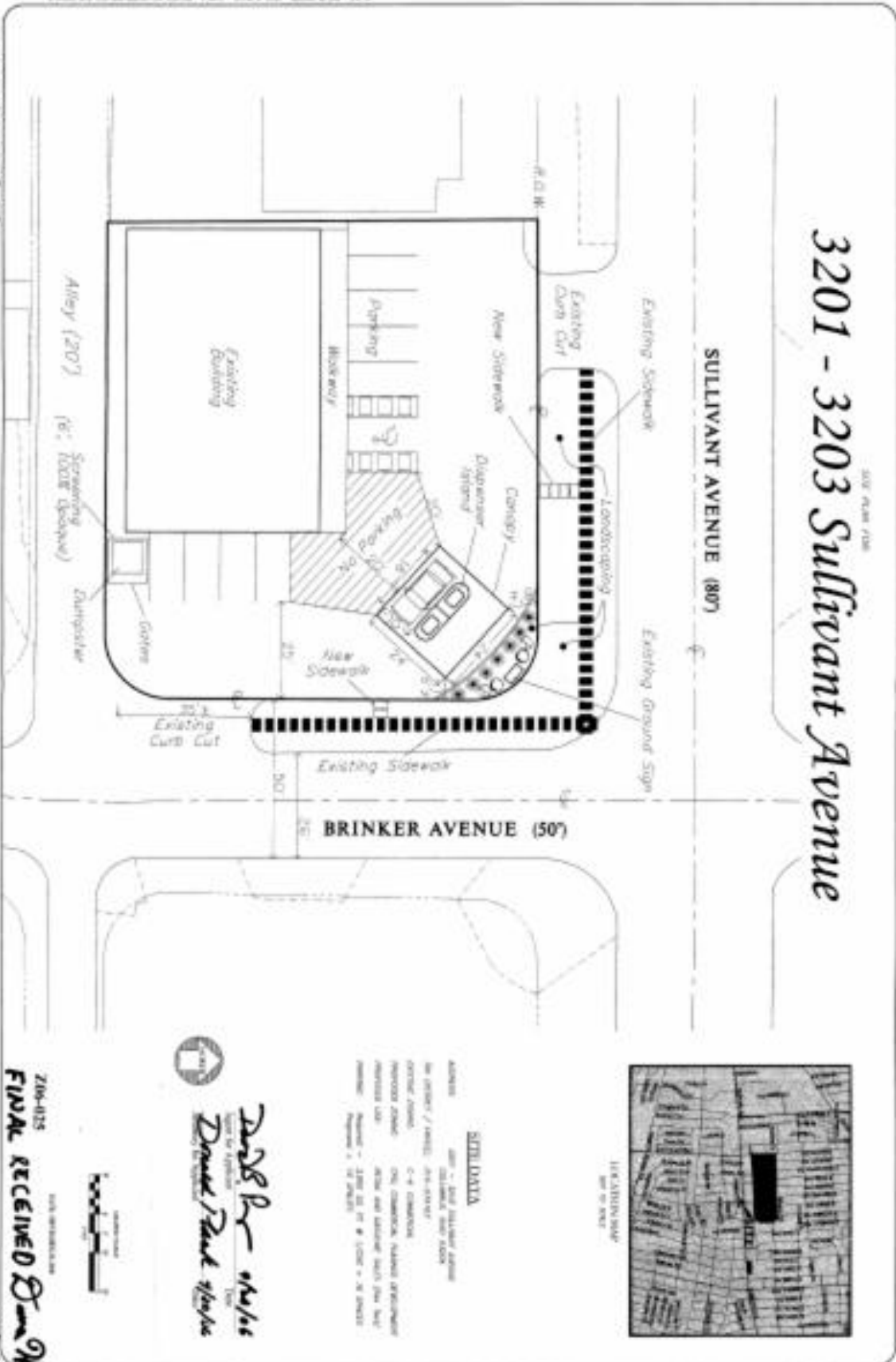


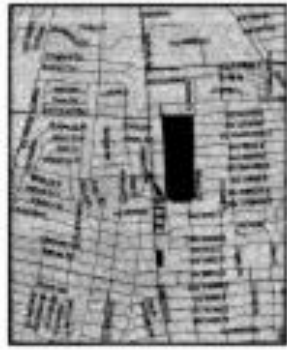
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# 3201 - 3203 Sullivant Avenue

SULLIVANT AVENUE (80')

BRINKER AVENUE (50')



LOCATION MAP

### NOTES

- 1. SEE ALL EXISTING UTILITIES
- 2. SEE ALL EXISTING UTILITIES
- 3. SEE ALL EXISTING UTILITIES
- 4. SEE ALL EXISTING UTILITIES
- 5. SEE ALL EXISTING UTILITIES
- 6. SEE ALL EXISTING UTILITIES
- 7. SEE ALL EXISTING UTILITIES
- 8. SEE ALL EXISTING UTILITIES
- 9. SEE ALL EXISTING UTILITIES
- 10. SEE ALL EXISTING UTILITIES

**David R. Smith**  
*David R. Smith*  
 David R. Smith  
 David R. Smith

Z06-025  
**FINAL RECEIVED**  
 10/18/06

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 8, 2006**

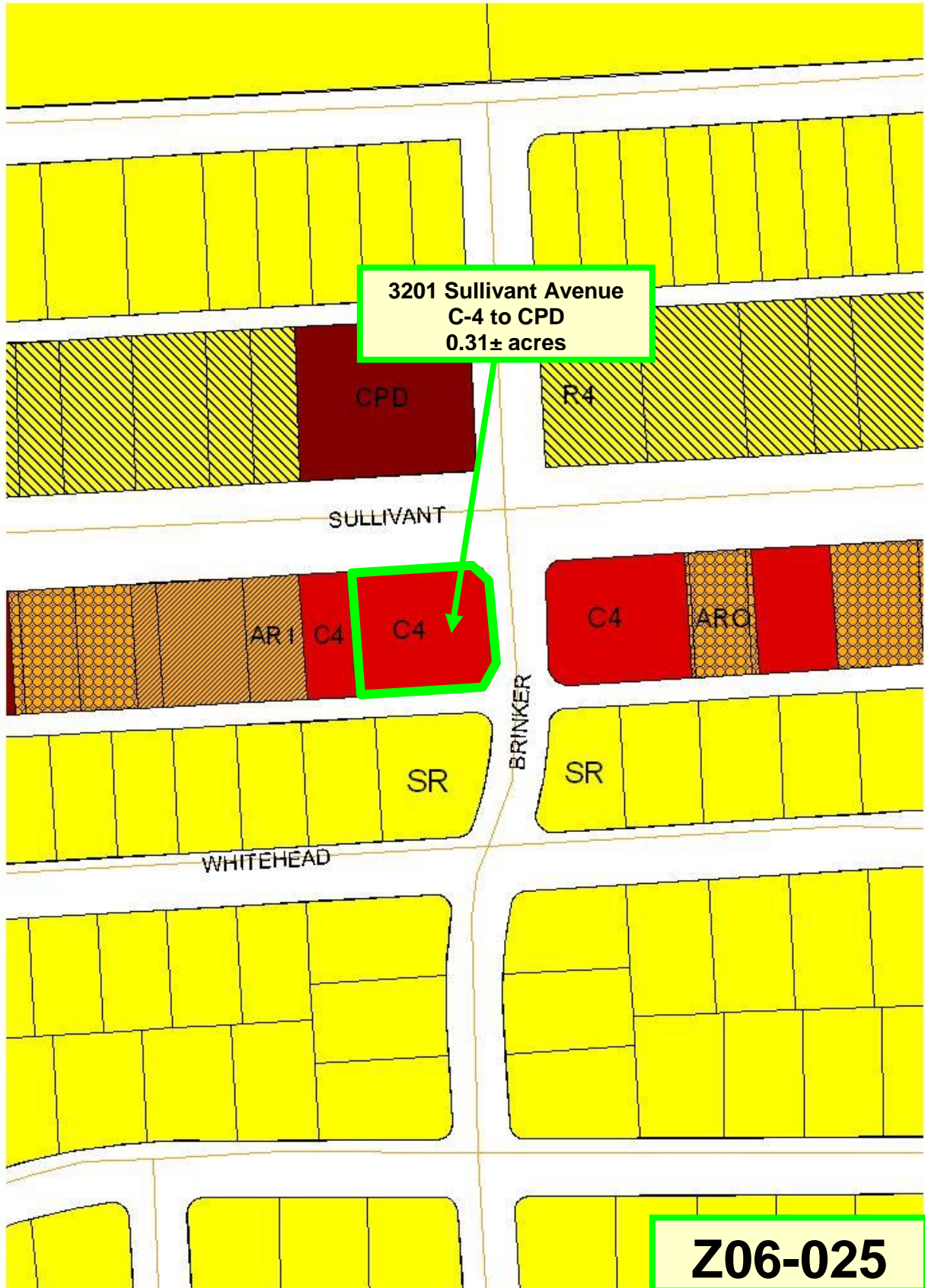
- 4. APPLICATION: Z06-025**  
**Location:** **3201 SULLIVANT AVENUE (43204)**, being 0.31± acres located at the southwest corner of Sullivant and Brinkner Avenues (010-034163; Greater Hilltop Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Retail, restaurant and fuel sales development.  
**Applicant(s):** Ely and Sypha Ham; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

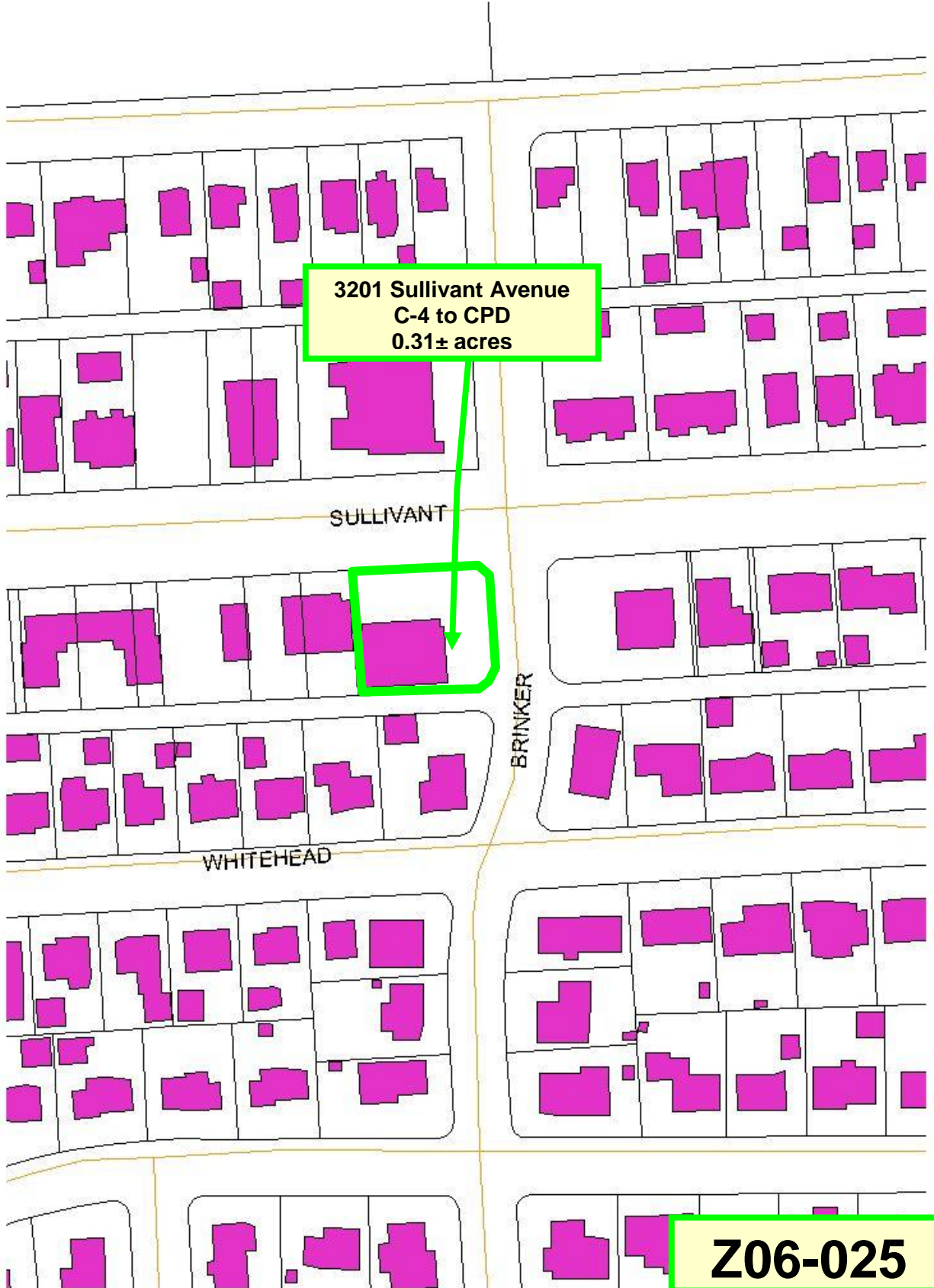
**BACKGROUND:**

- The applicant is requesting a rezoning to add gasoline sales to the existing C-4 uses on the site. The applicant is seeking a variance to have 10 parking spaces where 16 would be required, to maintain the existing 0 foot paving setback where 10 feet would be required and to reduce the building setbacks for the canopy to 8 feet along Sullivant Avenue and to 6 feet along Brinker Avenue.
- To the north across Sullivant Avenue is a fire station zoned in the CPD, Commercial Planned Development District. To the south across the alley are single-family dwellings in the SR, Suburban Residential District. To the east across Brinker Avenue are retail a in the C-4, Commercial District. To the west are retail uses in the C-4, Commercial District.
- The site is located within the boundaries the *Greater Hilltop Plan (2001)* but no specific recommendations are provided.
- The Commercial Planned Development Text limits the use to all C-4 uses and the gasoline sales. The text also provides for the closure of two curb cuts.
- This site lies within the boundaries of the Greater Hilltop Area Commission whose recommendation has not been received as of preparation of this report.
- The *Columbus Thoroughfare Plan* identifies Sullivant Avenue as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would permit the addition of one gasoline island to an existing commercial use. Due to the limited scale of the additional gasoline sales on the site, Staff finds this consistent with established zoning and development patterns of the area.





Z06-025

ORD 1893-2006

06/08/2006 08:53 FAX 6142281790

THE DAVID PERRY CO.

002/002

Jun 08 06 08:34a

Joan Hennessy

(614) 870-8338

p.2



**Department of Trade and Development  
Development Regulation Division**

1250 Fairwood Avenue  
Columbus, Ohio 43206-3372  
(614) 645-7314

**AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
STANDARDIZED RECOMMENDATION FORM**

GROUP NAME: GREATER HILLTOP

MEETING DATE: 6-6-06

SPECIFY CASE TYPE:  
(check only one)

- BZA Variance (Begins with "V")
- BZA Special Permit (Begins with "SP")
- Council Variance (Begins with "CV")
- Rezoning (Begins with "Z")
- Graphics Variance (Begins with "VG")
- Graphics Special Permit (Begins with "SPG")

CASE NUMBER: Z06-025 (3201-3203 SULLIVANT RD)

RECOMMENDATION:  
(check only one)

- Approval
- Disapproval
- Conditional Approval: (please list conditions below)  
[Area Commissions see note below\*]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

VOTE: 11-0

SIGNATURE OF AUTHORIZED REPRESENTATIVE: [Signature]  
(Signature)

GNAC ZONING CHAIR  
(Recommending Group Title)

870-5296  
(Daytime Phone Number)

Please fax this form to Zoning at 645-2463 within 48 hours of your meeting day;  
or mail to: Zoning - Regulations Division, 1250 Fairwood Avenue, Columbus, Ohio 43206.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

### 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

APPLICATION # Z06-025

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., Columbus, Ohio 3215  
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Ely and Sypha Ham 3225 Whitehead Road Columbus, Ohio 43204 No. of Employees: 2 (614) 274-3779	2. _____
3. _____	4. _____

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 18th day of September, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires 11-05-08