

**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:** \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Architect/Designer for Applicant:** \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Address:** \_\_\_\_\_

Lot Number/Subdivision: \_\_\_\_\_ Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Proposed type of Environmental Change: \_\_\_\_\_

**Checklist:**

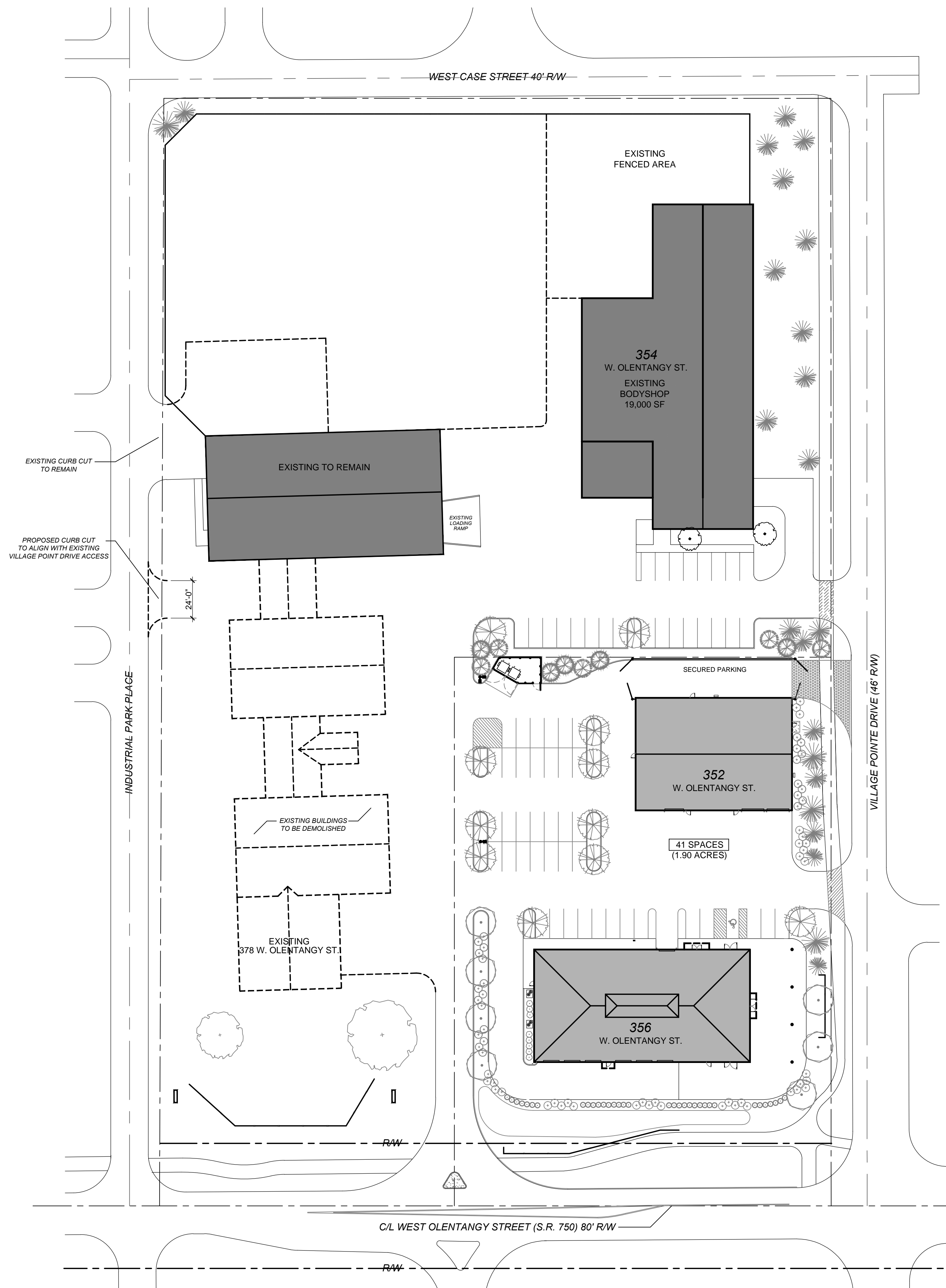
- Attach **10 copies** of plot plan as well as any other drawings or written material that will help the Administration and Commission understand the nature of the proposal.
- Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
- Provide 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.

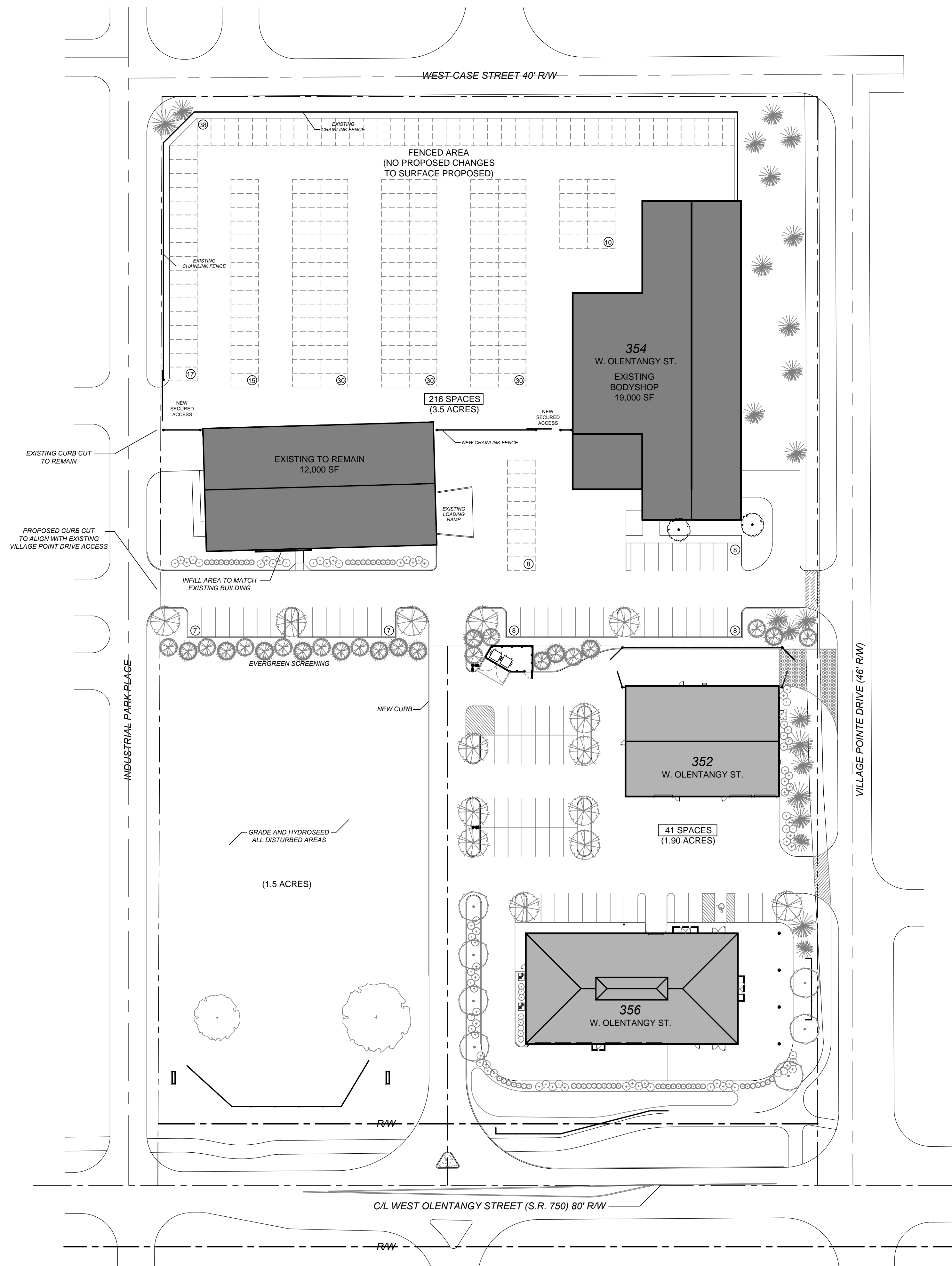
Signature of Applicant \_\_\_\_\_ Date: \_\_\_\_\_

Office Use
Received

Office Use
AMT _____
TYPE/DATE _____
RECEIPT # _____
PAYOR _____
Payment



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



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

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

DRAWING SET

■	01   28   2015	preliminary
□		check
□		bid
□		permit
□		construction

REVISIONS

△		
△		
△		
△		
△		
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△		

SEAL

PROJECT NUMBER **A15-006**

SHEET TITLE **PROPOSED DEMOLITION SITE PLAN + PROPOSED SITE PLAN**

**A1.01**



**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.

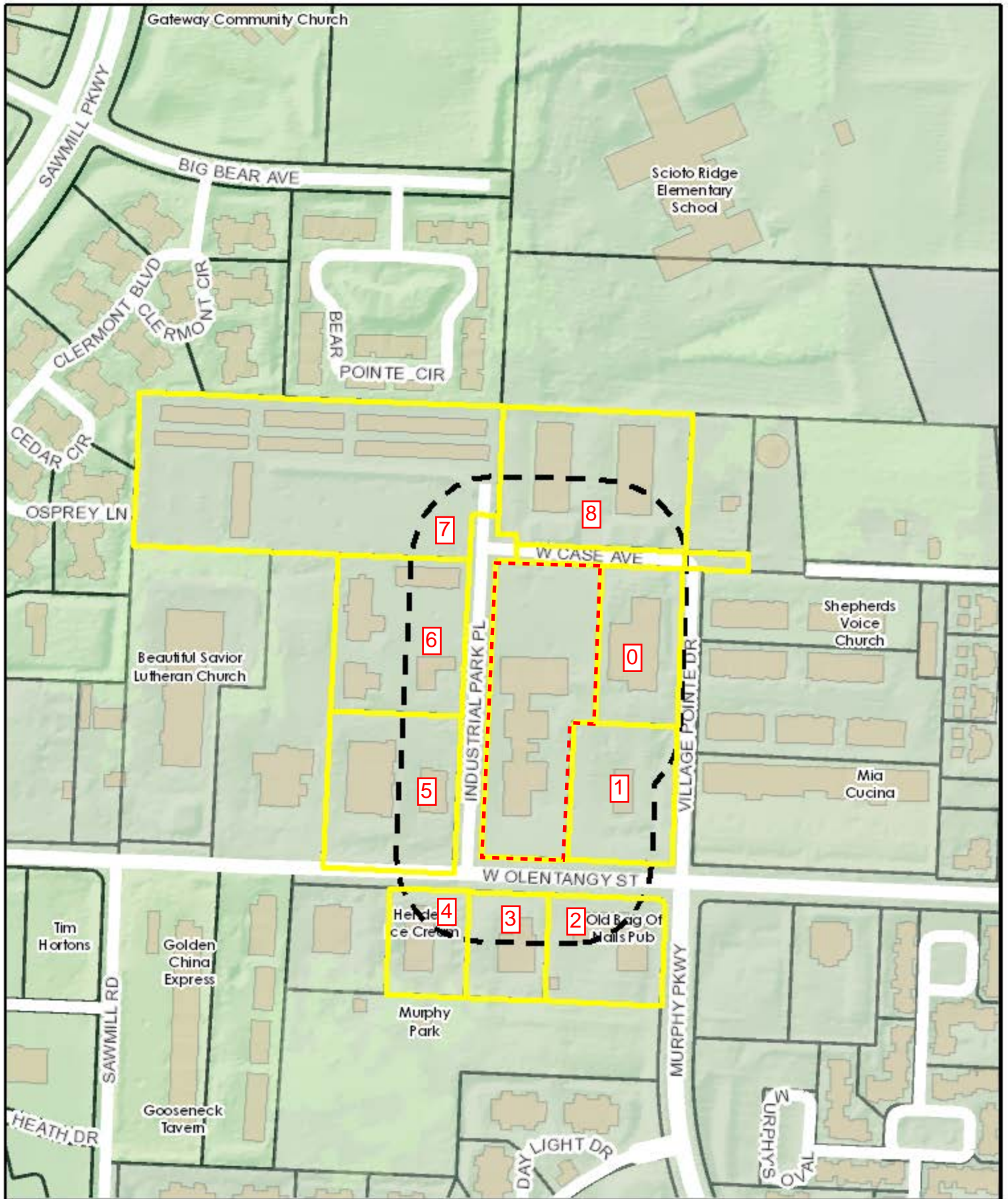
Areas of the existing warehouse building that are exposed from the demolition will be patched and repaired to closely match the existing building. New evergreen plantings will be used to screen the existing warehouse building that is to remain. The areas where existing buildings are being removed will 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.







### 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 (740-333-2201). Please report any errors or omissions to the Delaware County Auditor's office at [delcogis@co.delaware.oh.us](mailto:delcogis@co.delaware.oh.us). Prepared by : Delaware County Auditor's GIS Office



Delaware County Auditor  
George Keitza



0 100 200 300



## 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





**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

