

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA15-124 Date Received: 11/16/15
 Application Accepted by: D. Reiss Fee: \$1,900⁰⁰
 Commission/Civic: None
 Existing Zoning: M
 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:
See Exhibit "B"

LOCATION

Certified Address: 683 Manor Park Drive City: Columbus Zip: 43228
 Parcel Number (only one required): 570-231852

APPLICANT (If different from Owner):

Applicant Name: Ezzo Sausage Company Phone Number: 614-947-8600 Ext.: -----
c/o Donald Plank, Plank Law Firm
 Address: 145 E Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215
 Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Park National Bank, Trustee Phone Number: 614-947-8600 Ext.: -----
c/o Donald Plank, Plank Law Firm
 Address: 145 E Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215
 Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

Name: Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext.: -----
 Address: 145 E Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215
 Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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

APPLICANT SIGNATURE Donald Plank attorney
 PROPERTY OWNER SIGNATURE Donald Plank attorney
 ATTORNEY / AGENT SIGNATURE Donald Plank

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 Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 E Rich St., 3rd Fl, Columbus, 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 683 Manor Park Drive
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) Park National Bank, Trustee
c/o Donald Plank, Attorney
Plank Law Firm
145 E Rich Street, 3rd FL Columbus, OH 43215

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

Ezzo Sausage Company
c/o Donald Plank (614) 947-8600

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

(5) N/A

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>See Exhibit "A"</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 12th day of NOVEMBER, in the year 2015

Barbara A. Painter
(8) SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2020
My Commission Expires



Notary Seal Here
BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

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**EXHIBIT A, Public Notice
683 Manor Park Drive
BZA15-_____
November 11, 2015**

APPLICANT

Ezzo Sausage Company
c/o Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Park National Bank, Trustee
c/o Donald Plank
Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

ATTORNEY FOR APPLICANT

Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

N/A

PROPERTY OWNERS WITHIN 125 FEET

LKJ Rome Hilliard LLC, et al.
4774 Clubpark Drive
Hilliard, Ohio 43026

JZ Group Investments, LLC
3023 E Kemper Road
Cincinnati, Ohio 45241

Pagmanor 601, LLC
8101 Corporate Blvd.
Plain City, Ohio 43064

Fed Eagle Two, LLC
8400 Industrial Pkwy
Plain City, Ohio 43064

Park National Bank, Trustee
c/o T. Weisenstein
683 Manor Park Drive
Columbus, Ohio 43228

Koorsen Properties, LLC
737 Manor Park Drive
Columbus, Ohio 43228

Allen Michael Properties, LLC
770 Kaderly Drive
Columbus, Ohio 43228

Ground Breakers, Ltd.
575 Manor Park Drive
Columbus, Ohio 43228

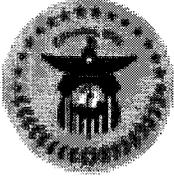
ALSO NOTIFY

Dave Perry
David Perry Company, Inc.
145 E. Rich Street, FL 3
Columbus, OH 43215

William Ezzo
Ezzo Sausage Company
1415 Universal Road
Columbus, OH 43207

Carl B. Fry, Esq.
Fry, Waller & McCann Co., L.P.A.
35 E Livingston Avenue
Columbus, OH 43215-5762

**683 Manor Park Drive
BZA15-_____
Exhibit A, Public Notice
Page 1 of 1, 11/11/15**



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: 683 MANOR PARK DR COLUMBUS, OH
Mailing Address: 140 E TOWN ST STE 1400
COLUMBUS OH 43215-5114

Owner: PARK NATIONAL BANK TR
Parcel Number: 570231852

ZONING INFORMATION

Zoning: Z66-072, Manufacturing, M
effective 6/8/1966, Height District H-110

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: N/A

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

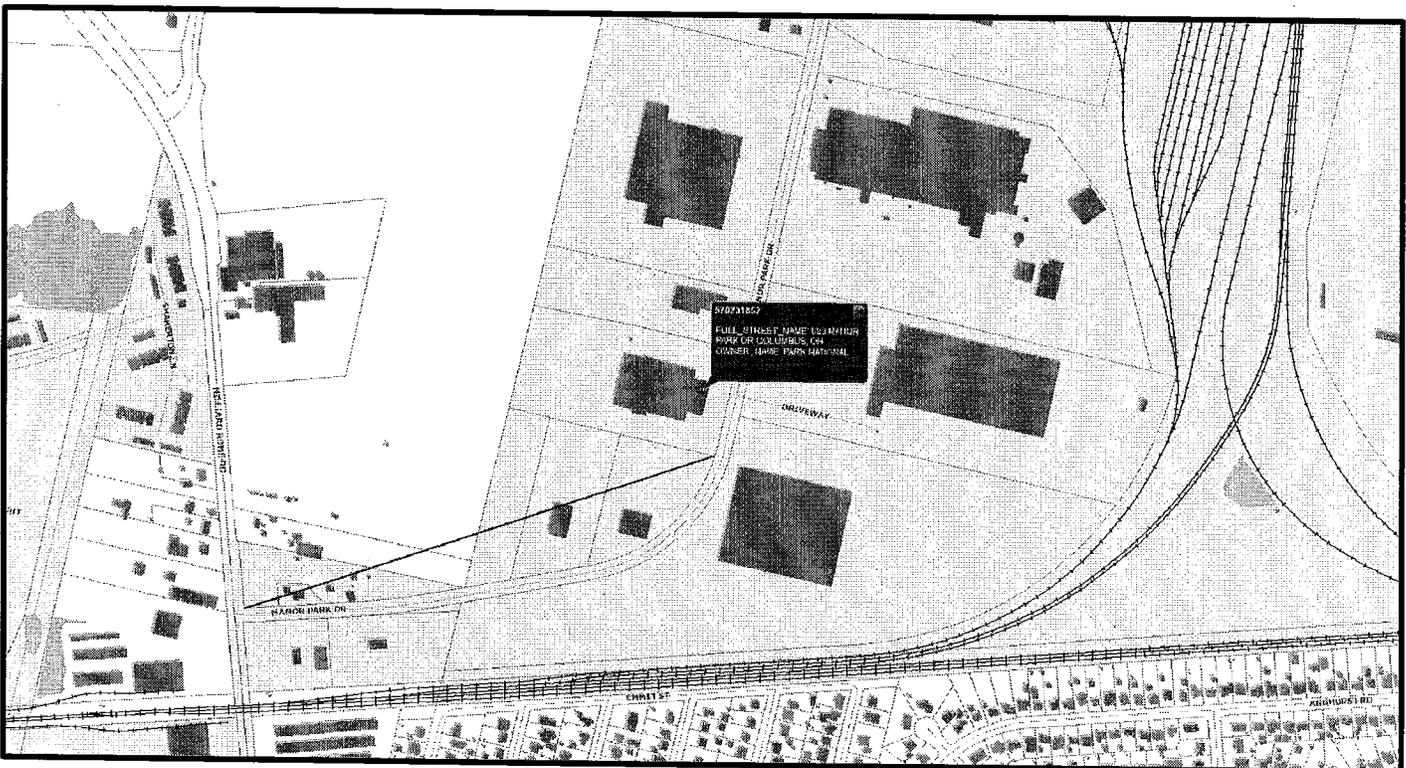


EXHIBIT B

Statement of Hardship

683 Manor Park Drive, Columbus, OH 43228

BZA15-_____

The 9.086 acre site is located on the west side of Manor Park Drive, 2,250 +/- feet east of Hilliard-Rome Road. The property is zoned M, Manufacturing, as is part of an approximate 750 acres zoned M and M-1 that is extensively developed with industrial uses. The site is developed with a 77,000 +/- square foot food processing facility approved in 1988 and expanded in 1994. Applicant proposes to use the existing food processing facility for processing and packaging of meats.

The M, Manufacturing District permits various "Less Objectionable" food products related uses (3363.07 - Food and beverage products—less objectionable uses). The characteristics of the "Less Objectionable Uses" are uses that include "Manufacture, compounding, processing, assembling, packaging or treatment of goods, materials and products not involving operations which are obnoxious or offensive by reason of odor, dust, smoke, gas, fumes, vibration, noise or other cause", with specific types of food products referenced.

The M, Manufacturing District permits various "More Objectionable" food products related uses (3363.14 -Other food and beverage products—More objectionable uses). The characteristics of the "More Objectionable Uses" are uses that include "Manufacture, compounding, processing, packaging or treatment of the following or similar products Meat Packing". Applicant is processing and packing meats brought to the premises. All processing and packing occurs inside, except typical accessory use with deliveries and shipping of products from loading docks. While the product (meat) requires treatment under Section 3363.14, applicant believes the processing and packaging is equivalent to processing and packaging of other food products permitted as "Less Objectionable" uses. There will be no operations which are obnoxious or offensive by reason of odor, dust, smoke, gas, fumes, vibration, noise or other cause,

Due to the treatment of Meat Packing as a "More Objectionable" use, the use is subject to a 600 foot setback from the property line (west) due to the parcel to the west being zoned R, Rural. The west property line of the site is also the City of Columbus Corporation line. The parcel west of the Columbus Corporation line is in Prairie Township, is zoned R, Rural and is used as a farm for field crops. It is impossible for applicant to comply with the 600 foot setback, regardless of the location of the existing food processing facility on the parcel, since the west property line of the site is contiguous to the property line of a residential district (Prairie

Township). There is no housing within 600 feet of the parcel. The west side of the building, closest to the township property, is approximately 375 feet from the west property line of the site.

Applicant has a practical difficulty with compliance with the setback requirement. It is impossible for applicant to comply since the west property line of the property is contiguous to a residentially zoned property (Prairie Township). The 77,000 square foot facility was designed for food processing. Applicant requests a variance to permit the use of the facility for meat processing and packing

Applicant requests a variance from the following Section:

- 1) 3363.19 (C), Location Requirements, to reduce the required separation of a "More Objectionable" use (property line) from 600 feet to 0 feet to permit the existing food processing facility to be used for meat processing and packaging.

Applicant requests the following condition:

- 1) All meat processing and packaging shall occur inside the building, which is located 375 +/- feet from the west property line.

11-15-2015



688 Manor Park Dr

10111 114th St

© 2015 Google

Google

BZA15-124

Manor Park Drive

Google

39°57'56.42" N 83°08'24.89" W elev. 935 ft eyes alt. 2009

683 Manor Park Dr

© 2015 Google

1994



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 11/10/15

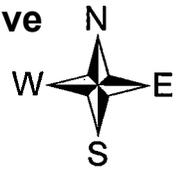


Disclaimer

Scale = 500



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.



City of Columbus Zoning Plat

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: 570231852

Zoning Number: 683

Street Name: MANOR PARK DR

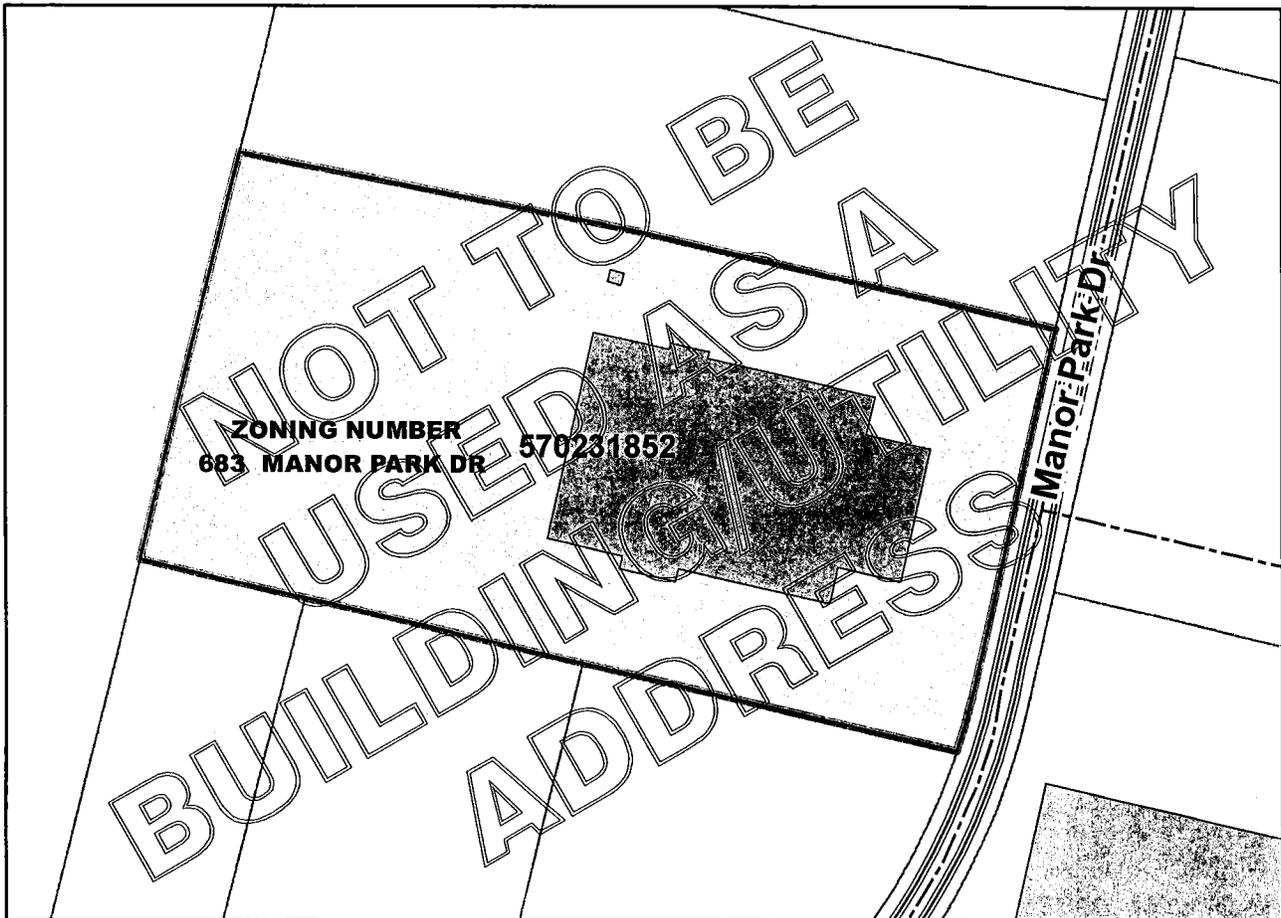
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., INC (DAVE PERRY)

Issued By: *Adyana Whisman*

Date: 11/13/2015



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 49078

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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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St., 3rd Fl, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR SOLELY 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
Ezzo Sausage Company (William J. Ezzo)	1415 Universal Road Columbus, Ohio 43207
Park National Bank, Trustee	140 E Town Street, Suite 1400 Columbus, Ohio 43215-5114

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 12th day of NOVEMBER, in the year 2015

Barbara A. Parter
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2020
My Commission Expires

Notary Seal Here



BARBARA A. PARTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

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