



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Dec 1 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 888 FRANK RD COLUMBUS, OH
Mailing Address: PO BOX 91111
COLUMBUS OH 43209-7111

Owner: 800 FRANK ROAD LLC
Parcel Number: 570234772

ZONING INFORMATION

Zoning: Z75-049, Manufacturing, M1
effective 3/3/1976, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Southwest Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



Board of Zoning Adjustment Application

APPLICANT INFORMATION
PROPERTY INFORMATION

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-120 Date Received: 13 NOV. 2015
 Application Accepted by: JF Fee: \$1900
 Commission/Civic: _____
 Existing Zoning: _____
 Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- Variance
- Special Permit

Indicate what the proposal is and list applicable code sections:

3389.04 Animal Crematory

LOCATION

Certified Address: 888 Frank Rd. City: Cols, Oh Zip: 43223

Parcel Number (only one required): 570-234772

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: 888 Frank Rd. LLC Phone Number: 614 560 1488 Ext.: _____

C/o Laura Macgregor Comek, ESQ
Address: 300 E Broad St., Ste 450 City/State: Cols., Ohio Zip: 43215

Email Address: laura@comeklaw.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Laura Macgregor Comek, ESQ Phone Number: 614 560 1488 Ext.: _____

Address: 300 E. Broad St., Ste 450 City/State: Cols., Oh Zip: 43215

Email Address: laura@comeklaw.com Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE by [Signature]

PROPERTY OWNER SIGNATURE by [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

1500 EAST BROAD STREET
COLUMBUS, OHIO 43215

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Laura Macgregor Comek, Esq.
of (1) MAILING ADDRESS 300 E. Broad St. Ste 450 Col, Oh 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 888 Frank Rd.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 888 Frank Road LLC
c/o Laura Macgregor Comek, Esq
300 E Broad St., Suite 450
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

same as above

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Southwest Area Commission
1437 Wilson Ave. Col, Oh 43206
attn: Stefanie Coe
stefaniecoe@hotmail.com

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>please</u>	<u>see</u>	<u>attached</u>

(7) Check here if listing additional property owners on a separate page.

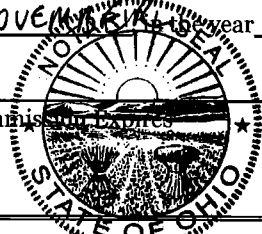
(8) SIGNATURE OF AFFIANT

[Handwritten Signature]

Sworn to before me and signed in my presence this 6th day of NOVEMBER year 2015

Marian R. Geer
(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
Marian R. Geer
Notary Public, State of Ohio
My Commission Expires 11-02-18



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CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/29/15



Disclaimer

Scale = 200
 Grid North

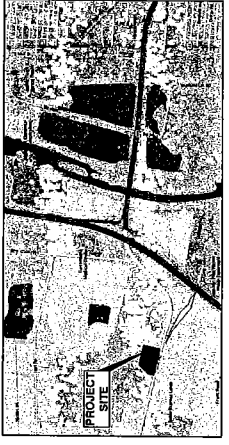
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



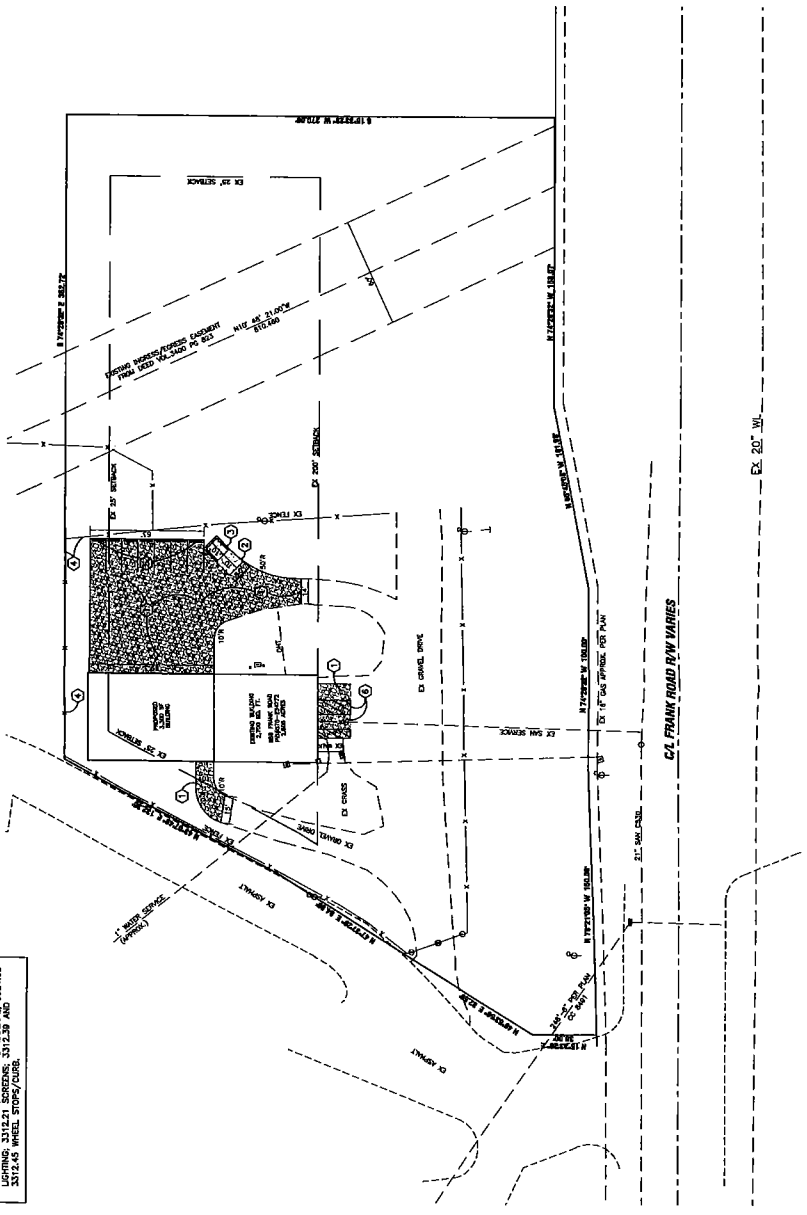
PET
CREMATION
SERVICES
BUILDING ADDITION

09-29-15 SETBACK VARIANCE

PRELIMINARY SITE PLAN
1 OF 1
SCOPES PROJECT NO. 2048



VICINITY MAP
NOT TO SCALE



- | SITE KEYNOTES | MISC. NOTES |
|---|--|
| <ol style="list-style-type: none"> PROPOSED DRIVE/PARKING LOT, CONCRETE CURB/STREET APPROACH, AND SIDEWALK SHALL BE INSTALLED PER ARCHITECTURAL PLANS FOR SCHEDULING DETAILS. CONCRETE DRIVE/STEPS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PARKING SPACES, TRANSVERSE LINES & ADA SYMBOLS. | <ul style="list-style-type: none"> ALL PARKING SPACES SHALL BE 9'x18', UNLESS OTHERWISE NOTED. ADA VEH. ACCESSIBLE PARKING SPACES SHALL BE 9'x18' WITH 5' WALKWAY AND SHALL COMPLY WITH ALL FEDERAL, STATE & LOCAL REGULATIONS. ALL DISTURBED AREAS SHALL BE RESEED & MULCHED. PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3201.03 AND 3201.04 OF THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND 3317.4.5 WHEEL STOPS/CURB. |

CURRENT OWNER:
PET CREMATION SERVICES INC.
185 N. PENNINGTON ST.
COLUMBUS, OH 43223

ARCHITECT:
SANDS DECKER CPS
185 NORTH 87TH STREET
COLUMBUS, OHIO 43215
ALISSA LORRY, P.E.
614-489-0500 FAX
EMAIL: alorry@sdcp.com

CIVIL ENGINEER:
SANDS DECKER CPS, LLC
1495 OLD HENDERSON ROAD
COLUMBUS, OHIO 43220
614-489-0500 PH
614-489-8982 FH
EMAIL: eastsands@sdcp.com

CERTIFIED ADDRESS:
888 FRANK RD.
COLUMBUS, OHIO 43223

PARCEL ID NUMBER:
570-234772

ZONING:
THIS SITE IS ZONED M1, H-35

BUILDING SETBACK:
EXISTING 200' FRONT SETBACK
EXISTING 25' SIDE & REAR SETBACKS
EXISTING 25' PARKING SETBACK

PARKING REQUIRED:
8 (1 SPACE/715 SQ)

PARKING PROVIDED:
9 INCLUDING ONE ADA ACCESSIBLE SPACE

FLOOD ZONE:
ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO. 390400318K AND 390400317K. MAP EFFECTIVE JUNE 17, 2008

These drawings are instruments of professional service by Sands Decker CPS, LLC for the abovesaid project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.

Board of Zoning Adjustment Application

1400 BROADWAY, SUITE 1000
COLUMBUS, OHIO 43260

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Cornick, Esq.
of (COMPLETE ADDRESS) 300 E. Broad St., Ste 450 Cols, Oh 43215
deposes and states that (he/she) is 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 and their mailing addresses:

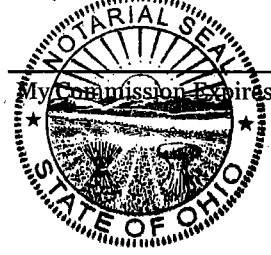
NAME	COMPLETE MAILING ADDRESS
<u>800 Frank Rd. LLC</u>	<u>2170 Alum Creek Drive Columbus, Ohio 43207</u>

<u>Pet Cremation Services, INC.</u>	<u>888 Frank Rd Columbus, Ohio 43223</u>
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SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 6th day of NOVEMBER, in the year 2015

Marian R. Geer
SIGNATURE OF NOTARY PUBLIC



Notary Seal Here
Marian R. Geer
Notary Public, State of Ohio
My Commission Expires 11-02-18

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