 5880 Scarborough Boulevard; Columbus, OH 43232.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a big-box retail building in the RAC, Regional Activity Center District. The requested Council variance will allow less-objectionable manufacturing and limited commercial uses at this location, and includes variances for building placement, façade zone, on-site parking, and large site street frontage standards.
- A Council variance is required because industrial uses in the RAC district are limited to 10,000 square feet of artisan food and beverage production, while the applicant proposes less-objectionable manufacturing uses
- To the north is an automobile sales facility in the RAC, Regional Activity Center District. To the south and east are commercial uses in the RAC, Regional Activity Center District. To the west is a multi-unit residential development in the RAC, Regional Activity Center District.
- The site is located with the boundaries of the *Columbus Growth Strategy* (2026), which recommends “Mixed Use 3” land uses.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development with an increased building setback, no building placement in the façade zone, reduced façade front and side transparency, parking and circulation aisles between primary buildings and right-of-ways, and no break in the street frontage.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance will allow less objectionable manufacturing and commercial uses at this location. Staff support the requested variances because the proposed use with the "Mixed Use 3" land use recommendation of the *Columbus Growth Strategy*, which includes a mix of industrial and office uses while utilizing an existing development site and does not introduce incompatible uses to the area.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B.** Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

☐ Yes ☒ No

See attached

2. Whether the variance is substantial.

☐ Yes ☒ No

See attached

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

☐ Yes ☒ No

See attached



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

☐ Yes ☒ No

See attached

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

☐ Yes ☒ No

See attached

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

☐ Yes ☒ No

See attached

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

☒ Yes ☐ No

See attached

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See attached

Signature of Applicant

Molly K. Smith

Date

11/25/25

**STATEMENT IN SUPPORT OF VARIANCES AND STATEMENTS OF HARDSHIP
CHANTRY NORTH**

Location: 2675 Brice Drive, Columbus OH 43232 (Parcel ID 010-198708)

Acres: 31.515

Neighborhood: Far East Area Commission

Zoning: RAC – Regional Activity Center

Applicant: Tenby Development, LLC
c/o Molly Gwin, 250 West Street, Suite 700, Columbus, Ohio 43215

Owner: Franklin Progressive Assets Ltd, 5880 Scarborough Blvd., Columbus, Ohio 43232

Request: The applicant is proposing redevelopment of this site which is currently used as a Goodwill store. They propose to subdivide the property into four parcels, with Goodwill retaining their store. The three new parcels will be developed with flex light industrial/office/commercial uses, designed with an upscale aesthetic blending traditional light industrial utility with office-like entrances, finishes and facades, as depicted on the attached power point.

This investment will transforming excess and under-utilized land in a prime location into productive use. The redevelopment will provide a \$22MM economic investment in the area, encouraging greater commercial activity, thoughtful increased density, and job growth.

As an infill project, the property is constrained by its existing location, size and layout. To transform the property into the proposed project the applicant is requesting five variances as outlined below. The technical variances listed below all ow for redevelopment of current vacant commercial property, by expanding the uses permitted in an RAC District.

The proposed variance will allow greater flexibility for prospective commercial flex space uses, and light manufacturing, industrial, and office type commercial uses. In addition to uses already permitted in the RAC District they will include warehouses, storages in bulk for Clothing, Cotton, Drugs, Dry goods, Feed, Food. Fuel, Furniture, Hardware, Ice Machinery, Metals, Paint, Paint materials, Pipe, Rubber, Shop supplies, Soil stabilizer, Tobacco, Wool, as well as wholesaling or distributing establishments or warehouse or wholesale markets. Heavy manufacturing including refining, processing, or use of natural materials shall be prohibited, as will all uses listed in Columbus City Code sections 3363.09-3363.15 and 3365.09-3365.15.

Date: Updated July 28, 2026

1) Code Section E.20.100.

The Applicant's proposal is for flex light industrial/office/commercial uses of approximately 144,000 square feet. The following square footages shall apply:

Building 1 – estimated 108,000 square feet.

Building 2 – estimated 12,000 square feet

Building 3 – estimated 24,000 square feet

The proposed variance will allow greater flexibility for prospective commercial flex space uses, and light manufacturing, industrial, and office type commercial uses. The Applicant is simply seeking to remove the 10,000 square foot limitation for the artisan manufacturing that is specifically permitted in the RAC District. No additional uses other than those already permitted are sought. The proposed additional uses shall be consistent with office interiors and retail entry ways and with other uses and zoning districts in the vicinity. They are a logical use for the property, which is located near the intersection of I-70 and I-270, and which has good access to the transportation network via Brice Road and Chantry Drive. At the same time, it is not highly visible property since it is located behind the existing commercial uses on Brice Road. These factors support the variance request. As detailed on the attached plan, the Applicant is proposing the construction of three (3) new buildings located on the parcel.

2) Code Section 34.E.20.090.G, On Site Parking

The applicant has developed a site plan for the proposed project that provides for the optimal amount and layout of flex space within the constraints of the existing site. Code Section 34.E.20.090.G specifies that "No parking, stacking, or circulation aisles are allowed to be located between the principal building and adjacent streets." This project has been through Preliminary Site Compliance Review, and the applicant was advised that this requirement applies to the eastern boundary of the site as well, even though it does not directly front on Brice Road.

A variance is requested to permit two rows of parking between the primary building and the adjacent street on Chantry Drive and to permit one row of parking between the primary building and the eastern property line, which is parallel to Brice Road. The majority of the site's parking will be located behind these buildings. Without the variance, the buildings would be reversed, with loading docks facing the perimeter streets. The Applicant is also seeking a variance from the 30' front parking setback for proposed parcels 2 and 3. The Applicant seeks to reduce the front parking setback to 0, rather than the required 30'. This will allow for greater parking area, and improved site circulation. Such variance will not adversely impact the delivery of governmental services and will contribute to the overall commercial feel of the area. The proposed

layout is more supportive of the aesthetic considerations of the RAC District, and C2P2 design standards.

3) Code Section 34.E.20.090.C, Building Placement, Façade Zone

The Façade Zone is defined in Code Section 34.B.20.020 as: “The area between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel where the building facade is required to be placed to shape the intended public realm. The district standards identify the minimum amount of facade to abut and/or be placed in the facade zone.”

Code Section 34.E.20.090.C specifies that the in the RAC District, a minimum of 70% of the front building façades shall be located within the façade zone (between the 10’ minimum and 30’ maximum setback.)

In this case, since all three parcels have a front setback exceeding 30’ (and specifically, 52’), none of the buildings can meet the façade zone requirement. Therefore the applicant requests a variance to allow for a reduction in the amount of the building required to be in the façade zone from 70% to 0.

The setbacks are a function of the existing site layout as well as the optimal arrangement of parking and loading, as described previously.

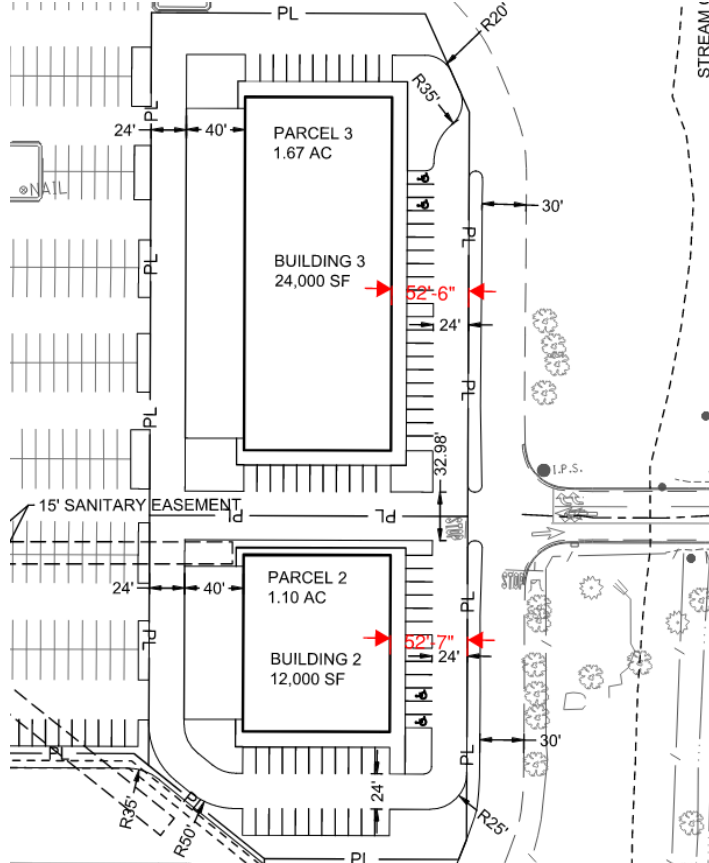
4) Code Section 34.F.40.030.A, Table F.40.030.A, Large Site Street Frontage Standards

This project has been through Preliminary Site Plan Review, and it was indicated that Parcel 1 is subject to Code Section 34.F.40.030, which provides certain requirements applicable to larger sites. Since Parcel 1 has more than 500 feet along Chantry Drive but is less than 10 acres, it is required to have a break in the street frontage through an extension of the public realm such as a street, pedestrian connection or open space. The Applicant requests a variance from this section. Pedestrian circulation is not anticipated in this area, with business/neighborhood uses and parking applicable. Buffering is proposed along Chantry Drive to ensure screening and compatibility with the area as depicted on the site plan. The removal of public realm extensions for this particular 106,000 square foot building will not impact the delivery of governmental services and will not adversely impact the character of the area. Existing connections are proposed within the development.

The applicant requests a variance from this requirement to minimize potential traffic (vehicular or pedestrian) concerns on the site.

5) Code Section E.20.090.C 30’ Maximum/ 10’ Minimum front setback – variance needed for setback being greater than 30’.

The property is presently 1 parcel. The applicant proposed subdividing the property into three (3) distinct parcels, with a building located on each parcel. All three buildings proposed herein (see attached preliminary site compliance plan) have a maximum setback of 52.5' from the building line. Therefore, a variance is requested from the maximum building setback of 30'. Building 1 is proposed to face Chantry Drive, and the maximum proposed setback for such area is 52.5 feet. Buildings 2 and 3 as shown in the below detail include a maximum setback of 52'7" and 52'6" respectively. Such variance is proposed to allow greater parking area, and to allow greater site circulation. Such variance will not adversely impact the delivery of governmental services and will contribute to the overall commercial feel of the area.



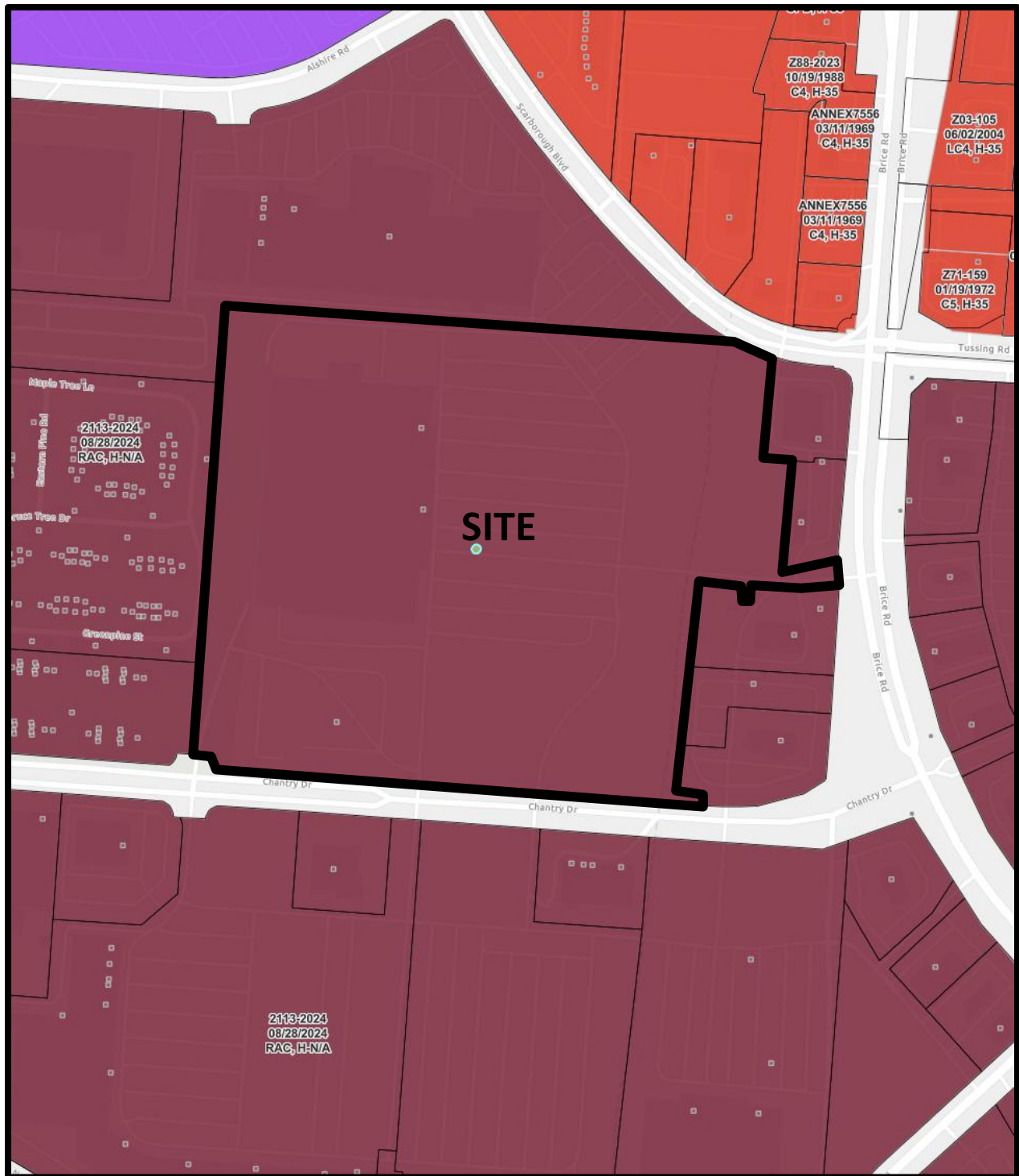
- 6) **34.E.20.09.F, Facade Transparency.** This section requires a minimum of 60% ground floor façade transparency on the front, and a 25% minimum on side streets.

The Applicant is requesting a variance to the minimum façade transparency requirements for ground floors from 60% to 53.6% for Parcel 1. This variance is not substantial.

The Applicant is requesting a variance to minimum façade transparency requirements for ground floors from 60% to 28.6% for Parcels 2 and 3 and as depicted on the attached elevations. While more substantial than the prior variance, it is to allow for greater consistency with the appearance of buildings in the area.

The Applicant is also requesting a variance to allow for a reduction on side streets from 25% minimum façade transparency to 0%. The Applicant does not plan to provide any windows or facades on the sides of the building. The sides of the buildings face internal, private streets and are not anticipated to need windows. This request is consistent with the character of the area.

The facades are as depicted on the elevations submitted herewith as Exhibit B, signed and dated July 28, 2026.



CV25-115
2675 Brice Rd.
Approximately 31.52 acres

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2675 Brice Rd.



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2675 Brice Rd.
Approximately 31.52 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV25-115

Address 2675 Brice Rd

Group Name FAR EAST AREA COMMISSION

Meeting Date January 6, 2026

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

☒ Approval

☐ Disapproval

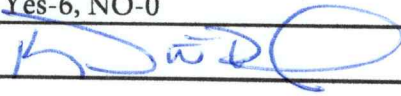
LIST BASIS FOR RECOMMENDATION:

Approved 6-0

Absent 1

Leave early 1

Vote Yes-6, NO-0

Signature of Authorized Representative 

Recommending Group Title Zone Chair

Daytime Phone Number 614-301-3104

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

Address: 111 N. Front St., Columbus, Ohio 43215

Email: zoninginfo@columbus.govWebsite: www.columbus.gov/bzs

Phone: 614-645-4522

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Project Disclosure Statement**

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO, COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Molly Gwinof (COMPLETE ADDRESS) Ice Miller LLP, 250 West Street, Suite 700, Columbus OH 43215

deposes and states that they are 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:

For Example: Name of Business or Individual

Contact name and number

Business or Individual's address; City, State, Zip Code

Number of Columbus-based employees

1. Tenby Development LLC 2. c/o Brant Murdock 2 Miranova Place, Suite 910 Columbus, Ohio 43214 - 9 employees	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

Signature of Affiant

Molly K. GwinSworn to before me and signed in the presence this 7th day of August, in the year 2026

Signature of Notary Public:

[Signature]

My Commission Expires:

N/A

This affidavit expires six (6) months after date of notarization.

Amy Eileen Flowers, Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.