

Revised 1/7/2020



# PLANNING AND ZONING COMMISSION (P&Z) SKETCH PLAN REVIEW APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$500.00**  
**Per Fee Ordinance 2019-49**

**Applicant:** GOOD NIGHT INVESTMENTS LLC  
**Address/City/State/Zip:** 4200 MACDUFF WAY, DUBLIN OH 43016  
**Email Address:** GRETCHEN@GOODNIGHTINVESTMENTS.COM  
**Phone No:** 614-477-8030 **Cell Phone No:** same **Fax No:** none  
**Property Owner:** GOOD NIGHT INVESTMENTS IN CONTRACT with CURRENT OWNER  
**Address/City/State/Zip:** 4200 MACDUFF WAY, DUBLIN OH 43016  
**Email Address:** GRETCHEN@GOODNIGHTINVESTMENTS.COM  
**Phone No:** 614-477-8030 **Cell Phone No:** same **Fax No:** none  
**Architect/Designer for Applicant:** Sarah Mackert AIA NCARB LEED AP  
**Address/City/State/Zip:** 1254 EASTWOOD AVENUE, COLUMBUS OH 43203  
**Email Address:** sjm@sjmstudiollc.com  
**Phone No:** 937.215.0845 **Cell Phone No:** same **Fax No:**   
**Property Address:** 80 E OLENTANGY ST, POWELL OH  
**Lot Number/Subdivision:**  **Existing Use:** RESIDENTIAL **Proposed Use:** PRIVATE CLUB

Reason for Administrative Review (attach necessary documents):

**Checklist:**

- ☐ Sketch Plan requirements set forth in Section 1109.06
  - ☐ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
  - ☐ Attach 5 copies containing all drawings, text, any other items, and application.
  - ☐ 1 digital copy (CD, USB, Email) of the complete application packet.
  - ☐ Attach the required fee - \$500.00
  - ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035.
- Public notice sign details found [here](#).

(See Over)

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: [Signature] Date: 10-30-20

Office Use
Received

Office Use	<u>CR 1294 11/2/20</u>
Type/Date:	
Base Fee:	<u>\$500.00</u>
Prepared by:	<u>AV</u>
Reviewed by:	
PAYOR:	<u>Good Night Invest</u>
RECIEPT #	<u>8309</u>

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax: [www.cityofpowell.us](http://www.cityofpowell.us)

NAME OF DEVELOPMENT:

*The Vinery*

**80 EAST OLENTANGY STREET  
POWELL DOWNTOWN BUSINESS DISTRICT**

PROPERTY TO BE OWNED BY:

**GOOD NIGHT INVESTMENTS LLC  
OPERATIONS MEMBER, GRETCHEN BONASERA  
4200 MACDUFF WAY, DUBLIN OH 43016  
614-477-8030  
GRETCHEN@GOODNIGHTINVESTMENTS.COM**

# *The Venery*

**80 EAST OLENTANGY STREET  
POWELL DOWNTOWN BUSINESS DISTRICT**

A club for those who hunt for Bourbons, Wines and other Liquors that challenge expectations and expand boundaries.

## **... THE OFFER OF THE CLUB**

A private club that provides access to unexpected, rare, and unique bourbons, wines and liquors in an intimate setting.

Access:

- An ever-evolving, wide-ranging beverage program
- Programming to provide education in a social setting

Intimate:

- Personalized, committed to understanding each individual's tastes & interests
- Relaxed, friendly and respectful environment

## **... THE BENEFIT TO THE CLUB MEMBER**

Access:

- Exposure to new things that aren't commonly found
- Information and inspiration to fuel enthusiasm

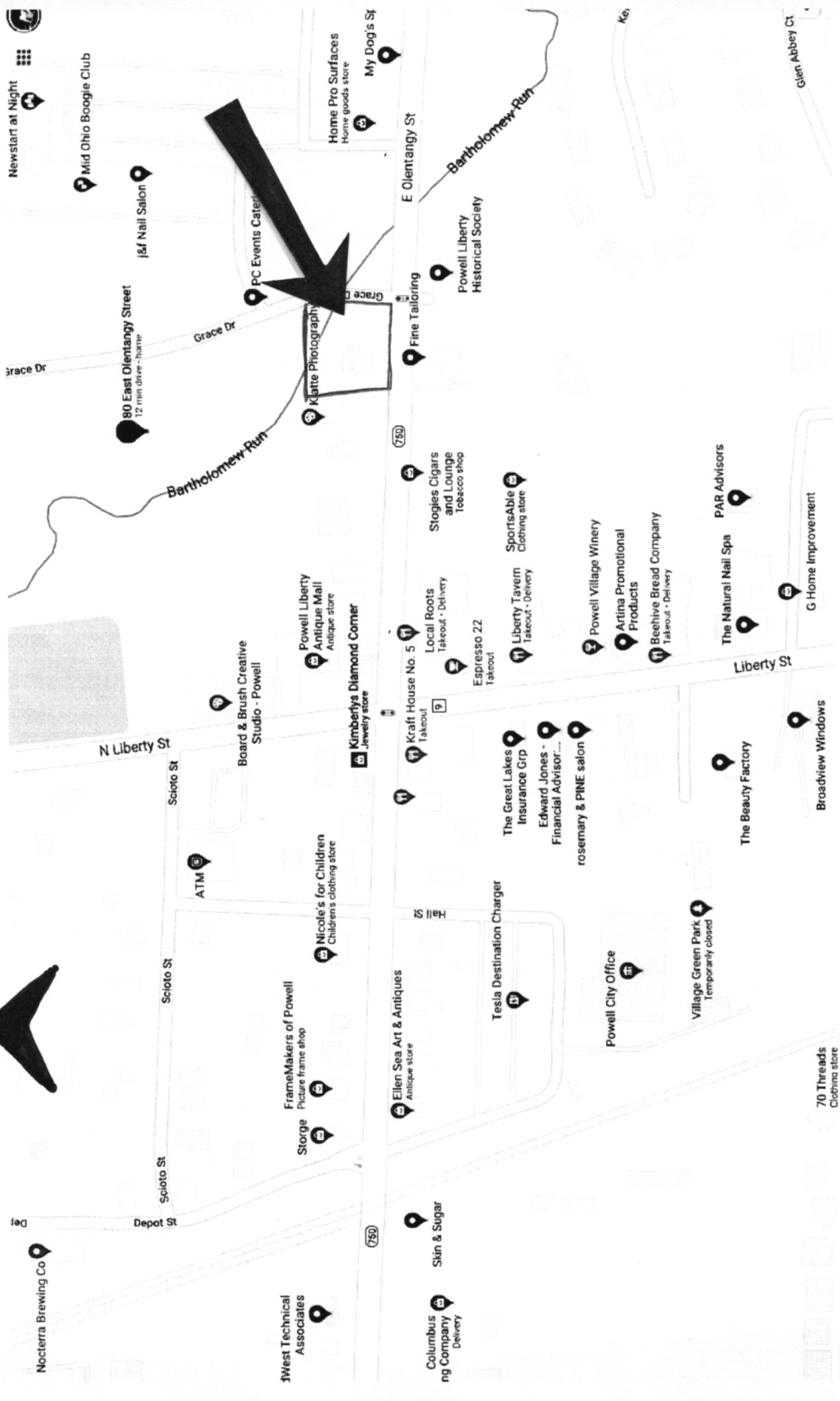
Intimate:

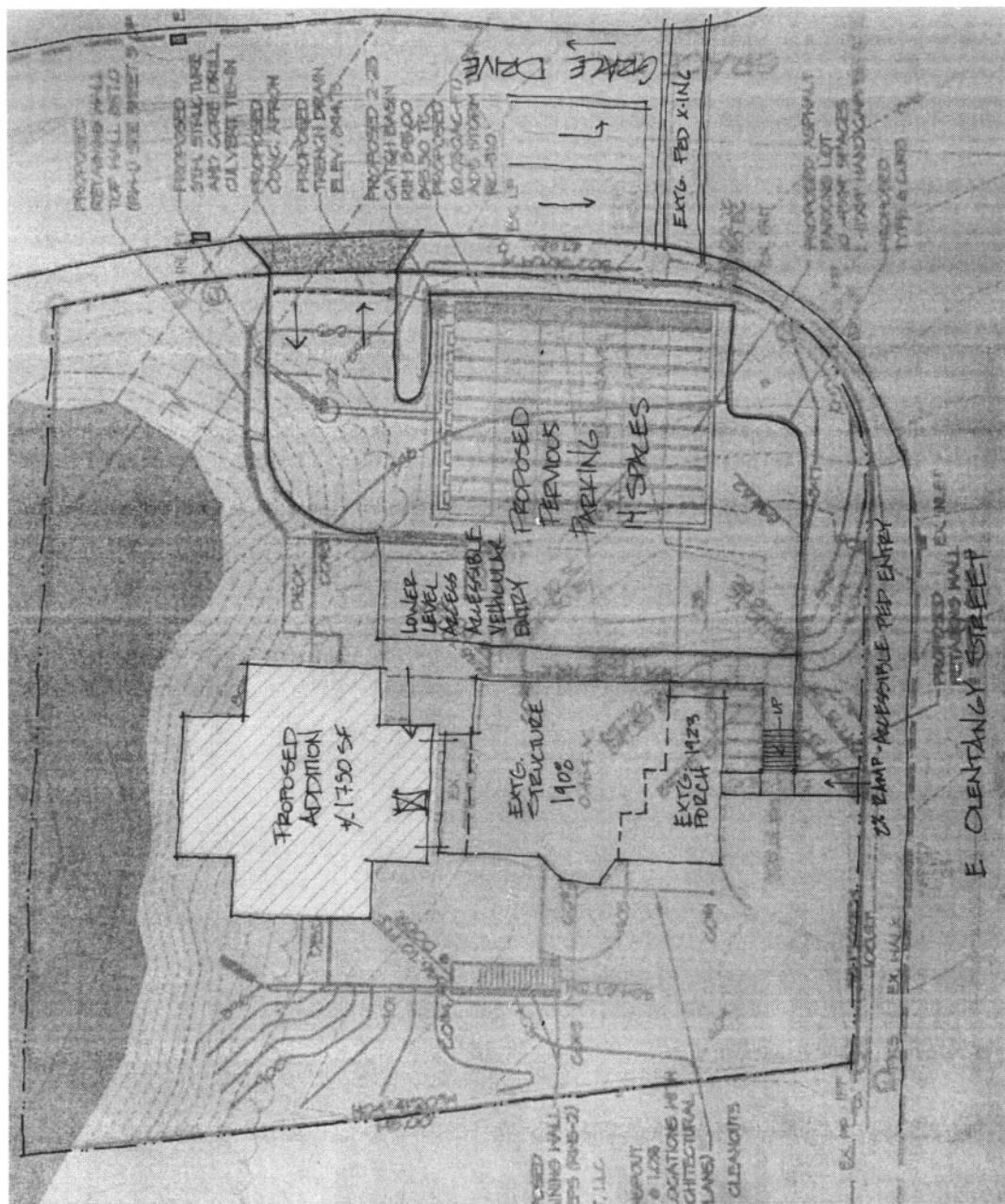
- Tailored to each person's interests and tastes
- Engaging without intrusion, allowing everyone to be comfortable

## **... TONE OF VOICE**

The Venery is sophisticated, adventuresome, curious, and enthusiastic.

10-30-20

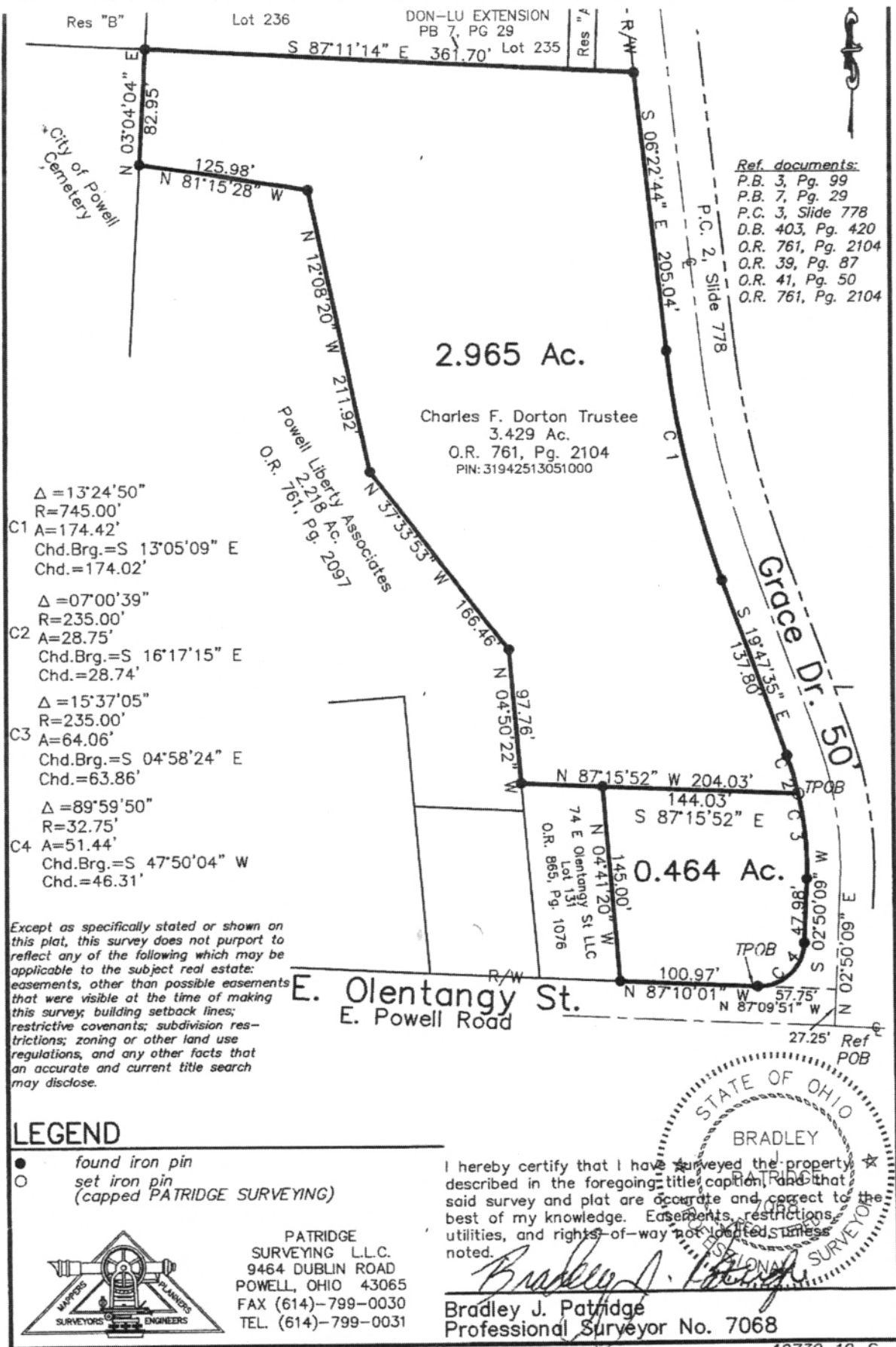




PROPOSED SITE PLAN

 $1'' = 20'-0''$ 





**PATRIDGE**

**SURVEYORS & ENGINEERS LLC**

**LEGAL DESCRIPTION OF A 0.464 ACRE TRACT**

Situated in the State of Ohio, County of Delaware, City of Powell, Section 4, Township 3 North, Range 19 West, United States Military Lands, and being part of Outlots 7, 8 & 9 of Case's Addition, as recorded in Plat Book 3, Page 99, and part of a 3.429 acre tract presently owned by Charles F. Dorton Trustee, as recorded in Official Record 761, Page. 2104, and being more particularly described as follows:

Beginning, for reference, at a point marking the intersection of the centerlines of E. Olentangy Street (E. Powell Road) with Grace Drive, as shown on Plat Cabinet 2, Slide 778;

thence North 02° 50' 09" East 27.25 feet, along the centerline of Grace Drive, to a point;

thence North 87° 09' 51" West 57.75 feet, to an iron pin found (5/8 inch) in the north line of E. Olentangy Street, and being the TRUE POINT OF BEGINNING of the herein described tract;

thence North 87° 10' 01" West 100.97 feet, along the north line of E. Olentangy Street, to an iron pin found (3/4 inch) marking the southeast corner of Lot 131 of said Case's Addition;

thence North 04° 41' 20" West 145.00 feet, along the east line of Lot 131, to an iron pin found (3/4 inch) marking the northeast corner of Lot 131;

thence South 87° 15' 52" East 144.03 feet, across said 3.429 acre tract, to an iron pin (5/8") set in the west line of Grace Drive;

thence along the arc of a curve to the right and west line of Grace Drive, delta angle= 15° 37' 05", radius= 235.00 feet, arc length= 64.06 feet, chord bearing and distance of South 04° 58' 24" East 63.86 feet, to an iron pin (5/8") found;

thence South 02° 50' 09" West 47.98 feet, along the west line of Grace Drive, to an iron pin found (3/4 inch);

thence along the arc of a curve to the right and west line of Grace Drive, delta angle= 89° 59' 50", radius= 32.75 feet, arc length= 51.44 feet, chord bearing and distance of South 47° 50' 04" West 46.31 feet, to the true place of beginning, containing 0.464 acres.

*Basis of bearings from GPS Observation, Ohio State Plane Coordinate System (North Zone), based on the centerline of Grace Drive being South 19° 47' 35" East. A survey of the above described premises was done by Bradley J. Patridge, P.S. 7068, in October, 2012. All iron pins set are 5/8" rebar, 30" long, with 1 1/4" plastic caps stamped "Patridge Surveying"*

*All referenced documents are on file at the Delaware County Recorder's Office, Delaware, Ohio.*

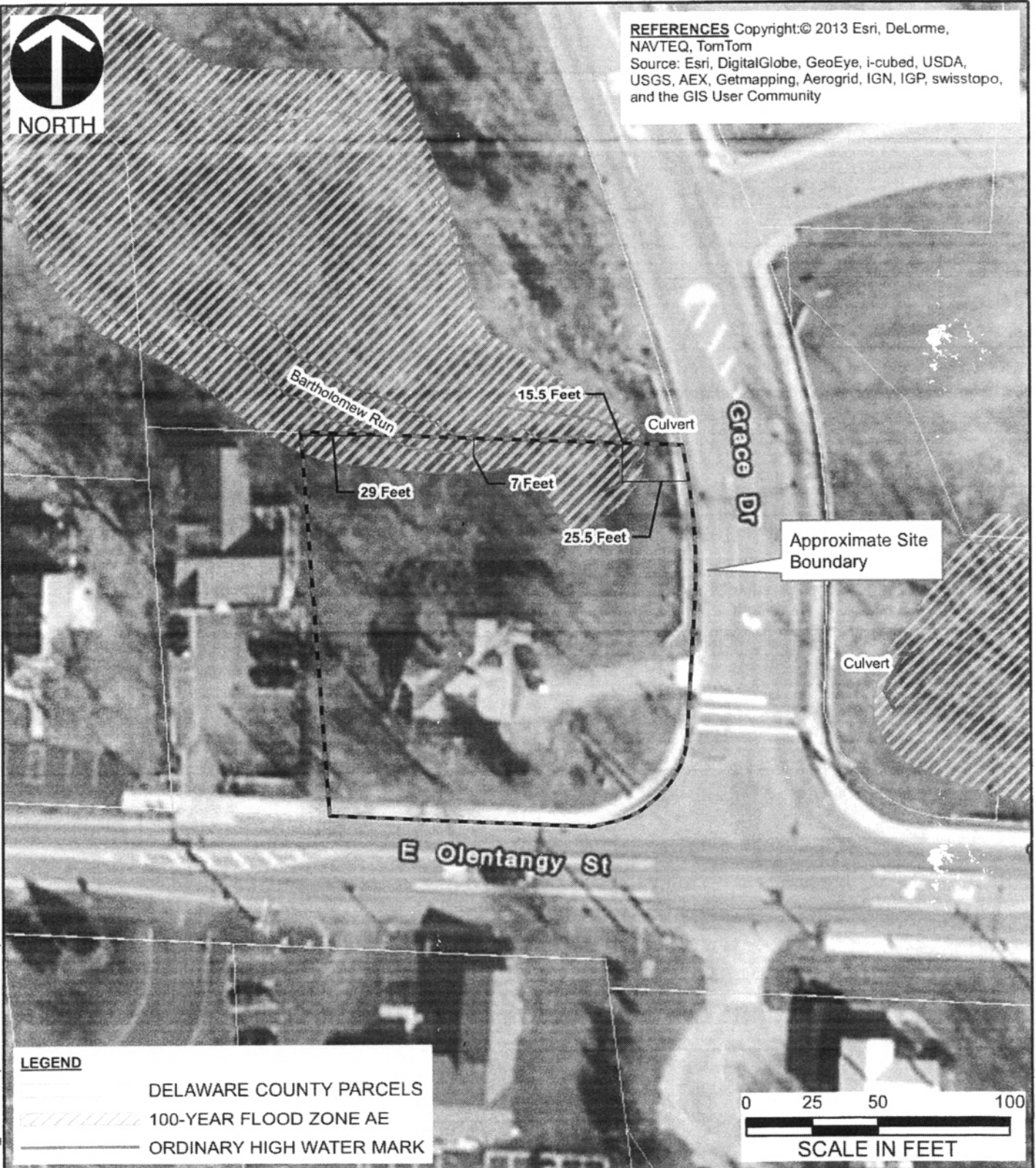
DESCRIPTION FOR CLOSING ONLY  
☐ RPC Approval Required  
☒ Municipal Approval Required  
Delaware County Engineer





**REFERENCES** Copyright:© 2013 Esri, DeLorme, NAVTEQ, TomTom  
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

P:\2014\141-803\GIS\Map\141803\_StreamMapMeasure.mxd LS: ( 6/17/2014 4:35:47 PM - LExported:6/17/2014 4:36:20 PM - LP:6/17/2014 4:35:47 PM - dbarbo)



**LEGEND**

- DELAWARE COUNTY PARCELS
- 100-YEAR FLOOD ZONE AE
- ORDINARY HIGH WATER MARK



**Civil & Environmental Consultants, Inc.**

8740 Orion Place, Suite 100 - Columbus, OH 43240  
614-540-6633 · 888-598-6808  
www.cecinc.com

CLARKE ARCHITECTS, INC.  
BARTHOLOMEW HOUSE BED & BREAKFAST  
80 E. OLENTANGY STREET  
POWELL, DELAWARE COUNTY, OHIO

ORDINARY HIGH WATER MARK MAP

DRAWN BY:	DNB	CHECKED BY:	RGB	APPROVED BY:	
DATE:	6/12/2014	MAP SCALE:	1" = 50'	PROJECT NO:	141-803

FIGURE: **1**

List of Property owners within 250 feet  
Of 80 East Olentangy Street

Powell-Liberty Historical Society  
103 E. Olentangy St.

McGowan Richard L Carolyn E Trustees  
83 E. Olentangy St.

Margello Vincent J Jr Trustee  
55 E. Olentangy St.

Carlind Capital, LLC  
50 E. Olentangy St.

North Central Ohio District Church of the Nazarene  
120 E. Olentangy St.

74 E. Olentangy St., LLC  
74 E. Olentangy St.

ADMA Properties LTD  
60 E. Olentangy St.

Charles F. Dorton Trust  
80 E. Olentangy St.

[Print](#)[Close](#)

From: **Kallipolitis, Harry** (harry.kallipolitis@epa.ohio.gov)

Sent: Tue 5/06/14 3:48 PM

To: jclarke@clarkearchitects.com

Cc: DBetz@cityofpowell.us; generod@outlook.com

Ohio EPA's regulatory authority is triggered by a threshold of land disturbance greater than one acre, which does appear to be the case in this situation.

Harry Kallipolitis

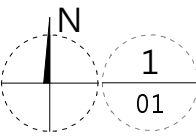
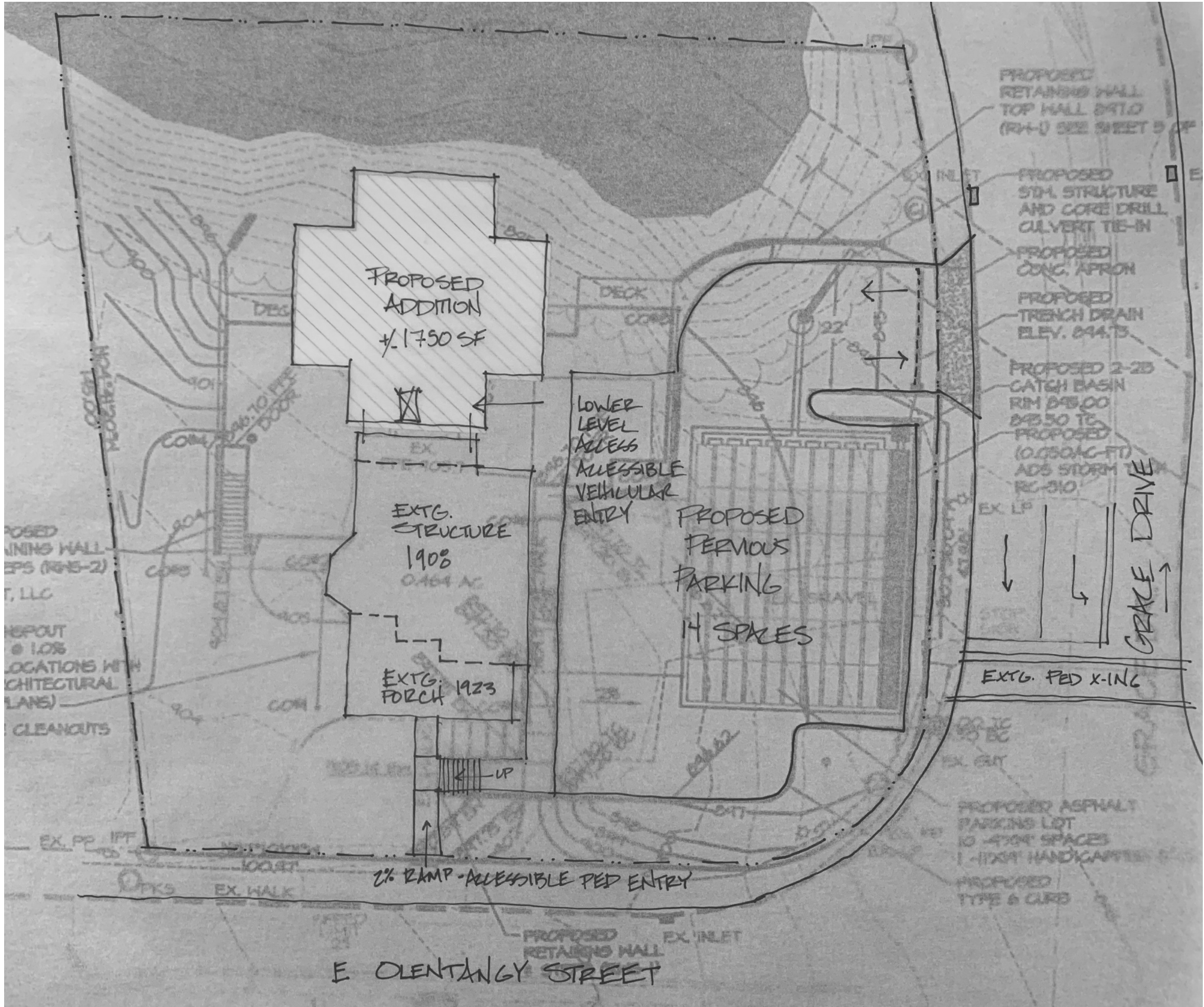
Ohio EPA, Division of Surface Water

Phone 614-728-3844

SPILL LINE: 800-282-9378

PLEASE NOTE: My New Email: [harry.kallipolitis@epa.ohio.gov](mailto:harry.kallipolitis@epa.ohio.gov)





PROPOSED SITE PLAN  
1" = 20'-0"



THE VENERY : PNZ Sketch Submission

October 30, 2020

## **PROPOSED NATURAL FEATURE PRESERVATION STATEMENT**

The natural features of the site including the ravine, natural drainage course and trees are, and will be considered assets to the project. As follows, the intent is to preserve and enhance these to the greatest extent possible.

The proposed addition and parking lot will require some selective removal and/or pruning of the existing trees. Following a detailed tree survey, which will be done by a certified arborist, non-contributing (overgrown brush) and/or diseased trees will be addressed on a case-by-case basis.