

# Board of Zoning Adjustment Application

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

**BZA15-123**

**2350 New World Drive**

OFFICE USE ONLY

Application Number: BZA15-123 Date Received: 11/16/15  
Application Accepted by: K. Reiss Fee: \$1,900.00  
Commission/Civic: Star South  
Existing Zoning: M-1  
Comments: 1/26/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Requesting a variance from Code Section 3365 for a building height of 54' (currently 35') and a building setback of 119' (currently 125').

**LOCATION**

Certified Address: 2350 New World Drive City: Columbus Zip: 43207

Parcel Number (only one required): 530-288033

**APPLICANT** (If different from Owner):

Applicant Name: Cloverleaf Cold Storage Phone Number: 712.279.8000 Ext.:

Address: 401 Douglas St. Suite 406 City/State: Sioux City/Iowa Zip: 51101

Email Address: jgeusebroek@cloverleaf.com Fax Number: 712-279-0915

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

Name: CCS Realty Co. Phone Number: 712.279.8000 Ext.:

Address: 401 Douglas St. Suite 406 City/State: Sioux City/Iowa Zip: 51101

Email Address: jgeusebroek@cloverleaf.com Fax Number: 712-279-0915

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

Name: Mannik Smith Group (Jeff Dietrich) Phone Number: 614.441.4222 Ext.:

Address: 815 Grandview Ave City/State: Columbus/Ohio Zip: 43215

Email Address: jdietrich@manniksmithgroup.com Fax Number:

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

APPLICANT SIGNATURE [Signature] Pres. Lent

PROPERTY OWNER SIGNATURE [Signature] Secretary

ATTORNEY / AGENT 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

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**AFFIDAVIT**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Jeffrey Dietrich

of **(1) MAILING ADDRESS** 6175 Twitchell Road, Springfield, OH 45502

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**

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)** CCS REALTY CO

401 Douglas St, Ste 406

Sioux City IA 51101-1471

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

Cloverleaf Cold Storage

712.279.8000

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

**(5)** Far South Columbus Area Commission

Robin Watson 3802 Higbee Dr. E: Columbus, Ohio 43207

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:

<b>(6) PROPERTY OWNER NAME</b>	<b>(6a) PROPERTY ADDRESS</b>	<b>(6b) PROPERTY OWNER MAILING ADDRESS</b>
GOLDENEYE LP	2170 NEW WORLD DRIVE	4700 GROVEPORT RD, COLUMBUS OH 43207
LOCKBOURNE PROPERTIES LLC	2351 NEW WORLD DRIVE	2440 LOCKBOURNE RD, COLUMBUS OH 43207
VIRGINIA HOLDING CORP	NEW WORLD DRIVE	110 FRANKLIN RD SE, ROANOKE VA 24042-0002

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

**(8) SIGNATURE OF AFFIANT** Jeffrey Dietrich

Sworn to before me and signed in my presence this 13 day of November in the year 2015

**(8) SIGNATURE OF NOTARY PUBLIC** Deborah J. Shook

My Commission Expires 6-25-2018

Notary Seal Here

**Deborah J. Shook**  
Notary Public, State of Ohio

My Commission Expires 06-25-2018

**PLEASE NOTE: Incomplete information will result in the rejection of the application.**

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**APPLICANT:**

CLOVERLEAF COLD STORAGE  
401 DOUGLAS ST, STE 406  
SIOUX CITY, IA 51101

**PROPERTY OWNER:**

CCS REALTY CO  
2800 CLOVER LEAF CT  
SIOUX CITY, IA 51101

**ENGINEER OR ATTORNEY:**

MANNIK & SMITH GROUP, INC.  
815 GRANDVIEW AVE, STE 650  
COLUMBUS, OH 43215

**AREA COMMISSION OR  
NEIGHBORHOOD GROUP:**

FAR SOUTH COLUMBUS AREA  
COMM.  
C/O ROBIN WATSON  
3802 HIGBEE DR EAST  
COLUMBUS, OH 43207

**SURROUNDING PROPERTY  
OWNERS:**

VIRGINIA HOLDING CORP  
C/O NORFOLK SOUTHERN RAILWAY  
TAX DEPARTMENT  
110 FRANKLIN RD SE  
ROANOKE, VA

GOLDENEYE LP  
4700 GROVEPORT RD  
COLUMBUS, OH 43207

LOCKBOURNE PROPERTIES LLC  
2440 LOCKBOURNE RD  
COLUMBUS, OH 43207



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

### One Stop Shop Zoning Report Date: Tue Nov 17 2015

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

**Address:** 2350 NEW WORLD DR COLUMBUS, OH

**Mailing Address:** 401 DOUGLAS ST STE 406  
SIOUX CITY IA 51101-1471

**Owner:** CCS REALTY CO

**Parcel Number:** 530234154

#### ZONING INFORMATION

**Zoning:** 788, Manufacturing, M1  
effective 7/28/1958, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** Far South Columbus Area Commission

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

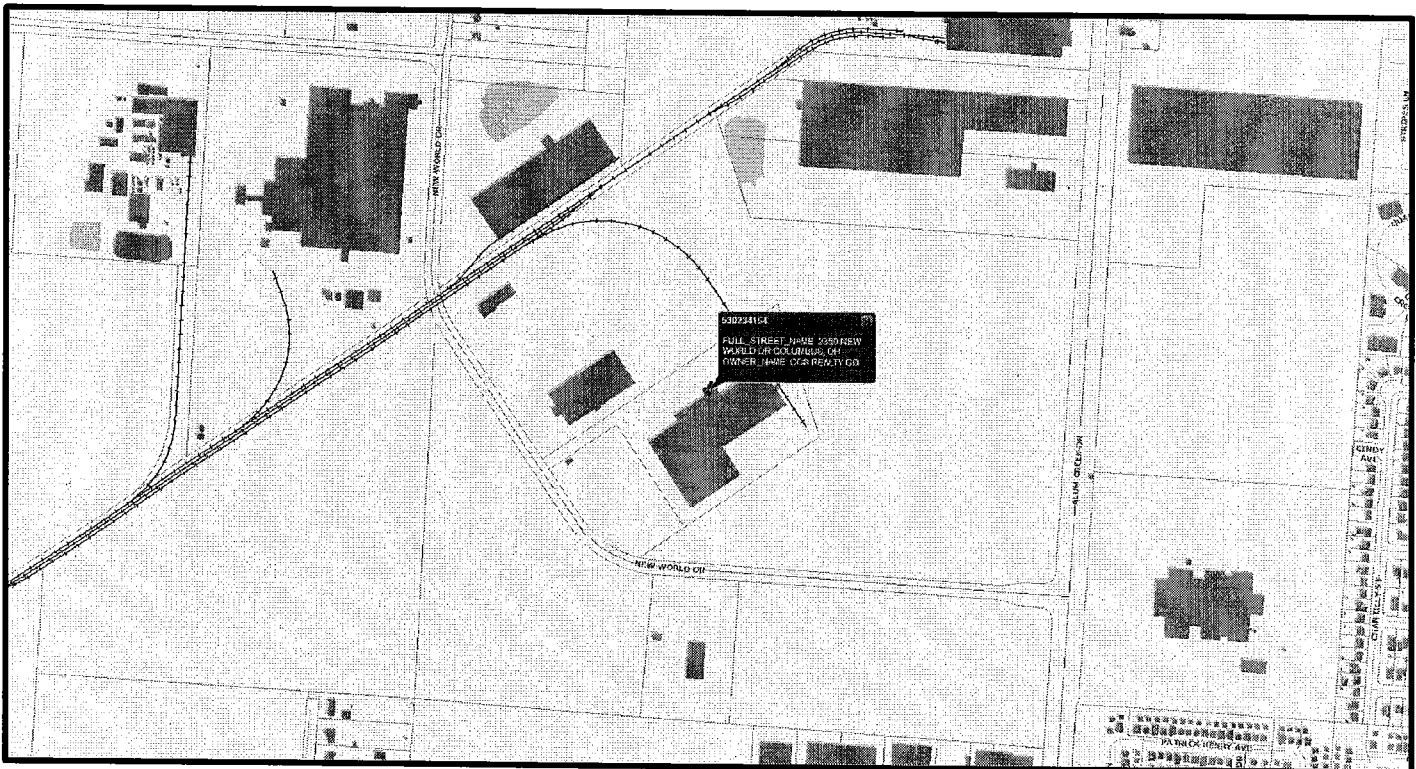
#### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A



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**2350 New World Drive**

**STATEMENT OF HARDSHIP**

APPLICATION #

**3307.09 Variances by Board.**

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

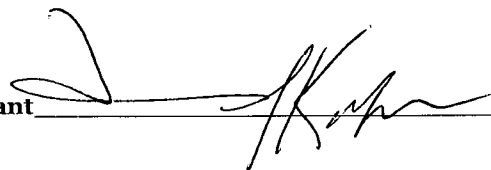
Proposed building height from finish floor to top of wall will be 49'-9". Because the building is constructed at dock height, the maximum height above grade will be approximately 54'-0" which will match the west portion of the existing facility. In a cold

storage warehouse, usable volume is critical. Once the space is refrigerated, volume is as essential as square footage. Product will be stored in racks and loaded / unloaded with high reach forklifts. Because of significant air flow within the warehouse area,

temperature differentials between the ceiling and floor are minimal, thus the volume becomes extremely valuable. Maximum top of storage will be approximately 40' within the cold storage envelope. We have found, for this type of operation, that this is ideal to maximize storage density, minimize electrical consumption and reduce overall foot print.

These design elements force the dimensions and volume to a certain amount and place the building location slightly into the setback and above the maximum height. Granting this variance will not be injurious to any neighboring property.

Signature of Applicant

 President

Date 11/3/15

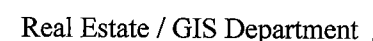
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[illegible]

[illegible]







# City of Columbus Zoning Plat

BZA15-123  
2350 New World Drive



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 530234154, 530288033

Zoning Number: 2350

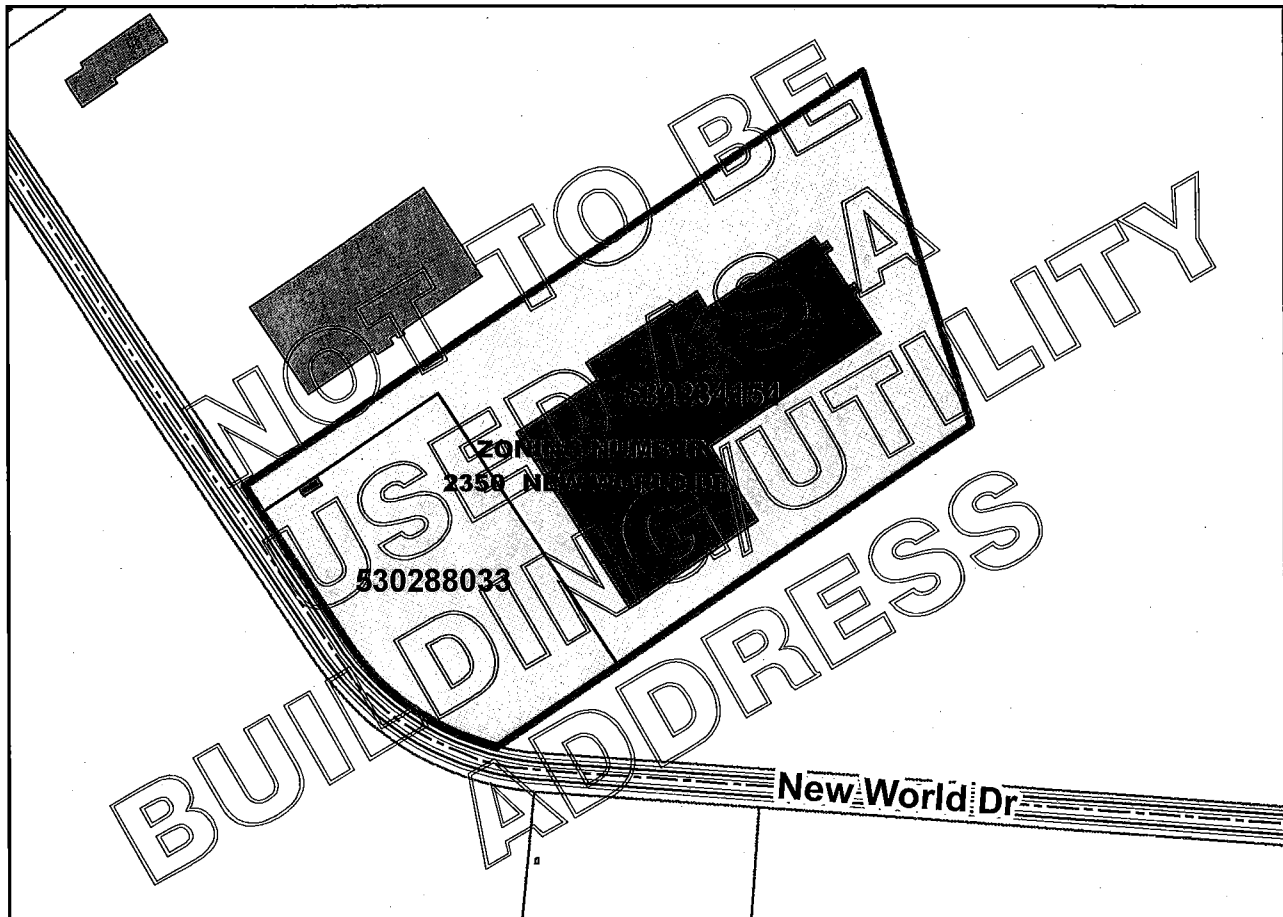
Street Name: NEW WORLD DR

Lot Number: N/A

Subdivision: N/A

Requested By: CLOVERLEAF COLD STORAGE (JIM GEUSEBROEK)

Issued By: *Richarda Whisman* Date: 11/13/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 49076

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**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) Jeffrey Dietrich  
of (COMPLETE ADDRESS) 6175 twitchell Rd, Springfield OH 45502  
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**

CCS REALTY CO	401 Douglas St, Suite 406, Sioux City IA 51101-1471
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13 day of November, in the year 2015

SIGNATURE OF NOTARY PUBLIC

6-25-2018 Notary Seal Here  
My Commission Expires



Deborah J. Shook  
Notary Public, State of Ohio  
My Commission Expires 06-25-2018

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