Exhibit D

<u>USE VARIANCE</u> Application to Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 12 - 04 - 0181Case# 7 - 2024 - 0181

Fee: \$150.00

The Zoning Inspector of the City of Groveport, Ohio at the following address as it is in violation of Zoning	has refused to issue a Certificate of Zoning Compliance g Code number: 1153.03
Address of property 6031 Groveport Road	
Parcel # _185-000916	. The property is currently zoned CC - Community Commercial.
The property is currently being used for Vacart - Previ	cus ly us ed as bank
The proposed use of the property is Retail Sales - Veice	:le Parts
I appeal to City Council for a Use Variance that will	allow me to do the following: Develop the vacant lot
into a new auto parts store.	
Refusal constitutes a hardship because AutoZone will	I not be able to develop this lot.
Applicant Name: AutoZone Development, LLC A	
Address: 123 South Front Street, Memphis, TN 3	· Long and
Property Owner Name: Grove port Square LTD	Phone:
Address: 250 Civic Center Drive, Suite 500, Columb	us, OH 43215
form), the filing fee, and twenty (20) copies of the following is version on a thumb drive or send by PDF to buildingclerk@ Dimensions and size of existing and proposed lots and easen Size and location of existing and proposed development such treatment, driveways, and parking, etc. Existing and proposed use of all parts of land and buildings.	nents. h as buildings, structures, signs, water supply, waste water neighboring tracts as may be required by the Zoning Enforcement
and proposed plans for the property identified in this application.	site plan are, in all respects true and accurate descriptions of the existing status
Mowder K. Lugar Applicant's Signature	Gontact phone number
AutoZone Development, LLC ATTN: Marda Lugar	Marda.Lugar@autozone.com
Applicant's Printed Name	Email address

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: <u>www.franklincountyauditor.com</u> Go to Real Estate, Property Search, put your address in, then go to Mapping, and then Buffer Search. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: _185-000 916
Owner's Name: Groveport SQUARE Address: 250 Civic CENTER Dr. Suite 500 City & State: Columbus OH Zip Code 43215
Site Address: 6013-6029 Grove port Rd
Mail Address: Name: Same Address: City & State: Zip Code
Parcel Number: 185 -002622
Owner's Name: GRONEPORT SQUARE Address: 191 W. NATIONWIDE BL#200 City & State: COWHBUS OH Zip Code 43215
Site Address: 6011 LONDON GIFOVEPORT Rd.
Mail Address: Name:Same
Parcel Number: 185 - 00 680
Owner's Name: NEWSONE SANDRAK. EKATEN PATRICIA L. Address: 5440 GROVEPORT Rd. City & State: GrovePort, OH Zip Code 43125
Site Address: 271 TALLHAN STREET
Mail Address: Name: GIENGIER'S LITTLE LAND DAYCARE Address: 241 Tallman ST, #1339 City & State: GRENEPORT OH Zip Code 43125

If additional space is needed, make copies of this page.

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Parcel Number:185 -00 1442		
Owner's Name: FIRST SERVICE FEDERA	L CREI	NOI. NU TIC
Address: 100 HAIN ST	51 6 1	
City & State: GROVEPORT. OH	_Zip Code_	43125
Site Address: 100 HAIN STREET		
Mail Address: Name: FORST SERVICE FEBERA	e CRE	DET UN.CON
Address: 100 HAIN Street		
City & State: GrOVEPORT, OH	_Zip Code_	43125
Parcel Number: 185-000 923		
Owner's Name: 4020 Groveport LLC Address: 785 Harrison Ave		
City & State: Columbus	Zip Code	43201
Site Address: Loso Groveport Rd		
Mail Address: Name: 5anc		
Address:		
City & State:	_Zip Code_	
Parcel Number: 185 - 000928		
Owner's Name: Groveport Zion Luthera Address: Golf Coron port Rd		
City & State: Gravenort, DH	Zip Code	43125
Site Address: 4014 Groveport Rd		
Mail Address: Name:		
Address:	at 0 1	
City & State:	_Zip Code_	

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Parcel Number: 185 - 001358
Owner's Name: Frans Real F5 tale Address: 935 Mohawk 5t City & State: Columbus, OH 43.206 Zip Code
Site Address: 4010 Groveport Rd
Mail Address: Name:
Parcel Number: 185 - 00 1072
Owner's Name: Kimberly Kell & Gregory McKinney Address: 58 Chetry 5t City & State: Gregort, OH Zip Code 43125
Site Address: O Cherry 5t
Mail Address: Name:
Parcel Number: 185-000 642
Owner's Name: Lillia Sammler of Cahlin Dowden Address: 309 Tallman 3t City & State: Groveport, OH Zip Code 43125
Site Address: 309 Tall man 5+
Mail Address: Name: 5ame Address:
City & State:Zip Code

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Parcel Number: 185 - 000 669		
Owner's Name: Patricia Featherston Address: 301 Tallman 5t City & State: Groveport OH	Zip Codel	13125_
Site Address: 301 Tallman 5+		
Mail Address: Name:	Zip Code	
Parcel Number: 185-000671		
Owner's Name: Jason Legg Address: 344 Kessfer St City & State: Governort, OH Site Address: 289 Tallman St	Zip Code_L	13125
Mail Address: Name: Same. Address: City & State:	Zip Code	
Parcel Number: 185-000479		
Owner's Name: Jesse Stegall, Address: St Cherry 5+ City & State: Groveport, OH	Zip Code 4	3125
Site Address: 88 Cherry 5+		
Mail Address: Name: 5a ne Address:		
City & State:	_Zip Code	

PLANTING DATA

PERIMETER	BUFFER P	LANTINGS							
BOUNDARY	BUFFER YARD	OUFFER WIDTH	BNDY LENGTH	TREES	TREES PROVIDED	DECID SHRUBS REQ	DECID SHRUBS PROVIDED	EVERGREEN TREES REQ.	EVERGREEN TREES PROVIDE
EAST	С	20-FT	266.8	5	5	11	12	5	5
WEST	Α	10-FT	337.36	7	7	7	8	7	7
нтира	Α	10-FT	163.85	3	3	3	3	3	3

INTERIOR PARKING AREA

PARKING LOT AREA:	23,654.8 8
INTERIOR LANDSCAPE AREA REQUIRED	1,774.1 SF
INTERIOR LANDSCAPE AREA PROVIDED:	1,960.0 Si
DECIDUOUS TREES REQUIRED:	8
DECIDUOUS TREES PROVIDED	8
" 1 TREE PER 3,000 SF OF PARKING AREA	

GENERAL LANDSCAPING FOR LOTS & BU	ILDING FOOR
BUILDING PERIMETER:	358 0 LF
DECIDUOUS TREES REQUIRED:	7
DECIDUOUS TREES PROVIDED:	7
"1 TREE PER 100 LF OF BUILDING PERIMETER	
SHRUBS REQUIRED:	36
SHRUBS PROVIDED:	37
*10 SHRUBS PER 100 LF OF BUILDING PERIME:	TER

*SEE LANDSCAPE PLAN ENLARGEMENT FOR PLANT MATERIALS SCHEDULE AND OTHER PLANTING INFORMATION.

GENERAL NOTES

- 1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
 2. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE OF ANY UNACCEPTABLE AREAS.
 3. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY, CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS
 3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
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 6. CONTRACTOR SHALL PROVIDE FULL AS-BUILT TOPOGRAPHIC SURVEY OF THE SITE CERTIFIED BY A LAND SURVEYOR LICENSED IN THE STATE OF OHIO.

TBM INFORMATION

TBM-1 CHISELED SQUARE ELEVATION = 738.89'

TBM-2 CHISELED SQUARE ON LIGHT POLE BASE ELEVATION = 738.27'

LEGEND

SEE SHEET CO.1 FOR LEGEND

FLOOD NOTE

THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0432K WHICH HAS AN EFFECTIVE DATE OF 6/17/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

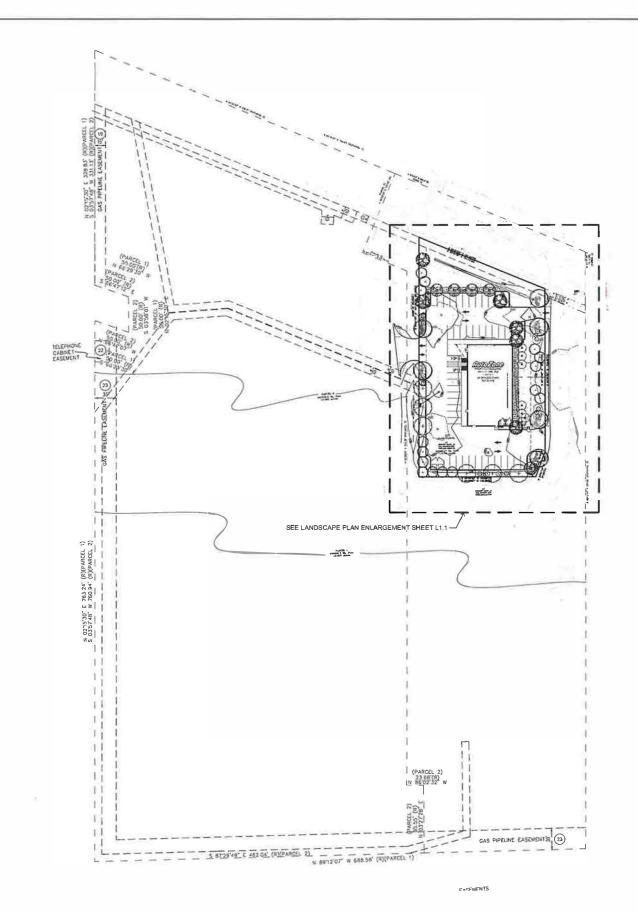
UTILITY NOTE

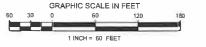
LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND THILE SURVEY PREPARED BY US SURVEYOR, NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN, EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

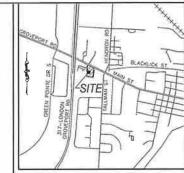
UTILITY PROTECTION NOTE

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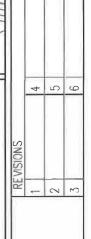








Vicinity Map Not To Scale



9262 ROAD AutoZone Store No. 9 6031 GROVEPORT F

GROVEPORT

(901) 495-8969

LOUISVILLE, KENTUCKY 40207 OFFICE: 502.442.0601 KEVIN@RICHDESIGNSTUDIOS.COM OHIO LANDSCAPE ARCHITECTURE LICENSE #: 1601394

RICH DESIGN

EXPIRATION: 12/31/2024

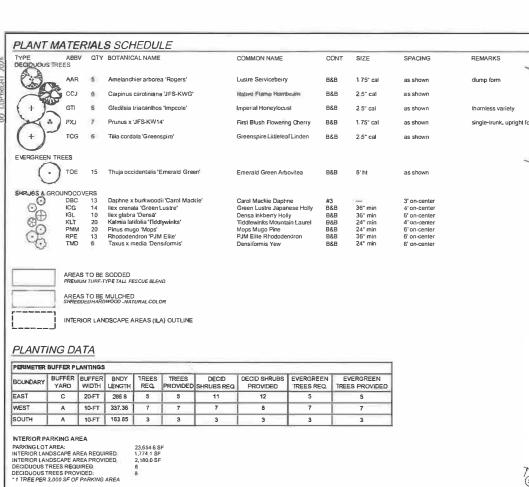
291 N. HUBBARDS LN. SUITE 172-101



PRISM ENGINEERING 2309 WATTERSON TRAIL, SUITE 200 LOUISVILLE, KENTUCKY 40299 OFFICE: (502) 491-8891 FAX: (502) 491-8898

09/30/2024

7N2



TBM INFORMATION

TBM-1 CHISELED SQUARE ELEVATION = 738.89

TBM-2
CHISELED SQUARE ON LIGHT POLE BASE

GENERAL LANDSCAPING FOR LOTS & BUILDING FOUNDATIONS

358 0 LF

GENERAL LANUSCAPING FOR LDIS & BUILDING PERIMETER:
369
DECIDIOUS TREES REQUIRED.
7
11 TREE FEET 100 LF OF BUILDING PERIMETER
369
SHRUBS REQUIRED.
36
37
10 SHRUBS PER 100 LF OF BUILDING PERIMETER
36
37

LEGEND

SEE SHEET CO.1 FOR LEGEND

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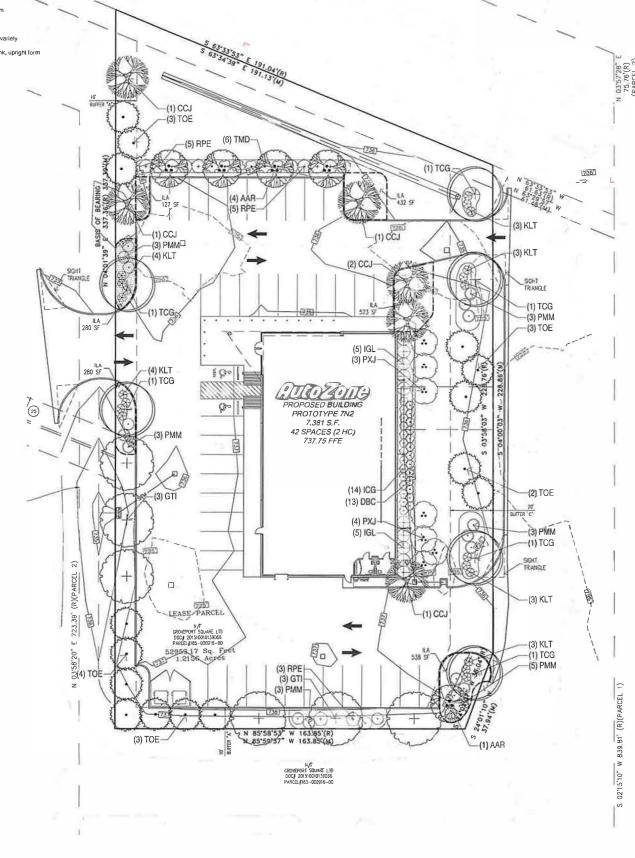
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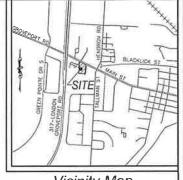
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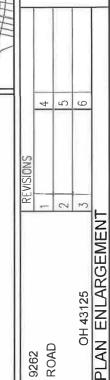




GRAPHIC SCALE IN FEET



Vicinity Map Not To Scale



9262 ROAD AutoZone Store No. 9 6031 GROVEPORT F DEVELOPMENT

GROVEPORT LANDSCAPE

(901) 495-8969

Owner / Developer: AUTOZONE D. 123 South Front Street, 3rd Floor Memphis, Tennessee 38103
TEL: (901) 495-6736 FAX: (90) For Bidding & Contractor Informati Dodge Data & Analytics, Tel. 413-Cindy, searcy/@emstruction.com

09/30/2024

7N2

PE PRISM ENGINEERING

PRISM ENGINEERING 2309 WATTERSON TRAIL, SUITE 200 LOUISVILLE, KENTUCKY 40299 Office: (502) 491-8891 Fax: (502) 491-8898 www,PRISM-CIVIL,COM

RICH DESIGN

291 N. HUBBARDS LN, SUITE 1 72-101

LOUISVILLE, KENTUCKY 40207 OFFICE: 502,442,0601

KEVIN@RICHDESIGN\$TUDIOS.COM OHIO LANDSCAPE ARCHITECTURE LICENSE #: 1601394 EXPIRATION: 12/31/2024

<i>F</i>	PARKING INFORMATION	
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE		7,381 S.F.
PARKING REQUIRED	3 SP. PER FIRST 1,000 S.F., THEN 1 SPACE PER 250 S.F. == 29 SPACES	42 SPACES
MIN. PARKING DIM.	9FT. X 20FT.	9 FT. X 20 FT.
MIN. DRIVEWAY WIDTH	24 FT.	25 FT.
ACCESSIBLE SPACES	2 SPACES	2 SPACES

PAVEMENT LEGEND
HEAVY DUTY CONCRETE PAVING - SEE DETAIL 4/C1.A
STANDARD DUTY CONCRETE PAVING - SEE DETAIL 4/C1.A
ASPHALT PAVING - SEE DETAIL 5/C1.A

SIGN LEGE	ND
04G03J	QTY.
	2
rocksom t	1

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- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO AUTOZONE AT THE END OF CONSTRUCTION.
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TBM INFORMATION

IBM-1 CHISELED SQUARE

IBM-2 CHISELED SQUARE ON LIGHT POLE BASE ELEVATION = 738,27'

LEGEND

SEE SHEET CO.1 FOR LEGEND

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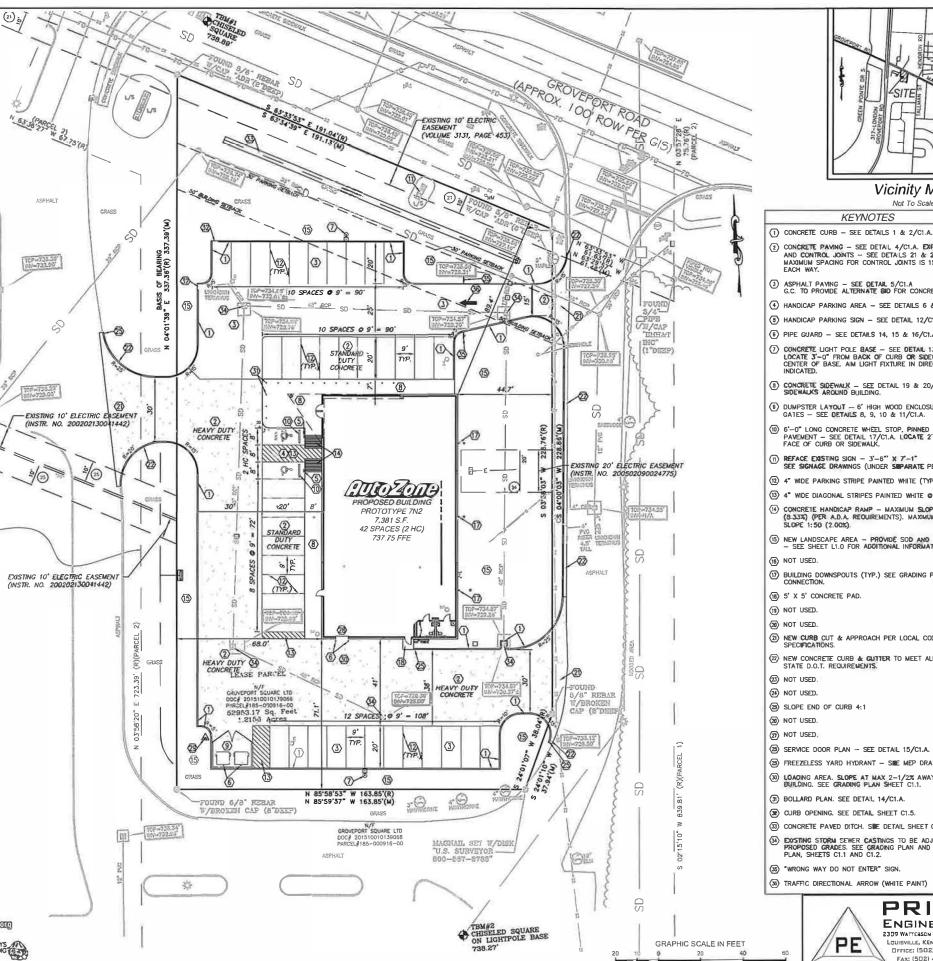
UTILITY NOTE

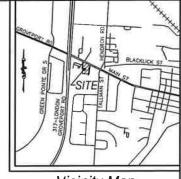
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Vicinity Map Not To Scale

4 50 9

2 2 2

9262 ROAD

Zone Store No. 9

AutoZone

6031

OH 43125

PLAN

GROVEPORT SITE PLAN

rmation Contact 413-930-4215

333

(106)

38102 FAX:

KEYNOTES

- (2) CONCRETE PAWING SEE DETAIL 4/C1.A. EXPANSIDN AND CONTROL JOINTS SEE DETAILS 21 & 22/C1.A MAXIMUM SPACING FOR CONTROL JOINTS IS 15'-0" O.C. EACH WAY.
- ASPHALT PAVING SEE DETAIL 5/C1.A
 G.C. TO PROVIDE ALTERNATE BID FOR CONCRETE PAVING.
- (4) HANDICAP PARKING AREA SEE DETAILS 6 & 7/C1.A.
- (8) HANDICAP PARKING SIGN SEE DETAIL 12/C1.A
- (6) PIPE GUARD SEE DETAILS 14, 15 & 16/C1.A.
- (7) CONCRETE LIGHT POLE BASE SEE DETAIL 13/C1.A. LOCATE 3'-0' FROM BACK OF CURB OR SIDEWALK TO CENTER OF BASE. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
- (8) CONCRETE SIDEWALK SEE DETAIL 19 & 20/C1.A FOR SIDEWALKS AROUND BUILDING.
- (6) DUMPSTER LAYOUT 6' HIGH WOOD ENCLOSURE W/ GATES SEE DETAILS 8, 9, 10 & 11/C1.A.
- 10 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT - SEE DETAIL 17/C1.A. LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK.
- (I) REFACE EXISTING SIGN 3'-5" X 7'-1"
 SEE SIGNAGE DRAWINGS (UNDER SUPARATE PERMIT).
- 12 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.).
- (3) 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
- (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%).
- (5) NEW LANDSCAPE AREA -- PROVIDE SOD AND 3" TOPSOIL -- SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
- 18 NOT USED.
- (17) BUILDING DOWNSPOUTS (TYP.) SEE GRADING PLAN FOR CONNECTION.
- 16) 5' X 5' CONCRETE PAD.
- (19) NOT USED.
- 20 NOT USED.
- (2) NEW CURB CUT & APPROACH PER LOCAL CODES & SPECIFICATIONS.
- 2 NEW CONCRETE CURB & GUTTER TO MEET ALL LOCAL & STATE D.O.T. REQUIREMENTS
- 23 NOT USED.
- (24) NOT USED.
- 28 SLOPE END OF CURB 4:1
- 20 NOT USED.
- ② NOT USED,

1 INCH = 20 FFF

- (29) SERVICE DOOR PLAN SEE DETAIL 15/C1.A.
- (2) FREEZELESS YARD HYDRANT SIE MEP DRAWINGS.
- (30) LOADING AREA. SLOPE AT MAX 2-1/2% AWAY FROM BURDING. SEE GRADING PLAN SHEET C1.1.
- (31) BOLLARD PLAN. SEE DETAIL 14/C1.A.
- © CURB OPENING. SEE DETAIL SHEET C1.5.
- (3) CONCRETE PAVED DITCH. SEE DETAIL SHEET C1.5.
- (3) EXISTING STORM SEWER CASTINGS TO BE ADJUSTED TO PROPOSED GRADES. SEE GRADING PLAN AND DRAINAGE PLAN, SHEETS C1.1 AND C1.2.
- 35) "WRONG WAY DO NOT ENTER" SIGN.
- 39 TRAFFIC DIRECTIONAL ARROW (WHITE PAINT)



PRISM ENGINEERING 2309 WATTERSON TRAIL, SUITE 201 LOUISVILLE, KENTUCKY 40299 DEFICE: (502) 491-8891 FAX: (502) 491-8898 WWW.PRISM-CIVIL.COM © COPYRIGHT 2024

10/25/24

HALL E64823

Office Wester

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PARKING INFORMATION			
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PAVEMENT LEGEND	SIGN LEGENL	5
	LECOLO QT	r.
HEAVY DUTY CONCRETE PAVING — SEE DETAIL 4/C1.A STANDARD DUTY CONCRETE PAVING —	Authorities 2	į
SEE DETAIL 4/C1.A		_
ASPHALT PAVING - SEE DETAIL 5/C1.A	VAN ACEASSONE	ś

GENERAL NOTES

- PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE OF ANY UNACCEPTABLE
- BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY, CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY
- SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.

 ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING
- UNDERGOUND UTILITIES) TO AUTOZONE AT THE END OF CONSTRUCTION, (INCLUDING UNDERGOUND UTILITIES) TO AUTOZONE AT THE END OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE FULL AS—BUILT TOPOGRAPHIC SURVEY OF THE SITE CERTIFIED BY A LAND SURVEYOR LICENSED IN THE STATE OF OHIO.

TBM INFORMATION

<u>TBM-1</u> CHISELED SQUARE

TBM-2 CHISELED SQUARE ON LIGHT POLE BASE ELEVATION = 738.27'

LEGEND

SEE SHEET CO.1 FOR LEGEND

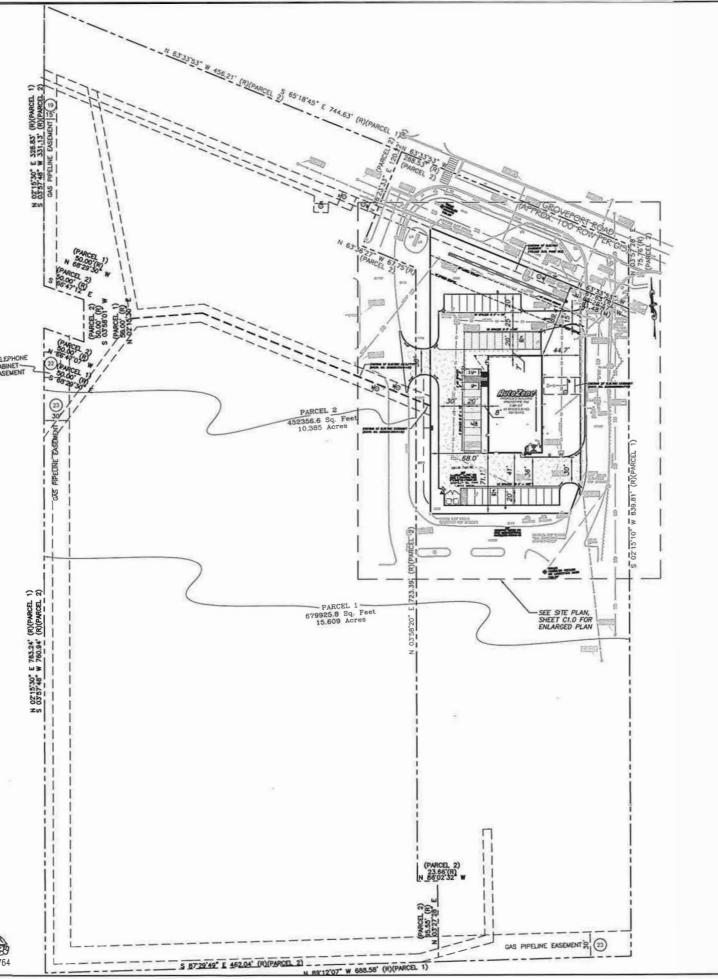
FLOOD NOTE

THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0432K WHICH HAS AN EFFECTIVE DATE OF 6/17/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VETEY THES DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY US SURVEYOR. NEITHER THE ENGNEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EDSTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

AUL UTILITIES ON THESE PLANS ARE APPROXIMATE, INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB—CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "OHIO 811" (TOLL—FREE PHONE NO. 1—800—362—2764, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EUSTING BELOW GROUND UTILITIES (LECT CALCAL MIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR TOTAL SPECIFICATIONS AND SPECIAL PROVISIONS.







Vicinity Map

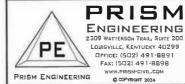
Not To Scale



4 5 9

3 1 RE







10/25/24

7N2