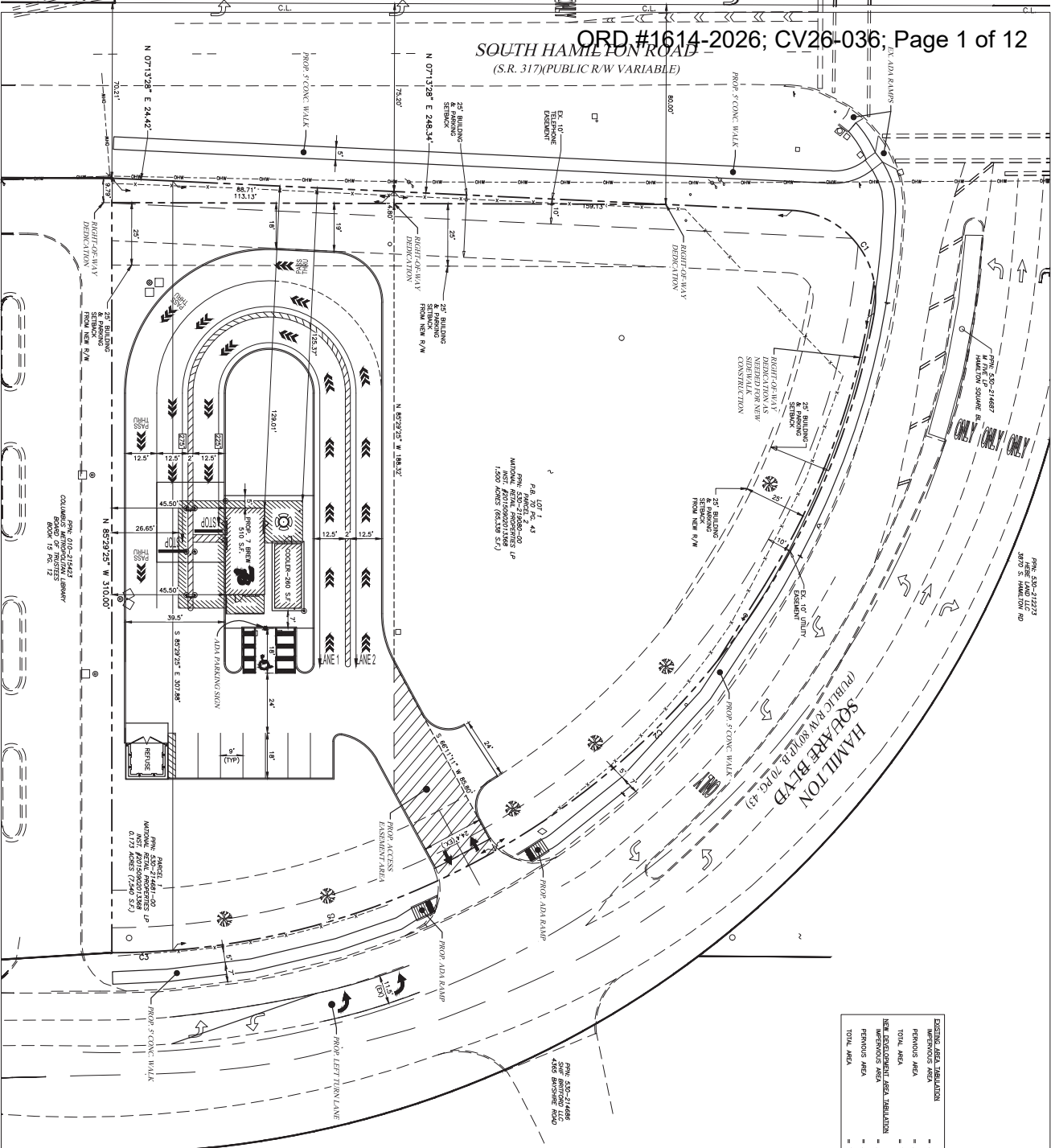


Final Site Plan Received 5.21.2026; CV26-036; Sheet 1 of 1



LINE	LENGTH	AREA	DELTA	TRANSIT	CHORD LENGTH	CHORD BEARING
C1	59.44'	35.00'	97°18'15"	39.77'	52.55'	N 59°55'28" E
C2	408.26'	310,007'	75°27'26"	238.84'	379.39'	S 37°44'02" E
C3	24.62'	310,007'	4°50'47"	12.22'	24.41'	S 07°15'02" W
C4	271.85'	310,007'	59°14'44"	145.35'	263.23'	S 59°20'28" E
C5	136.41'	310,007'	28°12'43"	69.33'	135.31'	S 12°30'42" E

EXISTING AREA TABULATION		PARKING SPACES, PROPOSED CONDITIONS	
AMPHIBIOUS AREA	= 45,661 S.F. (62,526)	1 SPACE PER 175 S.F.	
PERVIOUS AREA	= 27,212 S.F. (37,488)	1 SPACE PER 175 S.F.	
TOTAL AREA	= 72,873 S.F. (1,000 AC.)	= 29 = 1 SPACES REQUIRED	
NEW DEVELOPMENT AREA TABULATION		PARKING SPACES, PROPOSED CONDITIONS	
AMPHIBIOUS AREA	= 21,977 S.F. (28,616)	1 SPACE PER 175 S.F.	
PERVIOUS AREA	= 51,301 S.F. (73,396)	= 29 = 1 SPACES REQUIRED	
TOTAL AREA	= 73,278 S.F. (1,020 AC.)	8 SPACES REQUIRED	

EXISTING CONDITIONS:
 1 SPACE PER 175 S.F.
 1 SPACE PER 175 S.F.
 = 29 = 1 SPACES REQUIRED

PARKING PROVIDED:
 7 SPACES
 7 SPACES
 8 SPACES
 8 SPACES
 1 BROCKLE PARK REQUIRED

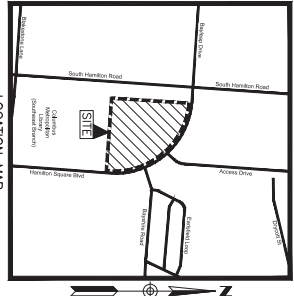
Project Title: 7 Brew Concept
Project Address: 3801 Hamilton Square Blvd., Groveport, OH 43125
Parcel ID: 530-21-9890 and 530-21-14681
Scope of Work:
 Existing Conditions:
 Proposed Conditions:
 Existing restaurant with drive-thru.
 Proposed 7 Brew coffee drive-thru and drive-thru canopy with existing infrastructure.
 ADA parking spaces and 7 standard parking spaces will be installed. A separate dumpster enclosure will be constructed on site as well.

Site Data Table
 Total Site Area: 1.57 +/- acres Entire Parcel
 Total Disturbed Area: 0.87 +/- acres 1st Floor Parcel
 Total Impervious Area: 1.50 acres
 Total Impervious Disturbed: 1.04 acres
 Pre-developed Impervious Area: 1.04 acres
 Post-developed Impervious Area: 0.89 acres

Zoning
 Subject Parcel: LC4
 North Parcel: LC4
 East Parcel: LC4 / ARLD
 South Parcel: LC4
 West Parcel: LC4

Parking
 Parking Calculations: 1 space per 175 S.F.
 No maximum
 Parking Required: 3 spaces
 Parking Provided: 8 spaces

Prohibit Table
 FPM Panel Number: 38046C034K
 Effective Date of FPM Panel: 6/17/2008
 Flood Zones: None and Zone X
 Any Floodway Fill or Obstruction: N/A



NOT TO SCALE (7/8 8943)
 LATITUDE: N 82°52'54.5" (-82.8819)
 LONGITUDE: W 82°52'54.5" (-82.8819)

GBC DESIGN, INC.
 665 White Pond Dr., Akron, OH 44320-1128
 Phone: 330-936-0489 www.gbcdesign.com

7 BREW COFFEE
GROVEPORT

HAMILTON SQUARE BOULEVARD
COLUMBUS, OHIO

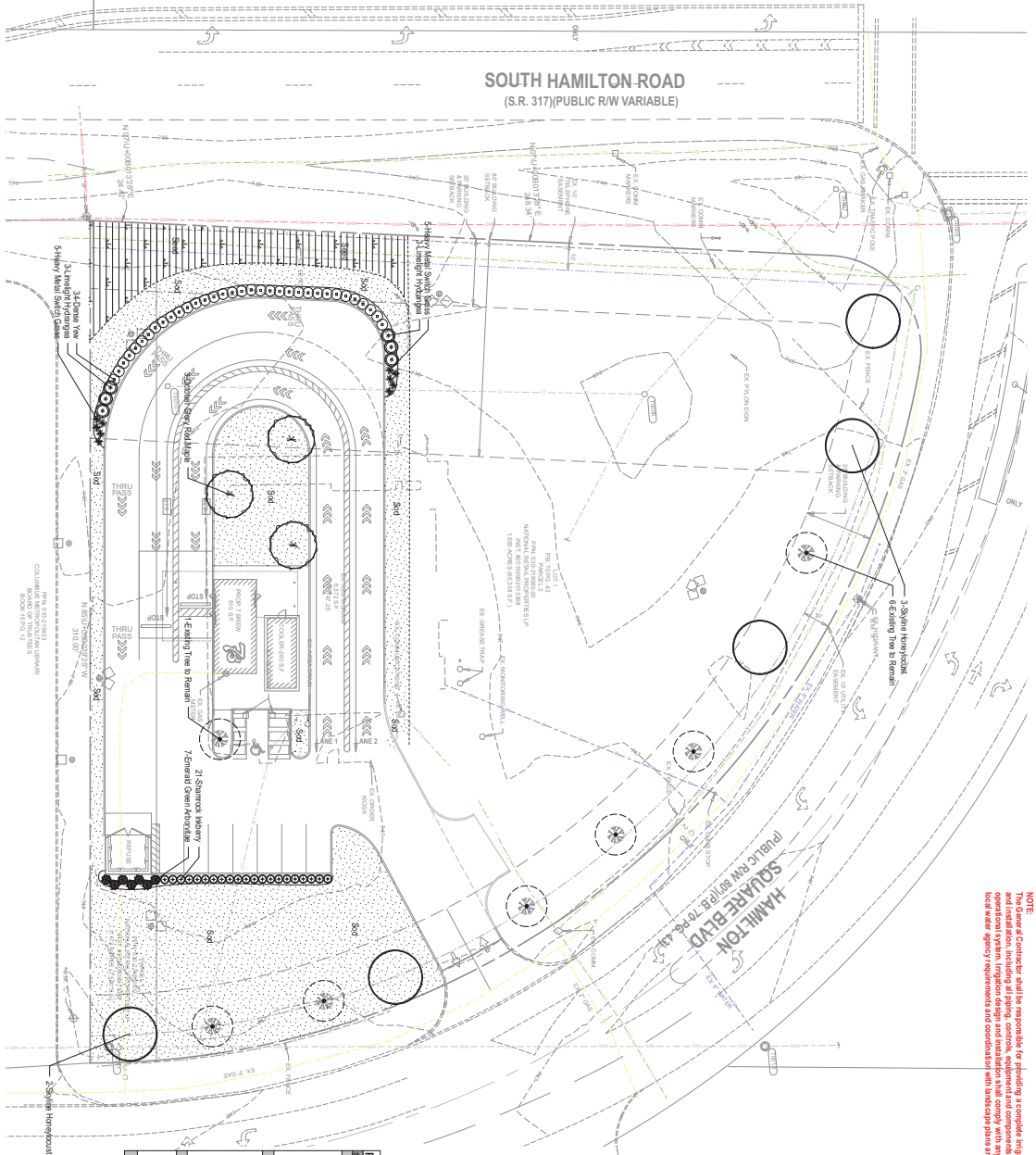
PROJECT NUMBER: 5810
 DATE: 05/21/2026
 REVISION:

1 OF 1

SITE PLAN

PLAZA DR. HAMILTON ROAD LLC
3007 S. HAMILTON RD.

SOUTH HAMILTON ROAD
(S.R. 317)/PUBLIC R/W VARIABLE



NOTE:
The General Contractor shall be responsible for providing a complete irrigation system design, including a detailed irrigation system layout and installation that complies with any applicable codes, local water agency requirements and coordination with landscape plans and site plans.

GENERAL LANDSCAPE NOTES

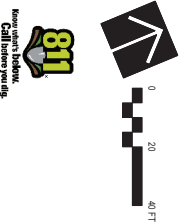
1. All existing grass shall be removed and replaced with the following: 100% grass seed and fertilizer applied to existing soil.
2. Contractor is responsible for locating and protecting all existing utilities and structures.
3. For any existing trees that remain, the contractor is responsible for providing them with adequate irrigation and protection from damage during construction.
4. Contractor is responsible for understanding and adhering to all applicable codes, ordinances, and regulations regarding tree preservation and removal. All trees to be removed shall be removed in a manner that minimizes damage to the remaining trees.
5. All planting areas shall be cleared of construction debris, rocks, and other materials prior to planting.
6. Topsoil shall be added over the subgrade. Graded areas shall be covered with appropriate vegetation or mulch to prevent erosion.
7. All planting areas shall be watered and fertilized as required by the applicable codes, ordinances, and regulations.
8. All planting areas shall be watered and fertilized as required by the applicable codes, ordinances, and regulations.
9. All planting areas shall be watered and fertilized as required by the applicable codes, ordinances, and regulations.
10. All planting areas shall be watered and fertilized as required by the applicable codes, ordinances, and regulations.
11. All planting areas shall be watered and fertilized as required by the applicable codes, ordinances, and regulations.
12. All planting areas shall be watered and fertilized as required by the applicable codes, ordinances, and regulations.

Landscape Requirements

General Landscaping	Required
1. Streets for screening must be 2' x 6" x 8"	Required
2. Streets for screening must be 2' x 6" x 8"	Required
3. Streets for screening must be 2' x 6" x 8"	Required
4. Streets for screening must be 2' x 6" x 8"	Required
5. Streets for screening must be 2' x 6" x 8"	Required
6. Streets for screening must be 2' x 6" x 8"	Required
7. Streets for screening must be 2' x 6" x 8"	Required
8. Streets for screening must be 2' x 6" x 8"	Required
9. Streets for screening must be 2' x 6" x 8"	Required
10. Streets for screening must be 2' x 6" x 8"	Required
11. Streets for screening must be 2' x 6" x 8"	Required
12. Streets for screening must be 2' x 6" x 8"	Required

PLANT SCHEDULE

Plant Name	Quantity	Plant Size	Remarks
1. General Landscaping	10	10"	10"
2. Streets for screening	11	11"	11"
3. Streets for screening	12	12"	12"
4. Streets for screening	13	13"	13"
5. Streets for screening	14	14"	14"
6. Streets for screening	15	15"	15"
7. Streets for screening	16	16"	16"
8. Streets for screening	17	17"	17"
9. Streets for screening	18	18"	18"
10. Streets for screening	19	19"	19"
11. Streets for screening	20	20"	20"
12. Streets for screening	21	21"	21"
13. Streets for screening	22	22"	22"
14. Streets for screening	23	23"	23"
15. Streets for screening	24	24"	24"
16. Streets for screening	25	25"	25"
17. Streets for screening	26	26"	26"
18. Streets for screening	27	27"	27"
19. Streets for screening	28	28"	28"
20. Streets for screening	29	29"	29"
21. Streets for screening	30	30"	30"
22. Streets for screening	31	31"	31"
23. Streets for screening	32	32"	32"
24. Streets for screening	33	33"	33"
25. Streets for screening	34	34"	34"
26. Streets for screening	35	35"	35"
27. Streets for screening	36	36"	36"
28. Streets for screening	37	37"	37"
29. Streets for screening	38	38"	38"
30. Streets for screening	39	39"	39"
31. Streets for screening	40	40"	40"
32. Streets for screening	41	41"	41"
33. Streets for screening	42	42"	42"
34. Streets for screening	43	43"	43"
35. Streets for screening	44	44"	44"
36. Streets for screening	45	45"	45"
37. Streets for screening	46	46"	46"
38. Streets for screening	47	47"	47"
39. Streets for screening	48	48"	48"
40. Streets for screening	49	49"	49"
41. Streets for screening	50	50"	50"
42. Streets for screening	51	51"	51"
43. Streets for screening	52	52"	52"
44. Streets for screening	53	53"	53"
45. Streets for screening	54	54"	54"
46. Streets for screening	55	55"	55"
47. Streets for screening	56	56"	56"
48. Streets for screening	57	57"	57"
49. Streets for screening	58	58"	58"
50. Streets for screening	59	59"	59"
51. Streets for screening	60	60"	60"
52. Streets for screening	61	61"	61"
53. Streets for screening	62	62"	62"
54. Streets for screening	63	63"	63"
55. Streets for screening	64	64"	64"
56. Streets for screening	65	65"	65"
57. Streets for screening	66	66"	66"
58. Streets for screening	67	67"	67"
59. Streets for screening	68	68"	68"
60. Streets for screening	69	69"	69"
61. Streets for screening	70	70"	70"
62. Streets for screening	71	71"	71"
63. Streets for screening	72	72"	72"
64. Streets for screening	73	73"	73"
65. Streets for screening	74	74"	74"
66. Streets for screening	75	75"	75"
67. Streets for screening	76	76"	76"
68. Streets for screening	77	77"	77"
69. Streets for screening	78	78"	78"
70. Streets for screening	79	79"	79"
71. Streets for screening	80	80"	80"
72. Streets for screening	81	81"	81"
73. Streets for screening	82	82"	82"
74. Streets for screening	83	83"	83"
75. Streets for screening	84	84"	84"
76. Streets for screening	85	85"	85"
77. Streets for screening	86	86"	86"
78. Streets for screening	87	87"	87"
79. Streets for screening	88	88"	88"
80. Streets for screening	89	89"	89"
81. Streets for screening	90	90"	90"
82. Streets for screening	91	91"	91"
83. Streets for screening	92	92"	92"
84. Streets for screening	93	93"	93"
85. Streets for screening	94	94"	94"
86. Streets for screening	95	95"	95"
87. Streets for screening	96	96"	96"
88. Streets for screening	97	97"	97"
89. Streets for screening	98	98"	98"
90. Streets for screening	99	99"	99"
91. Streets for screening	100	100"	100"



Final Landscape Plan Received 5.19.2026; CV26-036; Sheet 1 of 1

PERMIT
L-100

Landscape Plan

DRIVE THRU COFFEE

PROJECT OF
MOTELY 7 BREW, LLC

111 WEST 39TH STREET
VANCOUVER, WA 98660

CONTACT: MR. MATT COOK
EMAIL: MCOOK@ANCHORPOINTMG.COM

LANDSCAPE ARCHITECT
LICENSE NO. 220969





MLD STUDIO
Landscape Architecture

51 Old Canton Street
Alpharetta, GA 30009

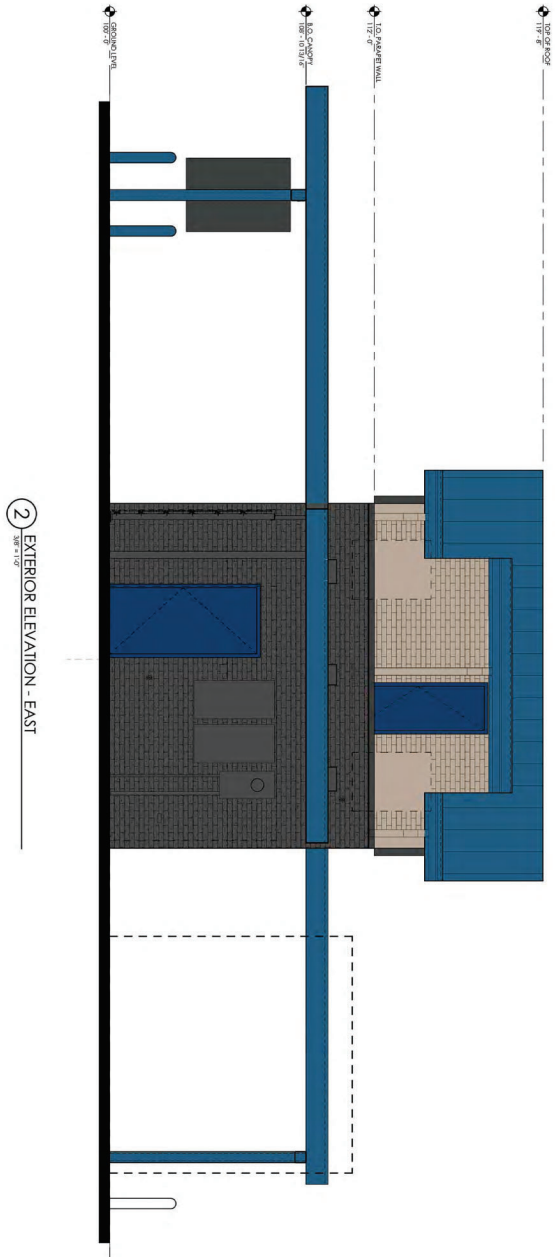
770.442.8171

M/D PROJECT #: 2026033
DATE: 5/23/26
REVISION:
NO. DATE BY DESCRIPTION
1 5/19/26 AN CMT/COMMENTS

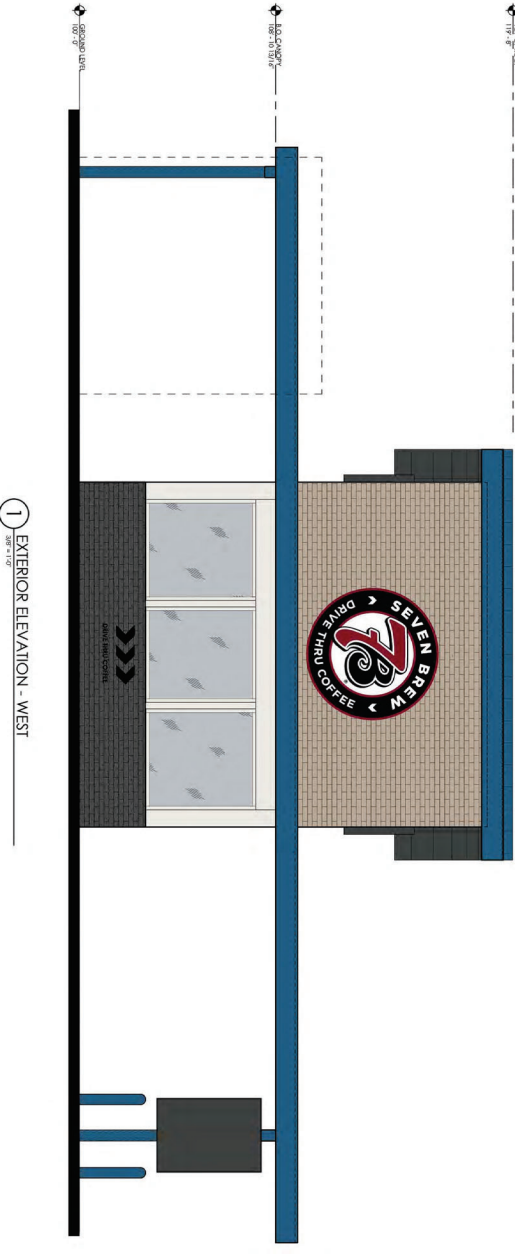
EXTERIOR FINISH LEGEND

-  Brick
-  Nichiha Modernbrick Midnight
-  Brick Nichiha Canyonbrick Shale Brown
-  Broke Metal Pacific Blue Columns, Fascia, and Roof
-  White Metal Storefront and Windows
-  Coping Cap, Soffit Matte Black
-  Mech./ Elec. Equipment.
-  Doors Honorable Blue (SW6811)

NOTE:
ALL SIGNAGE SHOWN
IS CONCEPTUAL

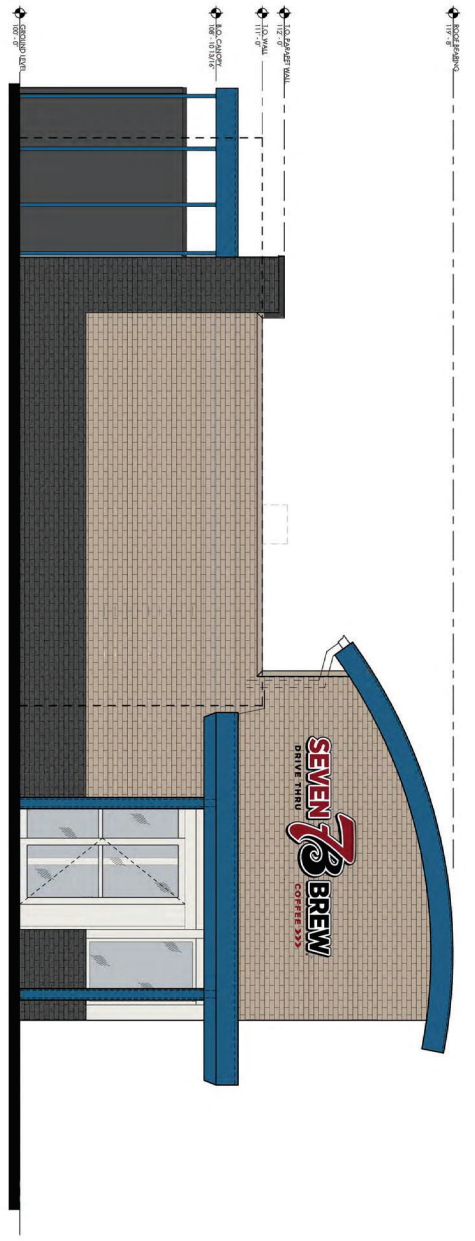


2 EXTERIOR ELEVATION - EAST



1 EXTERIOR ELEVATION - WEST

Planning A2.1 EXTERIOR ELEVATIONS	7 BREW COFFEE GROVEPORT HAMILTON SQUARE BOULEVARD COLUMBUS, OHIO 43125	GBC DESIGN, INC. <small>565 White Pond Dr. Akron, OH 44320-1123 Phone 330-836-0228 www.GBCDesign.com</small>	<small> ARCHITECT OF RECORD NAME: JOHN Q. EATY LICENSE NUMBER: 103127 LICENSE EXPIRATION DATE: 03/17 PROJECT NUMBER: 1614 DATE: 5/24/26 SCALE: AS SHOWN REVISION: 4/17/26 APPROVED: 5/19/26 </small>	 
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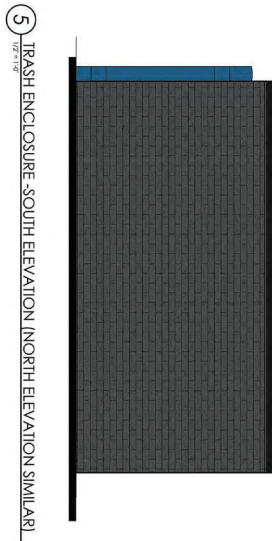
1 EXTERIOR ELEVATION - NORTH



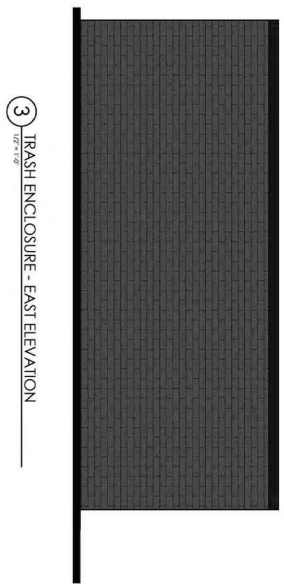
2 EXTERIOR ELEVATION - SOUTH

NOTE:
ALL SIGNAGE SHOWN
IS CONCEPTUAL

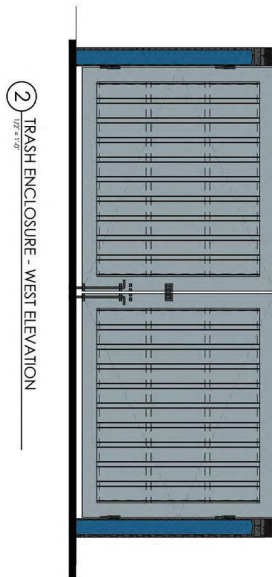
<p>Planning A2.2 EXTERIOR ELEVATIONS</p>	<p>7 BREW COFFEE GROVEPORT HAMILTON SQUARE BOULEVARD COLUMBUS, OHIO 43125</p>	<p>GBC DESIGN, INC. 565 White Pond Dr. Akron, OH 44320-1123 Phone 330-536-0228 www.GBCDesign.com</p>	<p>ARCHITECT OF RECORD NAME: JOHN Q. ELEY LICENSE NO. 6482 LICENSE EXPIRATION DATE: 03/31/27 PROJECT NUMBER: 1614 DATE: 5/24/26 SCALE: AS SHOWN INCHES: 1/8" = 1'-0" DATE: 4/7/26 BY: JQ CHECKED: JQ DATE: 5/19/26</p> 	
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5 TRASH ENCLOSURE - SOUTH ELEVATION (NORTH ELEVATION SIMILAR)



3 TRASH ENCLOSURE - EAST ELEVATION



2 TRASH ENCLOSURE - WEST ELEVATION

Planning
TRASH ENCLOSURE DETAILS
A6.1

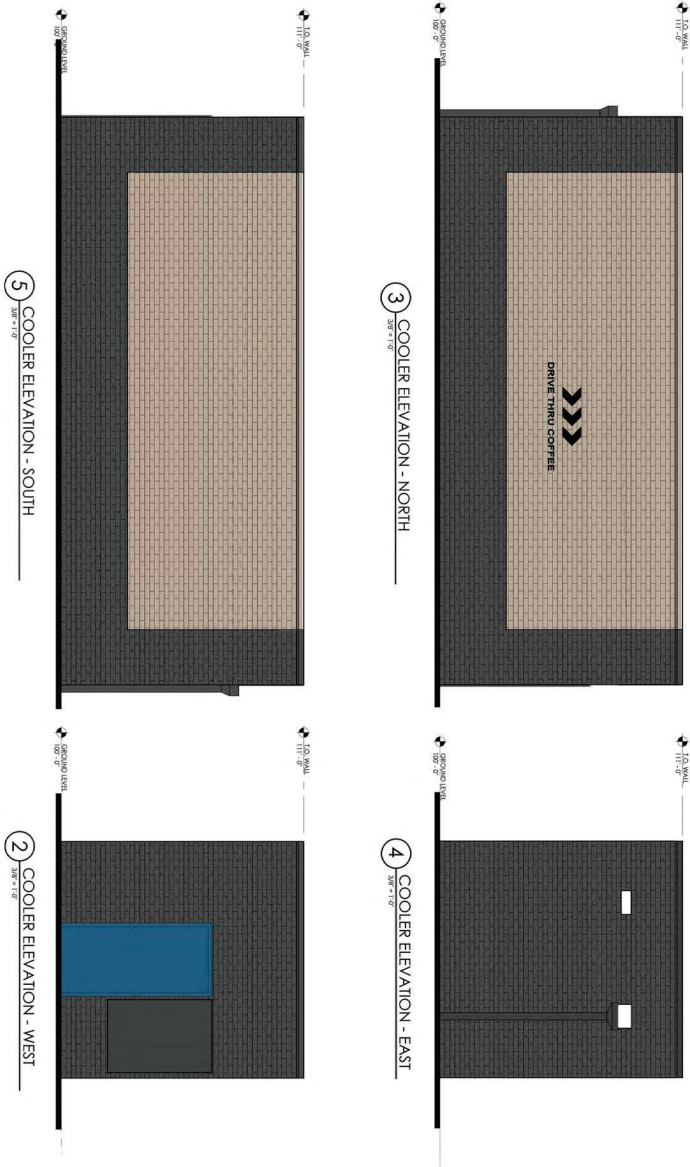
7 BREW COFFEE GROVEPORT
HAMILTON SQUARE BOULEVARD
COLUMBUS, OHIO 43125

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-536-0225 www.GBCDesign.com

ARCHITECT OF RECORD
NAME: JOHN D. ELLER
LICENSE NO. 9482
LICENSE EXPIRATION DATE: 12/31/27
DATE: 5/20/26
SHEET: 3 OF 4
PROJECT NUMBER: 1614-2026-036
REVISION:



NOTE:
ALL SIGNAGE SHOWN
IS CONCEPTUAL



Planning
REMOTE COOLER DETAILS
A7.1

**7 BREW COFFEE
GROVEPORT**
HAMILTON SQUARE BOULEVARD
COLUMBUS, OHIO 43125

GBC DESIGN, INC.
365 White Pond Dr. Akron, OH 44320-1123
Phone 330-536-4225 www.GBCDesign.com

ARCHITECT OF RECORD
NAME: JOHN Q. ELLER
LICENSE NO. 5882
LICENSE EXPIRATION DATE: 12/31/27
PROJECT NUMBER: 5818
DATE: 5/8/26
SCALE: 1/8"=1'-0"
PROJ: 5/19/26



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

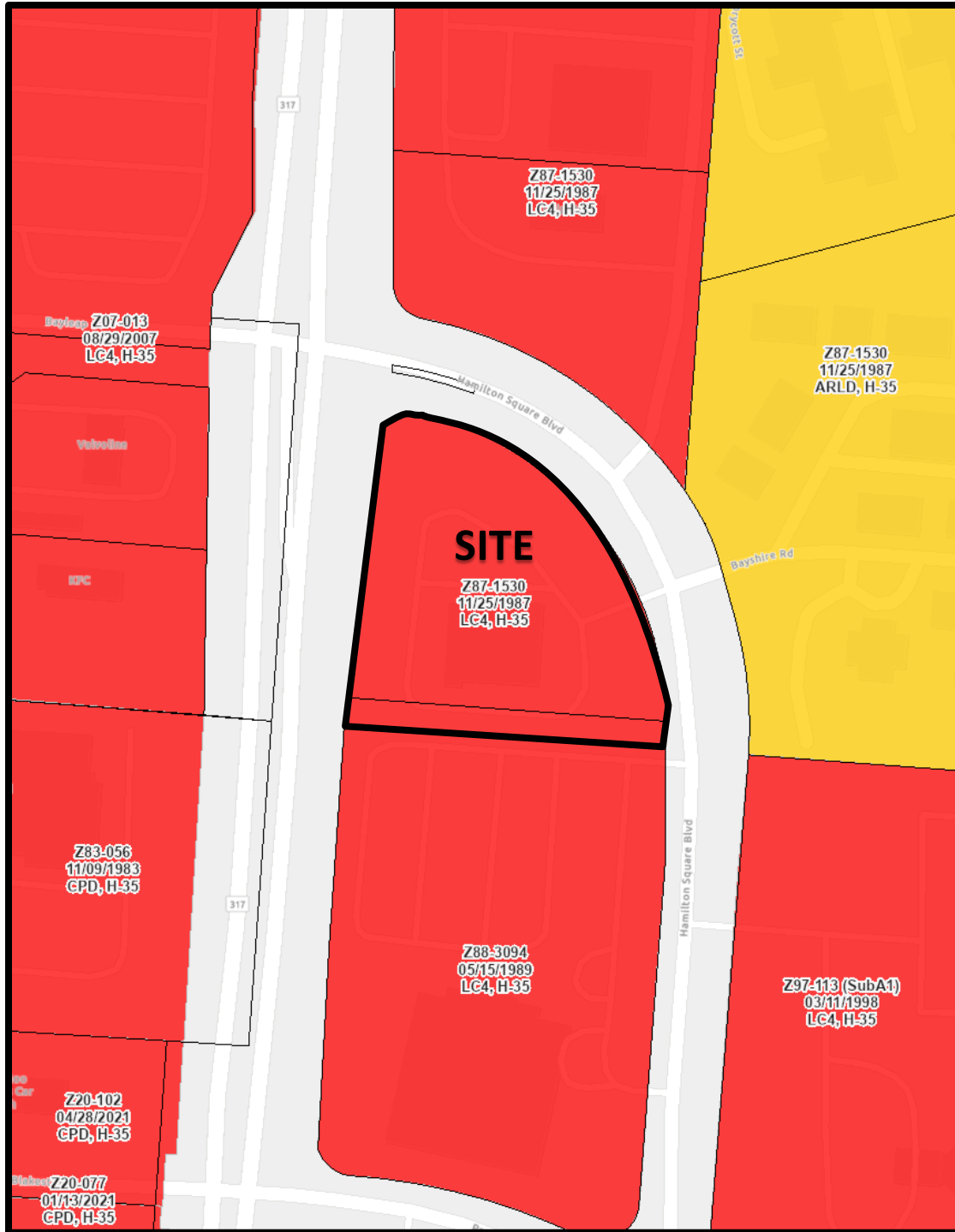
APPLICATION: CV26-036
Location: 3920 HAMILTON SQUARE BLVD., being 1.67± acres located at the southeast corner of Hamilton Square Boulevard and South Hamilton Road (530-219080 and 530-214681; Greater South East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Proposed Use: Drive-thru only coffee shop.
Applicant(s): Drew Ponton c/o Allan Wiley, Agent; GBC Design, Inc.; 565 White Pond Drive; Akron, OH 44320.
Owner(s): Groveport OH Realty Ventures LLC; 700 Providence Highway; Norwood, MA 02062.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

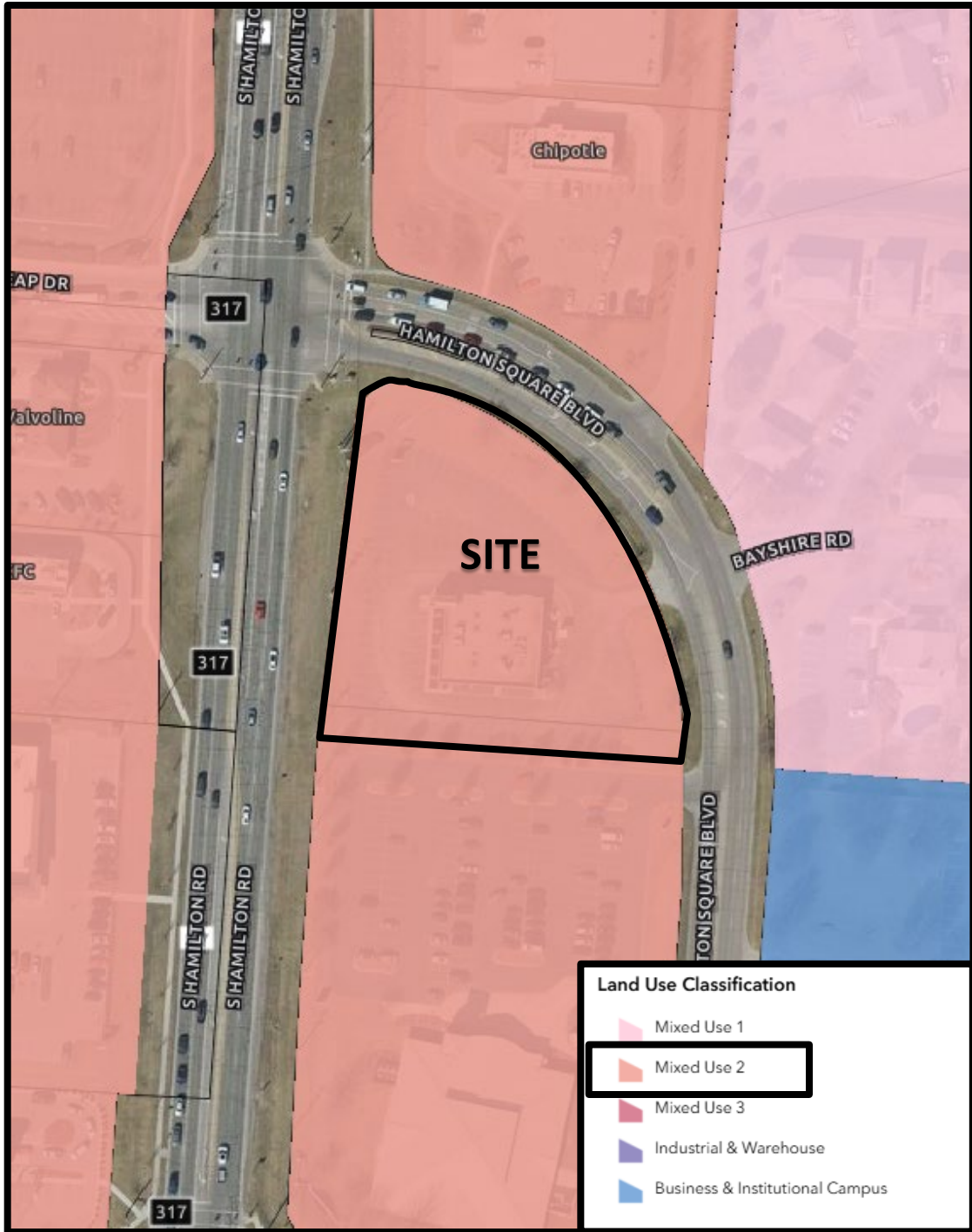
- The site consists of two parcels developed with a former restaurant in the L-C-4, Limited Commercial District. The existing L-C-4 district allows limited C-4 uses and includes text commitments to signage and setbacks. The requested Council variance will allow a drive-thru only coffee shop with no indoor seating. A variance to deviate from the parking setback limitations contained in the limitation text of Ordinance #2194-87 (Z87-1530) to allow a reduced parking setback along South Hamilton Road from 25 feet to 18 feet is also included in this request.
- A Council variance is required because the L-C-4 district does not allow drive-thru only uses with no indoor seating.
- North and west of the site are restaurants in the L-C-4, Limited Commercial District. South of the site is a library in the L-C-4, Limited Commercial District. East of the site is a multi-unit residential development in the ARLD, Apartment Residential District. West of the site is an automobile repair facility in the L-C-4, Limited Commercial District.
- The site is within the planning area of the *Columbus Growth Strategy* (2026), which recommends “Mixed Use 2” land uses for this location.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The request is consistent with the *Columbus Growth Strategy's* land use recommendation of “Mixed Use 2”. Staff notes the site plan demonstrates adequate screening between the drive-thru and neighboring properties.



CV26-036
3920 Hamilton Square Blvd.
Approximately 1.67 acres



Columbus Growth Strategy (2026)

CV26-036
3920 Hamilton Square Blvd.
Approximately 1.67 acres



CV26-036
3920 Hamilton Square Blvd.
Approximately 1.67 acres

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type **BZA Variance / Special Permit**
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

ed

Vote _____

Signature of Authorized Representative  _____

Recommending Group Title _____

Daytime Phone Number _____

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV26-036

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.

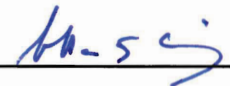
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Allan Wiley
of (COMPLETE ADDRESS) 565 White Pond Drive, Akron, OH 44320
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

<p>1. Motley 7 Brew, LLC Drew Ponton - 614-937-7095 600 East Las Colinas Blvd, Suite 1700 Irving, TX 75039 Employees - 0</p>	<p>2. Groveport OH Realty Ventures LLC Scott Weymouth - 508-641-5557 700 Providence Highway Norwood, MA 02062 Employees - 0</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

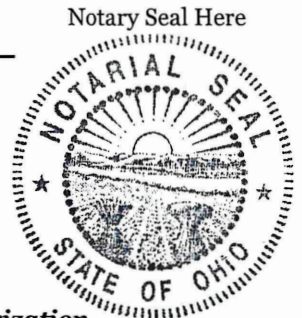
SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 24 day of March, in the year 2026


SIGNATURE OF NOTARY PUBLIC

August 29, 2026
My Commission Expires

Hope R. Gergel
Notary Public, State of Ohio
My Commission Expires:
August 29, 2026



This Project Disclosure Statement expires six (6) months after date of notarization.