

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: BZA 15-133 Date Received: 11/19/15
Application Accepted by: D. Reiss Fee: \$1,900⁰⁰
Commission/Civic: None
Existing Zoning: LM-2
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:

- 1. Increased previously approved parking from 75 to 84 spaces due to increased on-site staff ^(3312.49)
- 2. Added parking is in required 50' setback; 50' setback is reduced to 32.44' ^(3312.27)
- 3. Total of 9 trees is required within the parking area

LOCATION

Certified Address: 2001 ARLINGATE LANE City: COLUMBUS Zip: 43228
Parcel Number (only one required): 560-202063-00

APPLICANT (If different from Owner):

Applicant Name: BOEHRINGER INGELHEIM ROXANE, INC. Phone Number: 614.276.4000 Ext.:
Address: 1801 WILSON RD. City/State: COLUMBUS, OHIO Zip: 43228
Email Address: steven.mcfaddineboehringer-ingelheim.com Fax Number: -

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

Name: BOEHRINGER INGELHEIM ROXANE, INC. Phone Number: 614.276.4000 Ext.:
Address: 1801 WILSON RD. City/State: COLUMBUS, OHIO Zip: 43228
Email Address: steven.mcfaddineboehringer-ingelheim.com Fax Number: -

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

Name: BHDP ARCHITECTURE c/o ROBIN CLAVCHERTY Phone Number: 614.827.9587 Ext.:
Address: 274 MARCONI BLVD, STE. 200 City/State: COLUMBUS, OHIO Zip: 43215
Email Address: rclavcherty@bhdp.com Fax Number: -

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [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

Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ROBIN CLAWHEATY
of (1) MAILING ADDRESS 274 MARCONI BLVD. COLUMBUS, OHIO 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 2001 ARLINGATE LN

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) BOEHRINGER INGELHEIM POXANE INC.
1801 WILSON ROAD
COLUMBUS, OHIO 43228

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

BOEHRINGER INGELHEIM POXANE INC.

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

(5) NOT APPLICABLE. WE CHECKED WITH THE
CITY'S DEVELOPMENT DEPT. (KIM STANZ)
+ THERE ARE NONE @ 2001 ARLINGATE LANE

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>HONEYWELL INTERNATIONAL INC.</u>	<u>2080 ARLINGATE LANE</u>	<u>PO BOX 4900 DEPT 356 SCOTTSDALE AZ 85261</u>
<u>BOEHRINGER INGELHEIM POXANE INC</u>	<u>2091-045 ARLINGATE LANE</u>	<u>1801 WILSON RD. COLUMBUS, OHIO 43228</u>
<u>BOEHRINGER INGELHEIM POXANE INC</u>	<u>ARLINGATE LANE</u>	<u>1801 WILSON RD. COLUMBUS OHIO 43228</u>
<u>CARAMIS LTD</u>	<u>2080 ARLINGATE LANE</u>	<u>5074 BROADWAY CT DUBLIN OH 43017</u>

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

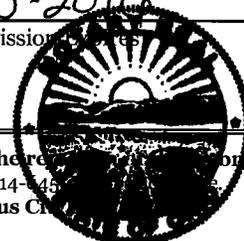
(8) SIGNATURE OF AFFIANT

[Handwritten Signature]

Sworn to before me and signed in my presence this 17th day of Nov., in the year 2015

Kimberly Sue Trimble
(8) SIGNATURE OF NOTARY PUBLIC

3-23-2016
My Commission Expires _____
Notary Seal Here



KIMBERLY SUE TRIMBLE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 03/23/2016

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APPLICANT

Boehringer Ingelheim Roxane Inc.
1801 Wilson Road
Columbus, Ohio 43228

PROPERTY OWNER

Boehringer Ingelheim Roxane Inc.
1801 Wilson Road
Columbus, Ohio 43228

AGENT

Robin Claucherty
BHDP Architecture
274 Marconi Blvd., Suite 200
Columbus, Ohio 43215

**AREA COMMISSION OF NEIGHBORHOOD
GROUP**

Not Applicable

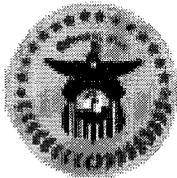
SURROUNDING PROPERTY OWNERS

Honeywell International Inc.
PO Box 4900 Dept. 356
Scottsdale AZ 85261

Carams LTD
5074 Broxburn CT
Dublin, Ohio 43017

Boehringer Ingelheim Roxane Inc.
1801 Wilson Rd.
Columbus, Ohio 43228

Boehringer Ingelheim Roxane Inc.
1801 Wilson Rd.
Columbus, Ohio 43228



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Nov 19 2015
General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2001 ARLINGATE LN COLUMBUS OH 43228
Mailing Address: 900 RIDGEBURY RD
RIDGEFIELD CT 06877-1058

Owner: BOEHRINGER INGELHEIM ROXANE IN
Parcel Number: 560202063

ZONING INFORMATION

Zoning: Z84-039, Manufacturing, LM2
effective 8/29/1984, 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: 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



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STATEMENT OF HARDSHIP

APPLICATION #

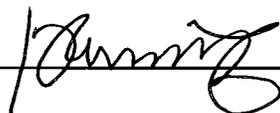
3307.09 Variances by Board.

- 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:

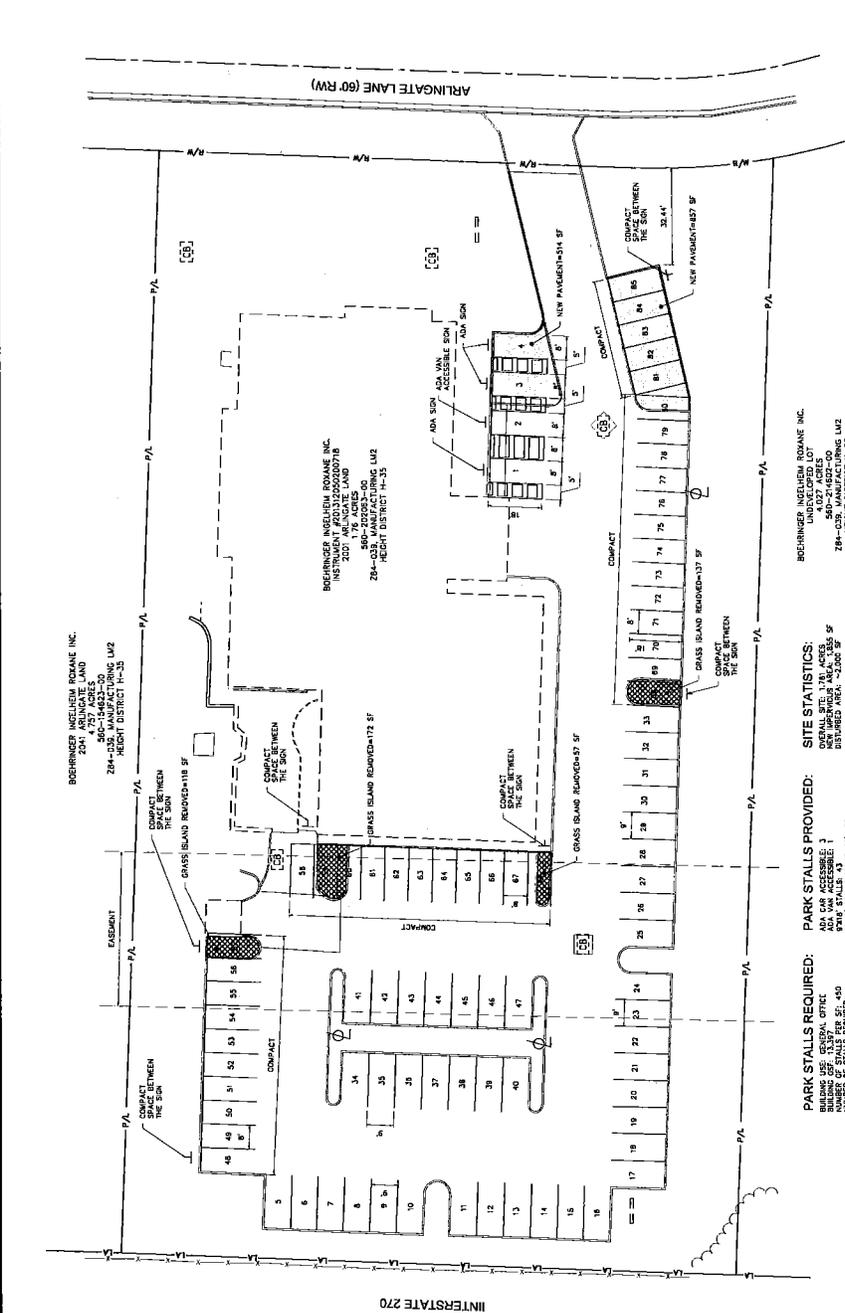
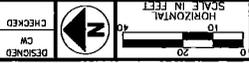
THE RENOVATION OF THE EXISTING BUILDINGS (PARCL1516003) CREATED OFFICE / BUSINESS SPACE FOR 76 EMPLOYEES. THE ADDITIONAL STAFF REQUIRED ADDITIONAL PARKING OVER THE PREVIOUSLY APPROVED 75 SPACES. ONE SPACE PER EMPLOYEE PLUS 10% FOR VISITORS IS BEING PROPOSED. THE NEW PARKING TOTAL WILL BE 84 SPACES (9 ADDITIONAL SPACES). THE 50' REQUIRED SETBACK WILL BE REDUCED TO 32.44' TO GAIN THE ADDITIONAL 9 SPACES. ALSO SOME LANDSCAPED ISLANDS ARE BEING REMOVED TO GAIN ADDITIONAL SPACES AS NEW. THE PROPOSED ADDITIONAL PARKING AND PARKING IN THE SETBACK IS NOT AFFECTING ADJACENT PROPERTIES OR NEIGHBORS IN ANY WAY. THE OWNER HAS AGREED TO ADD 9 TREES WITHIN THE PARKING AREA.

Signature of Applicant



Date 11/17/15

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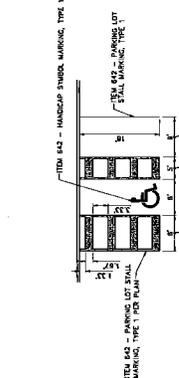
VICINITY MAP
-NOT TO SCALE-

OWNER / DEVELOPER:
 BOSHINGER INDUSTRIAL ROYALTY INC.
 2001 ARLINGGATE LANE
 464,473 SQUARE FEET
 2001 ARLINGGATE LANE
 HEIGHT DISTRICT H-33

ENGINEER:
 C.W. DESIGN GROUP
 872 LINFIELD DRIVE
 WASHINGTON, OHIO 43085
 PHONE: 614-846-8278
 FAX: 614-846-8278
 EMAIL: cwdesign@cwdesign.net
 WWW: www.cwdesign.net

SANITARY SEWER NOTE:
 CONNECTION TO SANITARY SEWER CANNOT BE MADE UNTIL A POINT IS OBTAINED FROM SEWER PERMIT OFFICE, 810 DUBUQUE ROAD, 3RD FLOOR, OHIO 43085-1902.

EXISTING UTILITIES:
 THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES SHOWN TO BE PROVIDED BY THE OWNER OF THE UTILITY, THE SEWERAGE AUTHORITY, IS ASSUMED AND RESPONSIBILITY IS TO BE ASSIGNED TO THE UTILITY. THE LOCATION OF THE UTILITIES ON THE PLANS OR THE UTILITIES SHOWN ON THE PLANS OR NOT.



PARKING STALL MARKING TYPICAL

PARK STALLS REQUIRED:
 BUILDING USE: OFFICE / OFFICE
 ADA CURB ACCESS: 2
 ADA CURB ACCESS STALL: 2
 TOTAL PARKING STALLS: 4
 TOTAL SPACES: 4

PARK STALLS PROVIDED:
 ADA CURB ACCESS: 2
 ADA CURB ACCESS STALL: 2
 TOTAL PARKING STALLS: 4
 TOTAL SPACES: 4

SITE STATISTICS:
 DEVELOPMENT TYPE: MANUFACTURING L2Z
 DISTURBED AREA: 2,200 SF
 TOTAL SPACES: 4

LINEWORK SYMBOLLOGY

CONTRIBUTOR	SYMBOL	DESCRIPTION
LA	---	LIMITED ACCESS RIGHT OF WAY
PA	---	PROPOSED ACCESS RIGHT OF WAY
EA	---	EASEMENT

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

PAVEMENT SECTION CODED NOTES:

- ITEM 404-1.50" ASPHALT CONCRETE
- ITEM 402-1.50" ASPHALT CONCRETE
- ITEM 407-TACK COAT (0.10 GAL/SY)
- ITEM 301-3" ASPHALT CONCRETE BASE
- ITEM 108-8" STUPEOUS PRIME COAT
- ITEM 304-6" AGRICULTURE BASE
- ITEM 204-SUBGRADE COMPACTION AND PROOF ROLLING

ASPHALT PAVEMENT SECTION
 -NOT TO SCALE-

TRACKING NUMBER:

DATE: 05/20/2014

C.W. Design Group
 872 LINFIELD DRIVE
 WASHINGTON, OHIO 43085
 PHONE: 614-846-8278
 FAX: 614-846-8278
 EMAIL: cwdesign@cwdesign.net
 WWW: www.cwdesign.net

PROFESSIONAL ENGINEER
 STATE OF OHIO
 ENGINEER # 14143
 C.W. DESIGN GROUP, INC.
 05/20/2014



PAVEMENT SECTION CODED NOTES:

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- ITEM 402-1.50" ASPHALT CONCRETE
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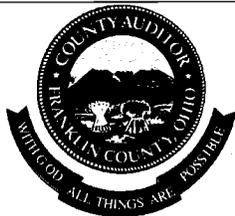
REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

LINEWORK SYMBOLLOGY

CONTRIBUTOR	SYMBOL	DESCRIPTION
LA	---	LIMITED ACCESS RIGHT OF WAY
PA	---	PROPOSED ACCESS RIGHT OF WAY
EA	---	EASEMENT





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 11/12/15



Disclaimer

Scale = 60



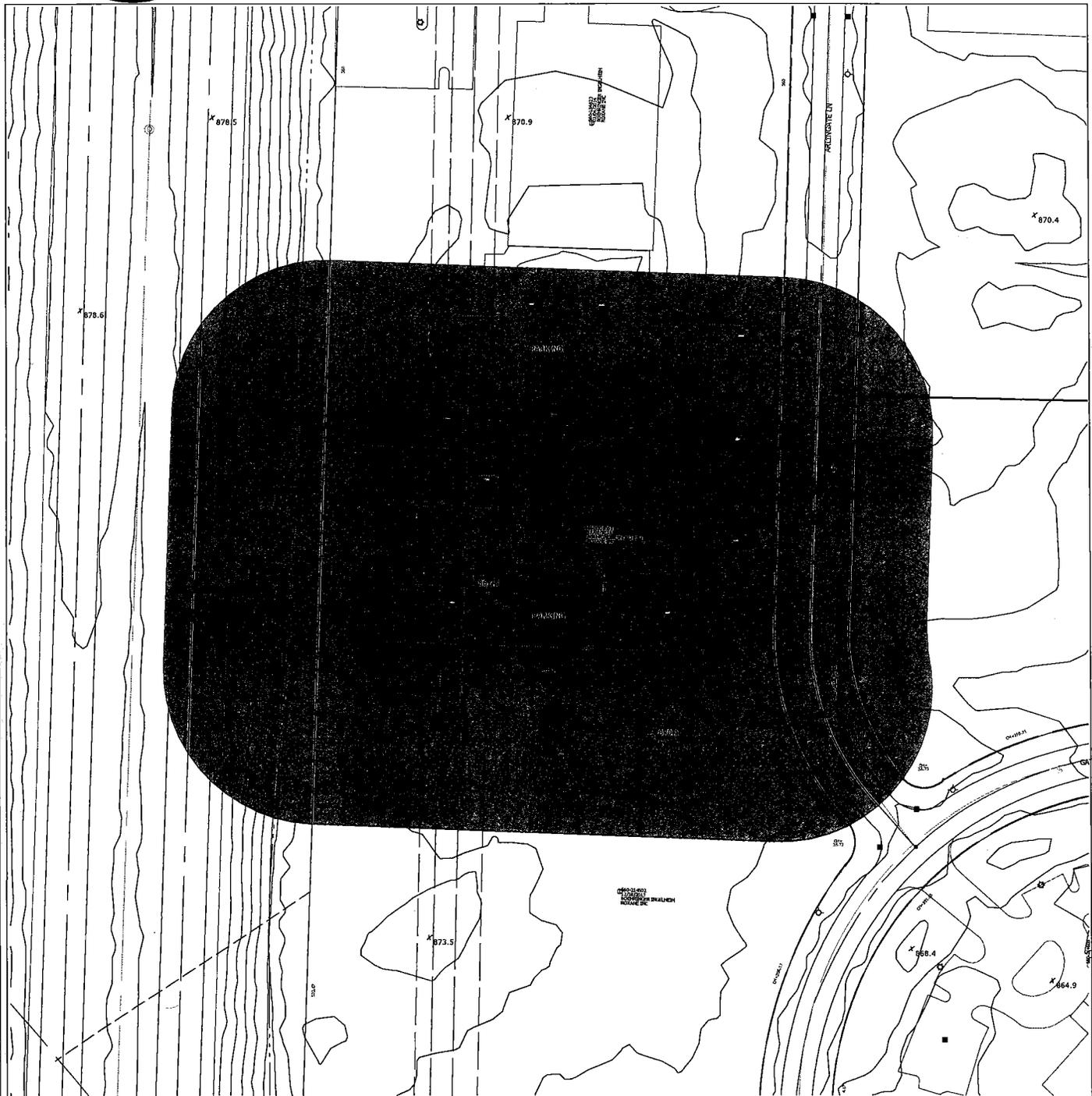
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: c

DATE: 11/12/15



Disclaimer

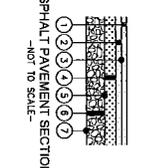
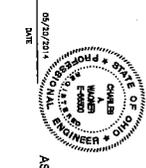
Scale = 120'



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CW Design Group
 PHONE: 614-449-6278
 FAX: 614-449-6279
 EMAIL: cwg@cwdg.net
 WEB SITE: www.cwdg.net
 872 Lakeside Drive
 Worthington, Ohio 43085

CHARLES A. MOORE - PROFESSIONAL ENGINEER E-4800
 OR DESIGN ARCHITECT, LLC
 DATE: 04/22/2014



- PAVEMENT SECTION CODED NOTES:**
- ① ITEM 404-1-15P ASPHALT CONCRETE
 - ② ITEM 402-1-15P ASPHALT CONCRETE
 - ③ ITEM 402-7-10C COAT (0.10 IN./1.5")
 - ④ ITEM 301-3-5' ASPHALT CONCRETE BASE
 - ⑤ ITEM 408-8-10U/10U'S PRIME COAT
 - ⑥ ITEM 304-4-6' AGGREGATE BASE
 - ⑦ ITEM 324-5-5UBRPAZE COMPACTION AND PROOF ROLLING



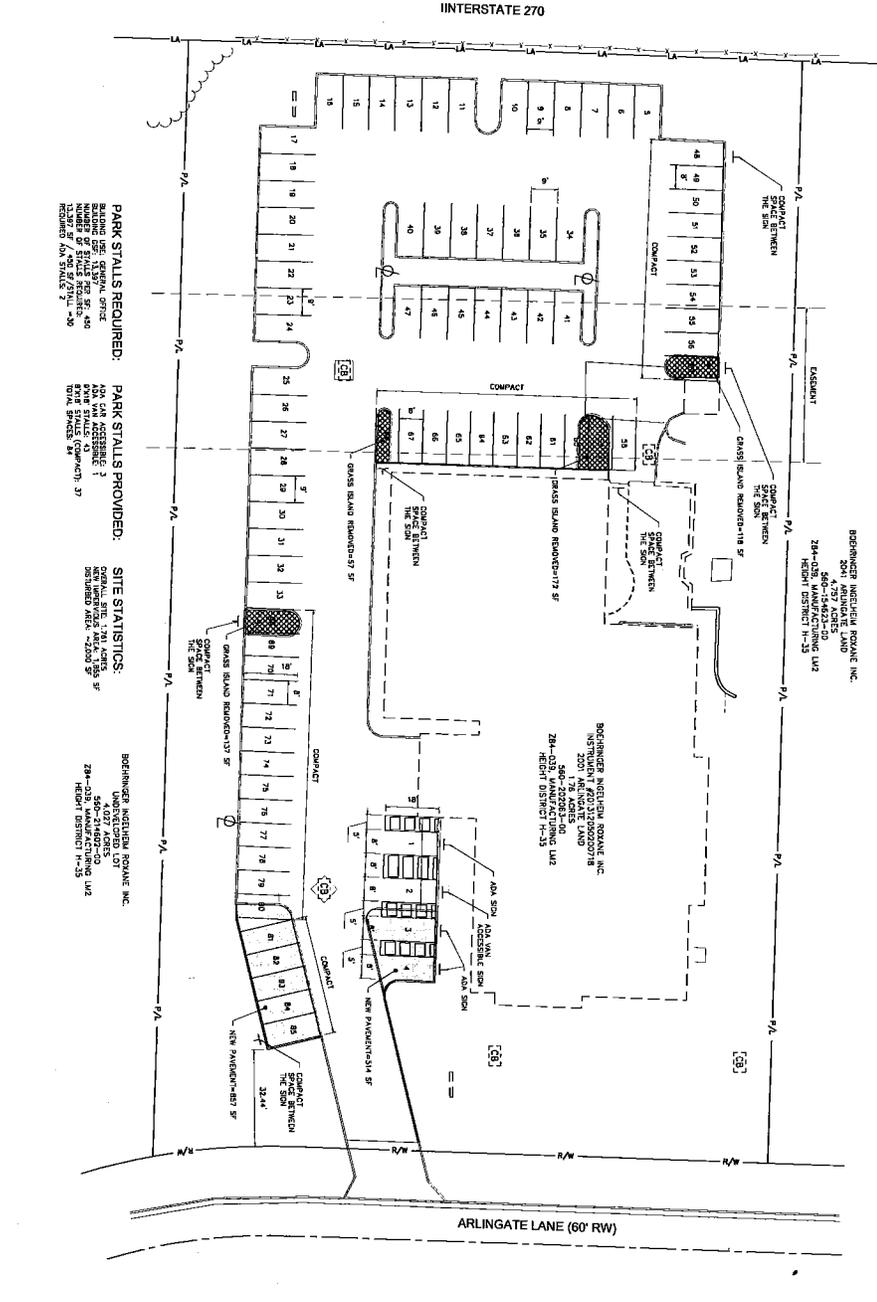
NO.	DESCRIPTION	SHEETS	DATE APPROVED



OWNER / DEVELOPER:
 BERINGER MEDICINE ROVANE INC.
 284-028 MANUFACTURING LIZ
 284-028 MANUFACTURING LIZ
 HEIBT DISTRICT H-35

ENGINEER:
 CHARLES A. MOORE
 OR DESIGN ARCHITECT, LLC
 872 LAKESIDE DRIVE
 WORTHINGTON, OHIO 43085
 TEL: 614-449-6278
 FAX: 614-449-6279
 WWW.CWDG.NET

SANITARY SEWER NOTE:
 CONSTRUCTION OF SANITARY SEWER SHALL BE MADE WITH A MINIMUM 18" OBTAINED FROM SEWER
 EXISTING UTILITIES:
 THE LOCATION OF ALL EXISTING UTILITIES SHALL BE SHOWN ON THE UNDERGROUND UTILITIES MAPS
 LOCATED IN THE CONSTRUCTION PERMITS AND SHALL BE SHOWN ON THE PLANS AS ACCURATELY AS
 THE RECORDS OF THE PUBLIC UTILITIES COMPANIES OR THE RECORDS OF THE UNDERGROUND UTILITIES
 SHOW ON THE PLANS OR NOT.



PARK STALLS REQUIRED:
 BUILDING SIZE: 11,575 SF
 NUMBER OF STALLS REQUIRED: 56
 TYPE: ASPHALT
 REQUIRED: 56 STALLS @ 200

PARK STALLS PROVIDED:
 BUILDING SIZE: 11,575 SF
 NUMBER OF STALLS PROVIDED: 56
 TYPE: ASPHALT
 REQUIRED: 56 STALLS @ 200

SITE STATISTICS:
 TOTAL AREA: 115,750 SF
 NET AREA: 115,750 SF
 NET AREA PER UNIT: 115,750 SF
 TOTAL SPACES: 56

BERINGER MEDICINE ROVANE INC.
 284-028 MANUFACTURING LIZ
 284-028 MANUFACTURING LIZ
 HEIBT DISTRICT H-35

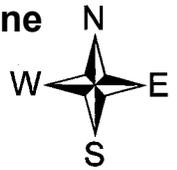
BERINGER MEDICINE ROVANE INC.
 284-028 MANUFACTURING LIZ
 284-028 MANUFACTURING LIZ
 HEIBT DISTRICT H-35





BZA15-133

2001 Arlingate Lane



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: 560202063

Zoning Number: 2001

Street Name: ARLINGATE LN

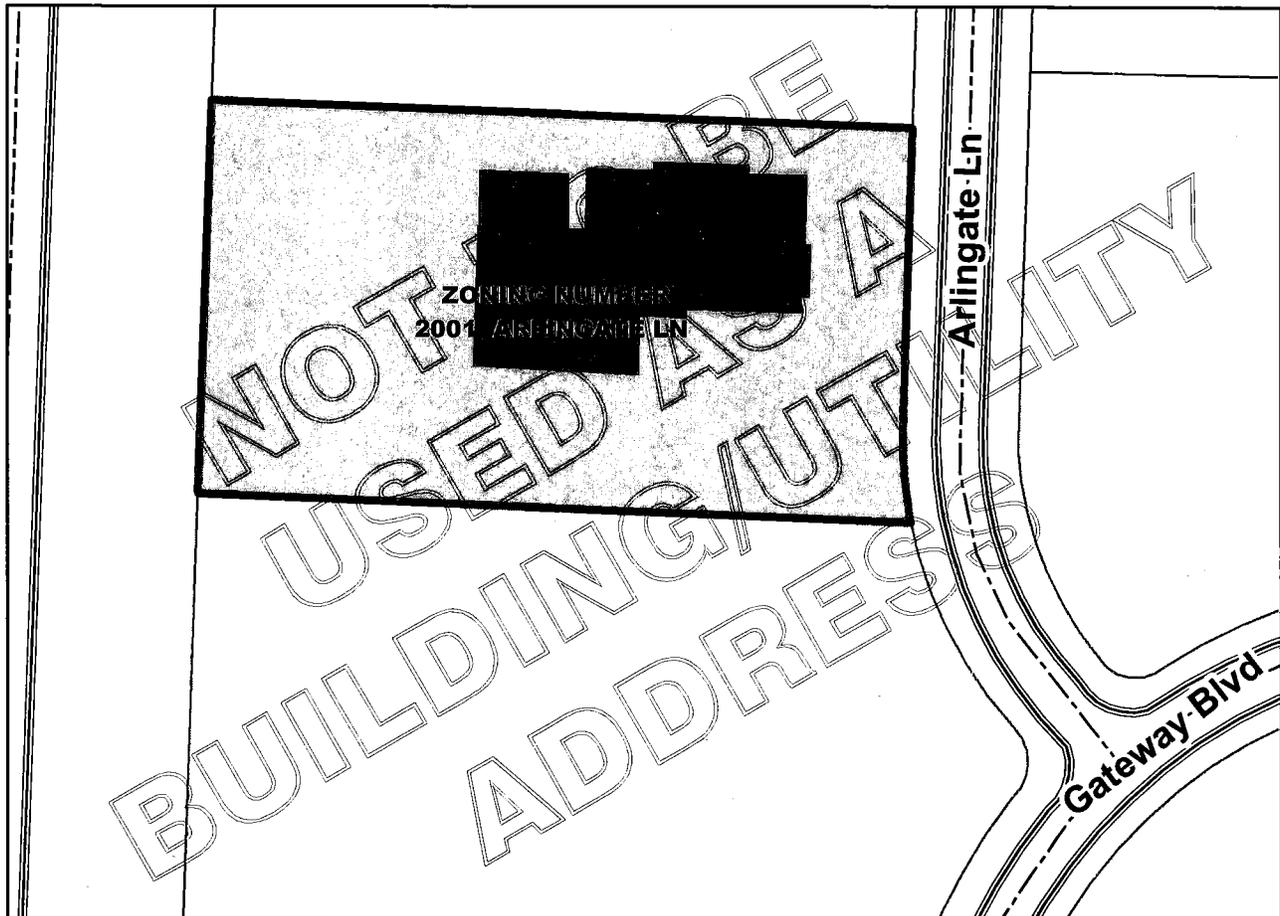
Lot Number: N/A

Subdivision: N/A

Requested By: BHDP ARCHITECTURE (ROBIN CLAUCHERTY)

Issued By: *Robyn Claucherty*

Date: 11/13/2015



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

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 49075

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

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

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) ROBIN CLAUHERTY
of (COMPLETE ADDRESS) 274 MAYCONI BWP. COLUMBUS, OHIO 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>GLENN MARINA (CEO)</u>	<u>1801 WILSON RD. COLUMBUS, OHIO 43228</u>
<u>ROBERT BERG (CEO)</u>	<u>1801 WILSON RD. COLUMBUS, OHIO 43228</u>

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 17th day of Nov., in the year 2015

Kimberly Sue Trimble
SIGNATURE OF NOTARY PUBLIC

3/23/2016
My Commission Expires

Notary Seal Here



KIMBERLY SUE TRIMBLE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 03/23/2016

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