

CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
CERTIFICATE OF APPROPRIATENESS APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$240.00

Applicant: Brian Reynolds

Address/City/State/Zip: 165 N 5th Street/Columbus/OH/43215

Email Address: breynolds@archall.com

Phone No: 614-469-7500 Cell Phone No: _____ Fax No: 614-469-0500

Property Owner: Germain Real Estate Company, LLC

Address/City/State/Zip: 7250 Sawmill Rd./Columbus/OH/43235

Email Address: rgermain@germain.com

Phone No: 614-452-9775 Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: Architectural Alliance

Address/City/State/Zip: 165 N 5th Street/Columbus/OH/43215

Email Address: breynolds@archall.com

Phone No: 614-469-7500 Cell Phone No: _____ Fax No: 614-469-0500

Property Address: 378 W Olentangy Street/Powell/OH/43065

Lot Number/Subdivision: 31942602021001 Existing Use: automotive sales and repair Proposed Use: automotive sales and repair

Proposed type of Environmental Change: demolish existing buildings and regrade and hydro-seed site in preparation for future development

Checklist:

- ☒ Attach **10 copies** of plot plan as well as any other drawings or written material that will help the Administration and Commission understand the nature of the proposal.
- ☒ Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
- ☒ Provide a PDF copy of all plans, drawings, text, any other items, and application on a CD.
- ☒ Attach the required fee - \$240.00

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant

Brian Reynolds

Date:

2/3/2015

Office Use

Received

Office Use

AMT

\$ 240.00

TYPE/DATE

CK 32443 2/3/15

RECEIPT #

6403

PAYOR

Brian Reynolds

Payment



**Project Description: Germain Collision Center Powell, OH
Certificate of Appropriateness Submittal (2/3/2015)**

Germain Real Estate is seeking approval to demolish the existing front buildings (former home of Auto Assets nearest W Olentangy Street) and maintain the existing warehouse building (closer to Case Ave). The proposed plans also show a desired new curb cut from Industrial Park Place that will align with the Village Pointe Drive installed during the recently completed Auto Assets development. This new curb cut also roughly aligns with the existing curb cut on the west side of Industrial Park Place.

Areas of the existing warehouse building that are exposed from the demolition will be patched and repaired to closely match the existing building. New evergreen plantings will be used to screen the existing warehouse building that is to remain. The areas where existing buildings are being removed will be re-graded and hydro-seeded to create a maintained lawn condition until the future development occurs.

The existing chain link fencing will be modified to create a secured access area for the existing Germain Collision Center. There are no proposed changes to the existing surface material of the fenced in area at this time.

Plans for the future development of the site area where the buildings are being demolished will be submitted when they are available.

**GERMAIN
COLLISION CENTER**
354 OLENTANGY STREET, POWELL, OH. 43065

DRAWING SET

- ☒ 01 | 28 | 2015 preliminary
- ☐ check
- ☐ bid
- ☐ permit
- ☐ construction

REVISIONS

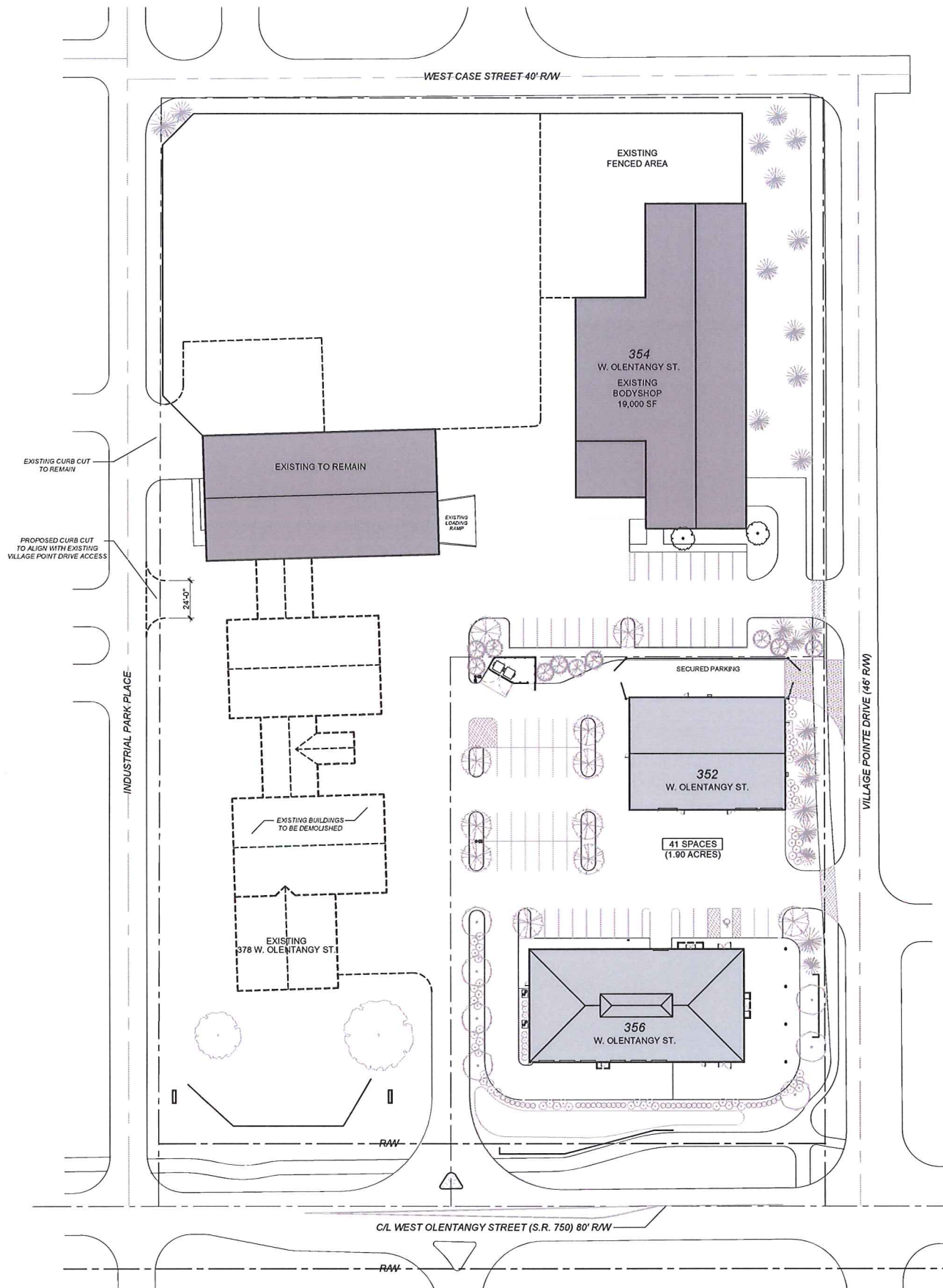
- △
- △
- △
- △
- △
- △
- △
- △
- △
- △

SEAL

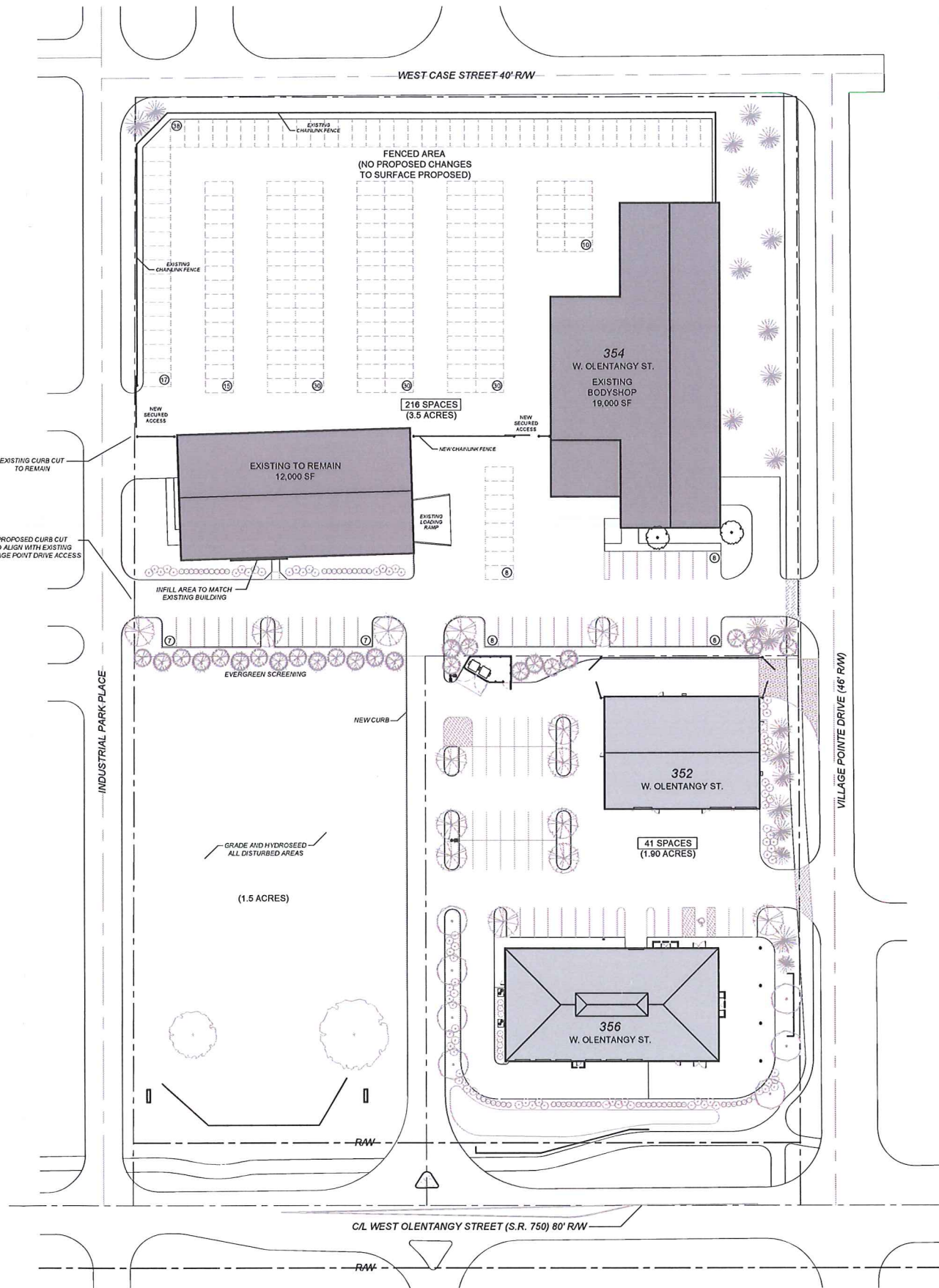
PROJECT NUMBER
A15-006

SHEET TITLE
PROPOSED DEMOLITION SITE PLAN +
PROPOSED SITE PLAN
SHEET NUMBER

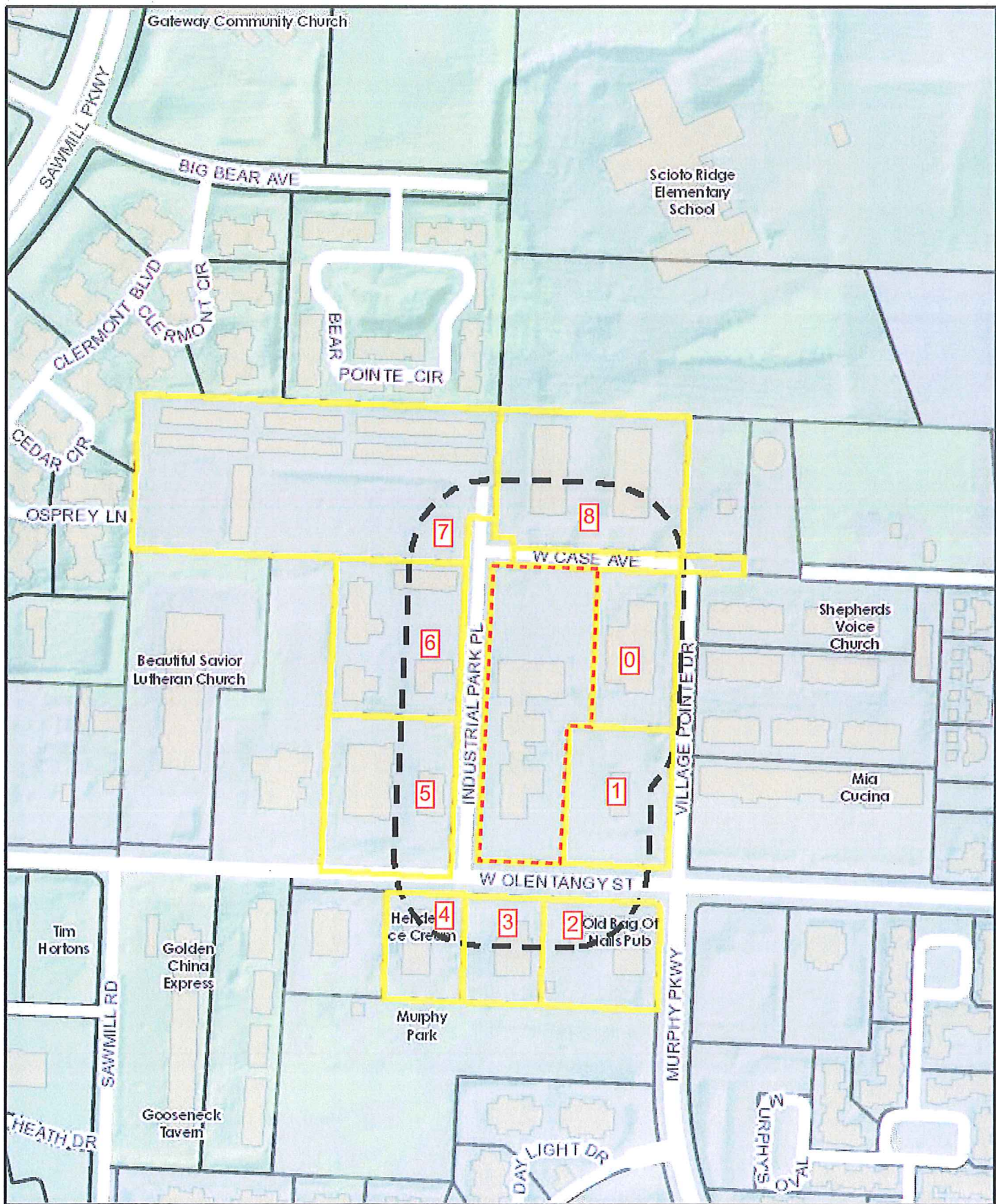
A1.01



1 PROPOSED DEMOLITION PLAN
SCALE 1" = 40'-0"



2 PROPOSED SITE PLAN
SCALE 1" = 40'-0"

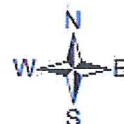


Proximity Report 250 feet

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-633-2201). Please report any errors or omissions to the Delaware County Auditor's office at delco@delaware.oh.us. Prepared by: Delaware County Auditor's GIS Office



Delaware County Auditor
George Keitas



Printed on 1/20/2015



List of Property Owners within 250ft radius: (See Map)

0.

PARCEL NO 31942602020000
OWNER GERMAIN REAL ESTATE COMPANY LLC
MAILADDR1 7250 SAWMILL RD
MAILADDR2 COLUMBUS OH 43235

1.

PARCEL NO 31942602020001
OWNER DOGWOOD ENTERPRISES LIMITED PARTNERSHIP
MAILADDR1 10004 TARRINGTON CT
MAILADDR2 POWELL OH 43065

2.

PARCEL NO 31943202010000
OWNER POWELL RETAIL CENTER LLC
MAILADDR1 337 W OLENTANGY ST
MAILADDR2 POWELL OH 43065

3.

PARCEL NO 31943202010008
OWNER MERCO II LLC
MAILADDR1 379 W OLENTANGY ST
MAILADDR2 POWELL OH 43065

4.

PARCEL NO 31943202010010
OWNER YOUSEF & MAHIN LLC
MAILADDR1 399 W OLENTANGY ST
MAILADDR2 POWELL OH 43065

5.

PARCEL NO 31942602027000
OWNER TAJ POWELL LLC
MAILADDR1 420 W OLENTANGY ST, UNIT A
MAILADDR2 POWELL OH 43065

www.archall.com

F. 614.469.0500

P. 614.469.7500

COLUMBUS OHIO 43215

165 NORTH FIFTH STREET

ARCHITECTURAL ALLIANCE



6.

PARCEL NO 31942602026000
OWNER D-S INVESTMENTS OF POWELL LLC
MAILADDR1 386 W OLENTANGY ST
MAILADDR2 POWELL OH 43065

7.

PARCEL NO 31942602025000
OWNER POWELL ROAD SELF STORAGE INC
MAILADDR1 72 INDUSTRIAL PARK PLACE
MAILADDR2 POWELL OH 43065

8.

PARCEL NO 31942602023500
OWNER B & D PROPERTY SERVICES LLC
MAILADDR1 300 W CASE AVE
MAILADDR2 POWELL OH 43065

