

Board of Zoning Adjustment Application

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

BZA15-118

3100 South Hamilton Road

OFFICE USE ONLY

Application Number: BZA15-118 Date Received: 10/30/15
Application Accepted by: W. Reiss Fee: \$1,900⁰⁰
Commission/Civic: Greater Southeast
Existing Zoning: C-4
Comments: 1/26/15

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

To reduce the required number of parking spaces from 575 to 0 per CCC 3312.49 (c)

LOCATION

Certified Address: 3100 S. Hamilton Road City: Columbus, OH Zip: 43232

Parcel Number (only one required): 530-130059

APPLICANT (If different from Owner):

Applicant Name: Chris Palmer Phone Number: 330-605-7985 Ext.: _____

Address: PO Box 94 City/State: Navarre, OH Zip: 44662

Email Address: chris@villagefarmhouse.com Fax Number: _____

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

Name: Casto Investors c/o Freland Companies Phone Number: 305-891-6806 Ext.: 307

Address: 12000 Biscayne Blvd. Suite 810 City/State: North Miami, FL Zip: 33181

Email Address: _____ Fax Number: _____

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

Name: Jackson B. Reynolds III c/o Smith & Hale Phone Number: 221-4255 Ext.: _____

Address: 37 W. Broad St., Suite #460 City/State: Columbus, OH Zip: 43215

Email Address: jreynolds@smithandhale.com Fax Number: 221-4409

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

APPLICANT SIGNATURE By: Jackson B. Reynolds III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds III
of (1) MAILING ADDRESS 37 W. Broad St., Suite #460, 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 3100 S. Hamilton Road
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 (4) Casto Investors
AND MAILING ADDRESS c/o Ireland Companies
12000 Biscayne Blvd., Suite 33181
North Miami, FL 33181
APPLICANT'S NAME AND PHONE # Chris Palmer
(same as listed on front application) 330-605-7985
AREA COMMISSION OR CIVIC GROUP (5) Greater South East Area Commission
AREA COMMISSION ZONING CHAIR c/o Lynne LaCour
OR CONTACT PERSON AND ADDRESS 2500 Park Crescent Drive
Columbus, OH 43232

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
See attached sheet		

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

(8) SIGNATURE OF AFFIANT Jackson B. Reynolds III

Sworn to before me and signed in my presence this 10th day of October 2015

(8) SIGNATURE OF NOTARY PUBLIC Natalie C. Timmons

My Commission Expires 9/4/2020



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APPLICANT

Chris Palmer
P.O. Box 94
Navarre, OH 44662

PROPERTY OWNER

Casto Investors
c/o Ireland Companies
12000 Biscayne Blvd. #810
North Miami, FL 33181

AREA COMMISSION

Greater South East Area Commission
c/o Lynne LaCour
2500 Park Crescent Drive
Columbus, OH 43232

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

A Kathryn Schirtzinger
2272 Canterbury Road
Columbus, OH 43221

Central Line Properties LLC
980 East Gulf Drive
Sanibel, FL 33957

Whitland Properties LLC
5842 Medallion Drive West
Westerville, OH 43082

City of Columbus Ohio
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

Spirit Spe Portfolio 2004-6 LLC
16767 North Perimeter Drive 210
Scottsdale, AZ 85260

Topvalco Inc.
c/o Kroger Co-Real Estate
1014 Vine Street, Suite 1000
Cincinnati, OH 45202

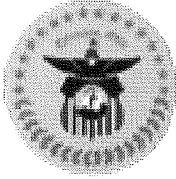
Waelco Properties
c/o LZB Furniture Galleries
1284 North Telegraph Road
Monroe, MI 48162

Jersey Columbus Inc.
c/o Icon International Inc.
107 Elm Street
Stamford, CT 48162

Hamilton Refugee Center LLC
5470 Stratford Avenue
Powell, OH 43065

S&S Shopping Centers Ltd
70 NE Loop 410, Suite 185
San Antonio, TX 78216

JDH Properties LLC
P.O. Box 12699
Columbus, OH 43212



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Oct 30 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3100 S HAMILTON RD COLUMBUS, OH

Mailing Address: 12000 BISCAYNE BLVD STE 8
NORTH MIAMI FL 33181-2727

Owner: CASTO INVESTORS 99 YR LEASE

Parcel Number: 530130059

ZONING INFORMATION

Zoning: Z73-072, Commercial, C4

effective 8/16/1973, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Greater South East 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



STATEMENT OF HARDSHIP

APPLICATION #

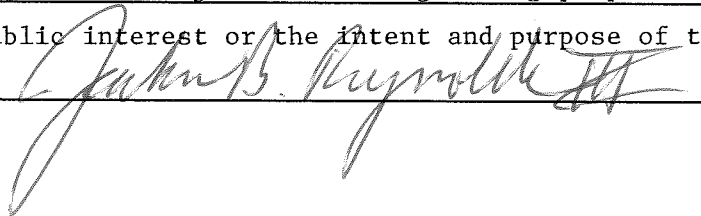
3307.09 Variances by Board.

- 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 applicant is seeking to reduce the required number of parking spaces for the proposed event center as there are spaces available on the abutting property through an easement executed in 1974 and other parking areas available in the area for over flow parking as well. The proposal will reutilize a vacant big box retail store that has not been used for a number of years thereby helping to revitalize a somewhat blighted area of the community. Furthermore, there will be areas within the existing building that will not be used for any activities due to configuration, prior use and occupational limitations, but parking must be provided for those areas under the Zoning Code. The variance should be granted as the number of spaces requires by the Zoning Code is in excess of the number anticipated to be needed for the operation of the event center and to provide. The required 1023 spaces would require another 6 to 7 acres to parking spaces, which is excessive and a hardship to provide by the applicant. The granting of the variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the Columbus Zoning Code.

Signature of Applicant



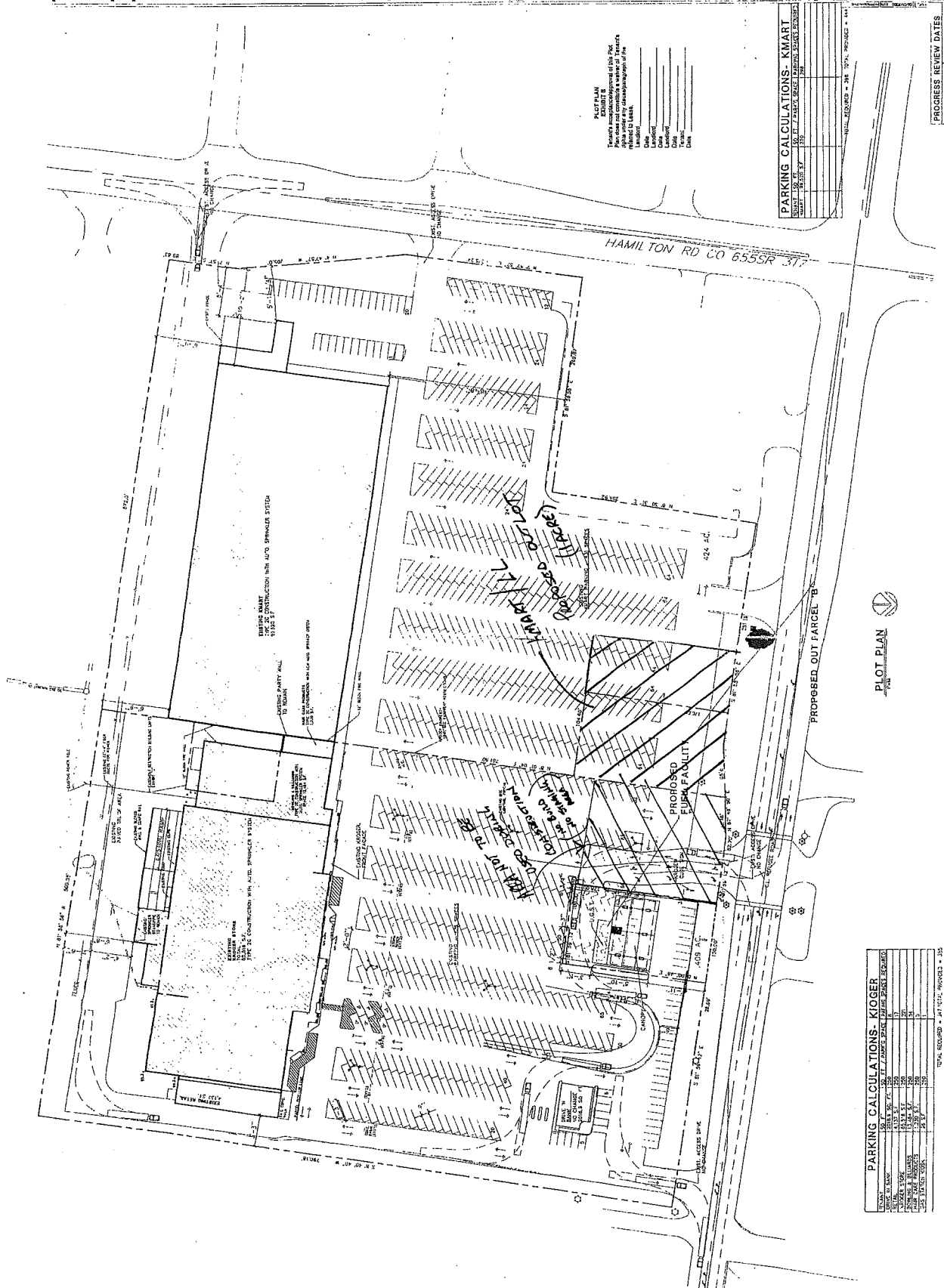
Date

10/16/15

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[illegible][illegible]



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: 530130059

Zoning Number: 3100

Street Name: S HAMILTON RD

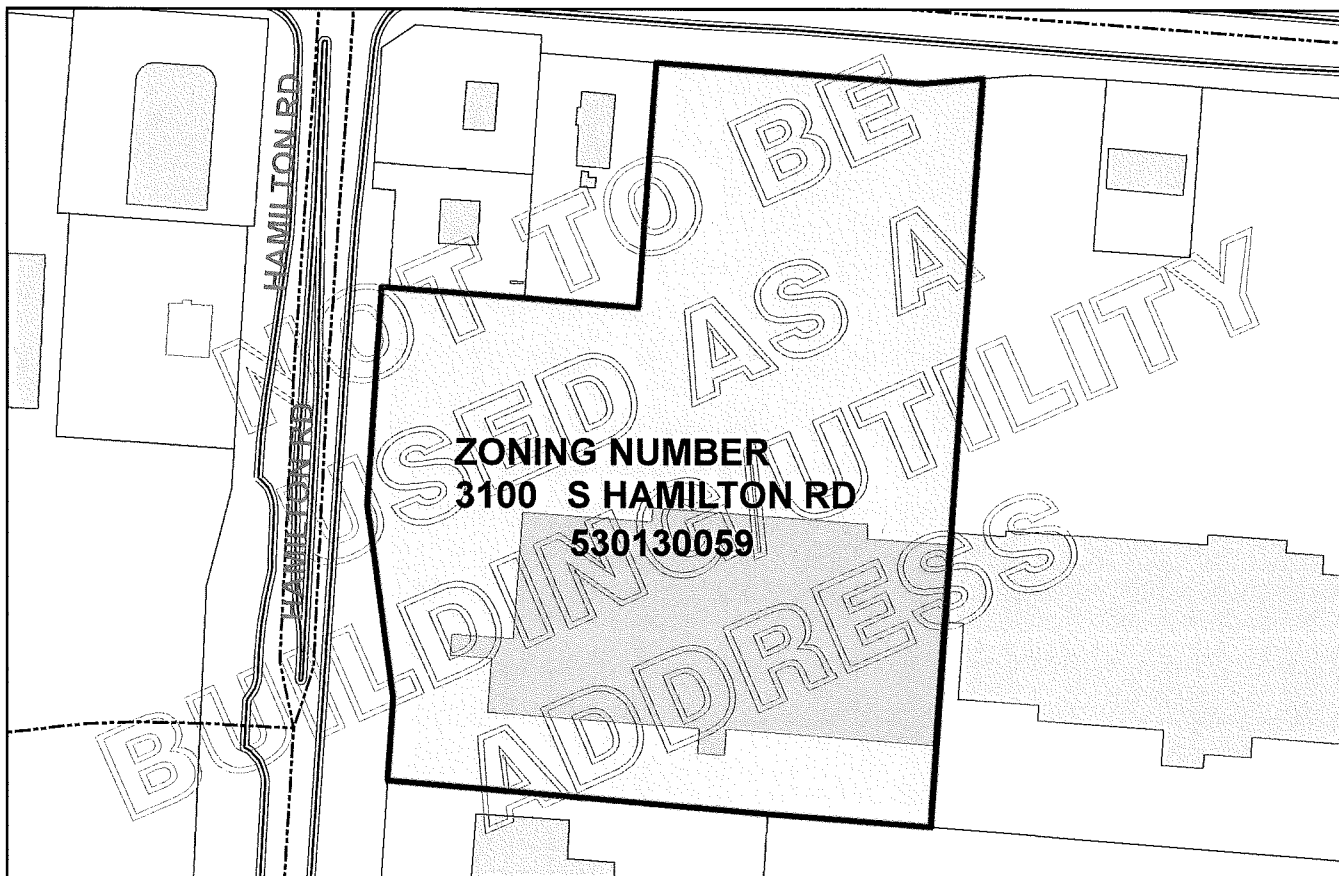
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adyana Umariam*

Date: 9/30/2015



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 44916



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/28/15



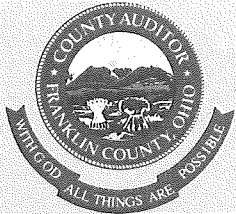
Disclaimer

Scale = 200



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.

Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/28/15



ORTHOPHOTOGRAPHY DATE 2014

Disclaimer

Scale = 200



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Real Estate / GIS Department

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) Jackson B. Reynolds III
of (COMPLETE ADDRESS) 37 W. Broad St., #460, 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 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

Casto Investors (Deborah Casto, Darcy Casto and Thomas Ireland)

12000 Biscayne Blvd., Suite #810, North Miami, FL 33181

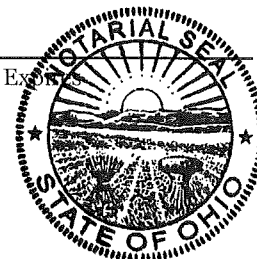
Chris Palmer; PO BOX 94, Navarre, OH 44662

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 10th day of October, in the year 2015

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires 9/4/2020



Notary Seal Here

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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