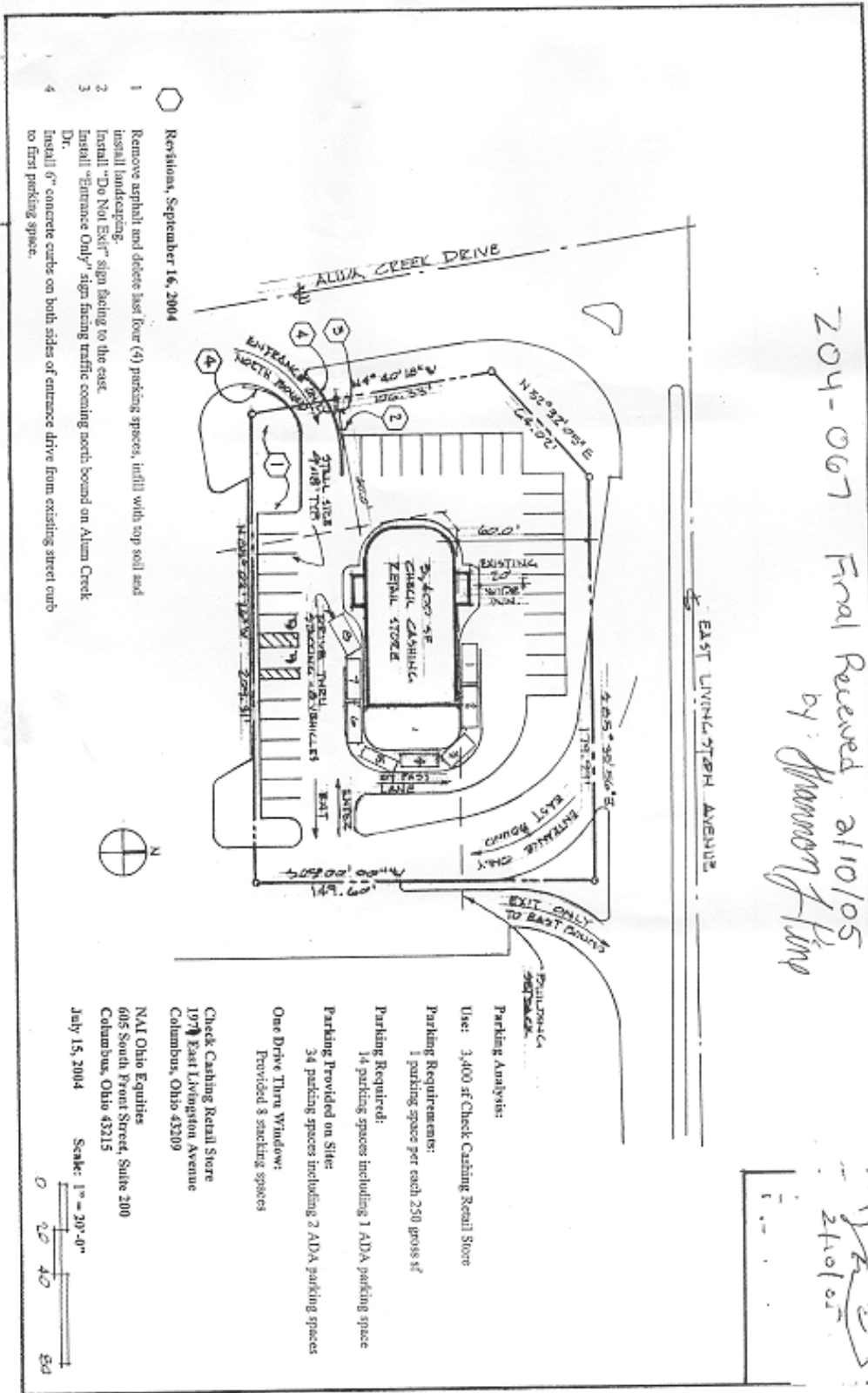


204-067 Final Revised 2/10/05  
 by Shannon King



- **Revisions, September 16, 2004**
- 1 Remove asphalt and delete last four (4) parking spaces, infill with top soil and install landscaping.
  - 2 Install "Do Not Exit" sign facing to the east.
  - 3 Install "Entrance Only" sign facing traffic coming north bound on Alum Creek Dr.
  - 4 Install 6" concrete curbs on both sides of entrance drive from existing street curb to first parking space.

**Parking Analysis:**  
 Use: 3,400 sf Check Cashing Retail Store  
 Parking Requirements:  
 1 parking space per each 250 gross sf  
**Parking Required:**  
 14 parking spaces including 1 ADA parking space  
**Parking Provided on Site:**  
 34 parking spaces including 2 ADA parking spaces  
**One Drive Thru Window:**  
 Provided 8 stacking spaces

**Check Cashing Retail Store**  
 197 1/2 East Livingston Avenue  
 Columbus, Ohio 43209

**NAT Ohio Equities**  
 605 South Front Street, Suite 200  
 Columbus, Ohio 43215  
 July 15, 2004

Scale: 1" = 20'-0"

Shannon King  
 2/10/05

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 13, 2004**

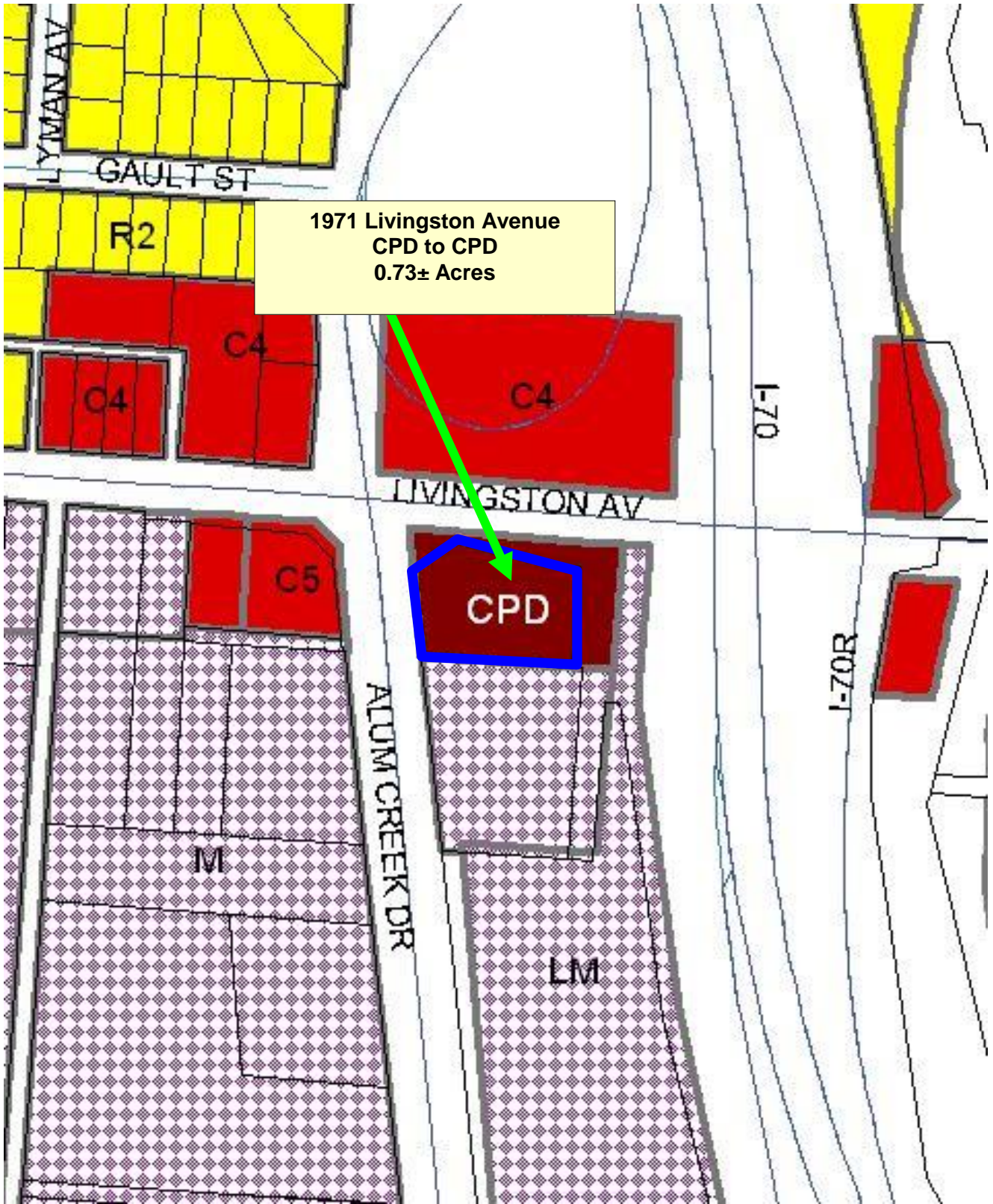
- 2. APPLICATION: Z04-067**  
**Location:** 1971 EAST LIVINGSTON AVENUE (43209), being 0.73± acres located at the southeast corner of East Livingston Avenue and Alum Creek Drive (010-096250).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Check cashing business.  
**Applicant(s):** Bryant Food Group, LLC; 1971 East Livingston Avenue; Columbus, Ohio 43209.  
**Property Owner(s):** Bryant Food Group, LLC; 1971 East Livingston Avenue; Columbus, Ohio 43209.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

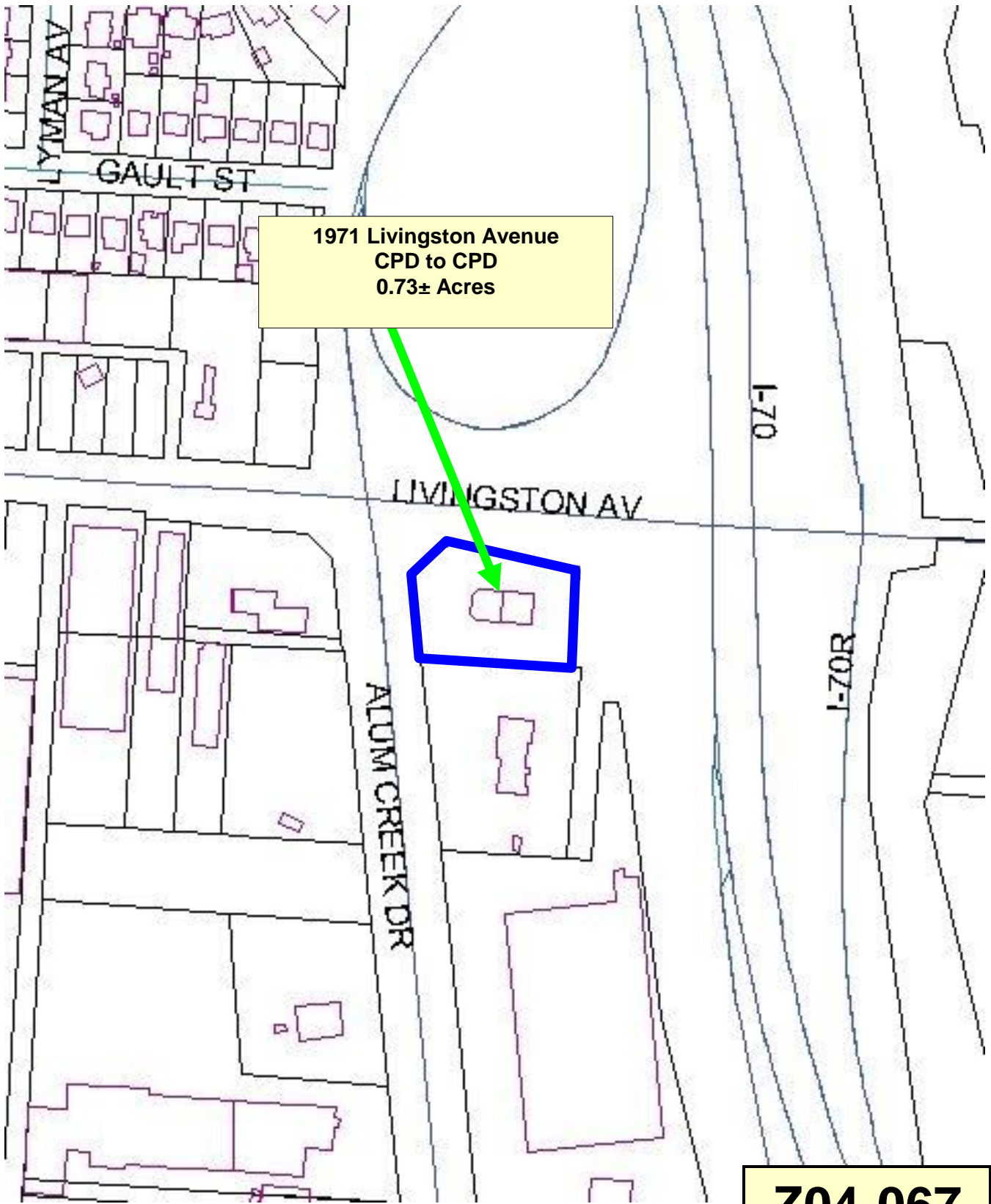
- o The 0.73-acre site is developed with a fast-food restaurant. The applicant requests the CPD, Commercial Planned Development District to convert the existing building into a check cashing business with a drive-thru.
- o The site is bordered by a free-way off-ramp to the north across East Livingston Avenue, Interstate-70 to the east, a fast-food restaurant to the south in the M, Manufacturing District, and a gas station and industrial development to the west in the C-5, Commercial and M, Manufacturing Districts, respectively.
- o The CPD text commits to use restrictions, lighting and graphics controls, and a variance for a fifty-three-foot building setback along East Livingston Avenue.
- o *The Columbus Thoroughfare Plan* identifies Livingston Avenue and Alum Creek Drive as 4-2D arterials requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant is requesting the CPD, Commercial Planned Development District to convert the existing building into a check cashing business with a drive-thru. The proposed CPD plan and text is consistent with the zoning and development patterns of the area.



**Z04-067**



**Z04-067**



Council of South Side Organizations  
Post Office Box 77542  
Columbus, Ohio 43207  
March 16, 2005

Dear City of Columbus Zoning:

Please allow this letter to serve as notification that the Council of South Side Organizations in agreement with the zoning request from Bryant Food Group LLC. Application Number: Z04-067/04335-0-00073

The Council of South Side Organizations is in support of the issue based on the information provided by the representatives from the community.

If you or any interested parties have any questions, please feel free to contact the zoning chairperson. Robert Patterson at 491-0840 or Post Office Box 77542 Columbus, Ohio 43207.

Address any future communications to:  
Council of South Side Organizations  
Mr. Robert L. Patterson  
Post Office Box 77542  
Columbus, Ohio 43207

Sincerely

Robert L. Patterson  
CSSO Second Vice-President  
Zoning Chairperson

Cc: CSSO file



**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

APPLICATION # 2.04-067

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) The Jeffrey A Bryant, Bryant Food Group  
of (COMPLETE ADDRESS) 1971 E Livingston Ave Col Ohio 43209  
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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Bryant Food Group LLC 1971 E Livingston Ave  
Columbus OH 43209

SIGNATURE OF AFFLIANT

[Signature] 2/29/05

Subscribed to me in my presence and before me this 29 day of MARCH, in the year 2005

SIGNATURE OF NOTARY PUBLIC

[Signature] Attorney 0051795

My Commission Expires:

DOES NOT EXPIRE

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here