



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Feb 23 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2725 W BROAD ST COLUMBUS, OH

Mailing Address: 5979 ULRY RD

WESTERVILLE OH 43081-9388

Owner: DASHER FOODS INC

Parcel Number: 010056536

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: WEST BROAD STREET/ GREATER HILLTOP UCC

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Greater Hilltop 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

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: BZA16-010 Date Received: 25 JAN. 2016
 Application Accepted by: [Signature] 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:

Convenience Store 3372.604 setbacks, 3372.607 Landscaping and screening, 33.609 Parking and circulation

LOCATION

Certified Address: 2725 West Broad St. City: Columbus Ohio Zip: 43204

Parcel Number (only one required): 010-056536-00

APPLICANT (If different from Owner):

Applicant Name: DDP And Associates Phone Number: 614-262-7973 Ext.: _____

Address: 855 East Cooke Rd City/State: Columbus Ohio Zip: 43224

Email Address: ddparchs@aol.com Fax Number: 614-262-7963

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

Name: Dasher Food Inc. Phone Number: 614-332-6806 Ext.: _____

Address: 2725 West Broad St. City/State: Columbus Ohio Zip: 43204

Email Address: ah.aldamen@yahoo.com Fax Number: _____

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

Name: Danny Popp Phone Number: 614-262-7973 Ext.: _____

Address: 855 East Cooke Rd City/State: Columbus Ohio Zip: 43224

Email Address: ddparchs@aol.com Fax Number: _____

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

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

THE CITY OF COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DANNY POPP
of (1) MAILING ADDRESS 855 1/2 COOKE RD. Columbus OH. 43224

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 2725 W. Broad ST. Columbus OH. 43204
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) Dasher Foods Inc
2725 W. Broad ST.
Columbus OH. 43204

APPLICANT'S NAME AND PHONE # (same as listed on front application) DANNY POPP - Architect
614-262-7973

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) Greater Hilltop
LANE Newcome
PO BOX 28052 Columbus OH. 43228

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</u>	<u>Attached Mailing Labels</u>	

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 21 day of January, in the year

[Signature: Angel Garcia]
(8) SIGNATURE OF NOTARY PUBLIC

1-18-2017
My Commission Expires



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THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Board of Zoning Adjustment Application

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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:

SEE ATTACHED

Signature of Applicant



Date

1/22/16

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Variations we're seeking:

1 – 3372.604 Setback requirements as follows:

A building setback from 0 to 10' to a 142'-0" setback
B parking lot setback from 5' to 120'-0"

2 – 3372.607 Landscaping and Screening as follows:

Sections A & B parking lot screening deleted along Broad and Harris streets due to the existing site orientation and layout relative to these streets. Screening is being provided along the west property line between this site and the church next door.

Section C dumpster location to be along the east side of the building in lieu of the rear do to the Need to locate the building to rear of the site because of the existing pumps, canopy and UST's

3 – 33.609 Parking and Circulation as follows:

Section A circulation path/aisle between the building and street right of way already exists.

Statement of Hardship:

The owner is seeking relief from the sighted code sections for several reasons i.e. due to the site's existing orientation to Broad and Harris and the circulation paths it has created; the existing building, canopy and pump layout as they relate to Broad and Harris Ave.; and finally the excessive cost needed to relocate the existing pumps, canopy and UST's, underground storage tanks.

In addition to these factors the new building needs to be located to the rear of the site so it misses these critical elements as well as enabling the new building to be constructed while the existing building and business stays up and running maintaining the businesses cash flow and customer base ensuring the projects financial success when completed.



CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: S DATE: 1/20/16



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.

BROAD STREET GAS STATION
2725 W. BROAD STREET
COLUMBUS, OHIO
FRANKLIN COUNTY



DATE: 08/15/2016	PROJECT: BROAD STREET GAS STATION
DRAWN: TLU	SHEET TITLE: SITE PLAN
CHECKED: JLD	SCALE: AS SHOWN
DATE: 08/15/2016	PROJECT: BROAD STREET GAS STATION
DRAWN: TLU	SHEET TITLE: SITE PLAN
CHECKED: JLD	SCALE: AS SHOWN

- CODED NOTES:**
1. NEN BUILDING
 2. EXISTING BUILDINGS TO BE REMOVED.
 3. EXISTING ASPHALT PARKING AREAS. ENSURE ALL SPACES ARE MINIMUM 8'-0" X 14'-0" IN SIZE.
 4. DUMPSTER BY SCREENING ENCLOSURE. PROVIDE 4" x 4" CONCRETE SLAB FOR DUMPSTER. 4" AT APPROX. VERIFY SIZE REQUIRED BASED UPON DUMPSTER CHOSEN BY OWNER.
 5. NEN CONCRETE SIDEWALK.
 6. ADA RAMP TO NEN CONCRETE SIDEWALK. SLOPE 1:12 MAX.
 7. ADJACENT PROPERTY.
 8. NEN & BIKE RACK
 9. EXISTING WATER LINE TO EXISTING BUILDING
 10. EXISTING PUMP ISLANDS
 11. EXISTING CURB CUTS
 12. EXISTING CANOPY STRUCTURE
 13. EXISTING TREES TO BE REMOVED
 14. EXISTING UTILITY PAD
 15. EXISTING TREES TO REMAIN
 16. NEN TREES
 17. SCREENING FENCE
 18. OVERHEAD STREETLIGHTS
 19. EXISTING GRASS AREA
 20. EXISTING CURB CUT TO BE REMOVED AND SIDEWALK AND GRASS AREA TO BE EXTENDED TO NEW LOCATION
 21. EXISTING DIGITAL SIGN
 22. EXISTING STREETLIGHT
 23. EXISTING FIRE HYDRANT

SITE DATA:

PARCEL #	010-06858-00
CURRENT ZONE	C4
SITE	40' X 100' = 37 ACRES
BUILDING	50' X 75' = 2,850 GSF
PARKING	1,000 SF = 12 TOTAL INCLUDING ADA SPACE PER INTZLAPR 502 REDUCTION BRINGS TOTAL TO 6 SPACES.

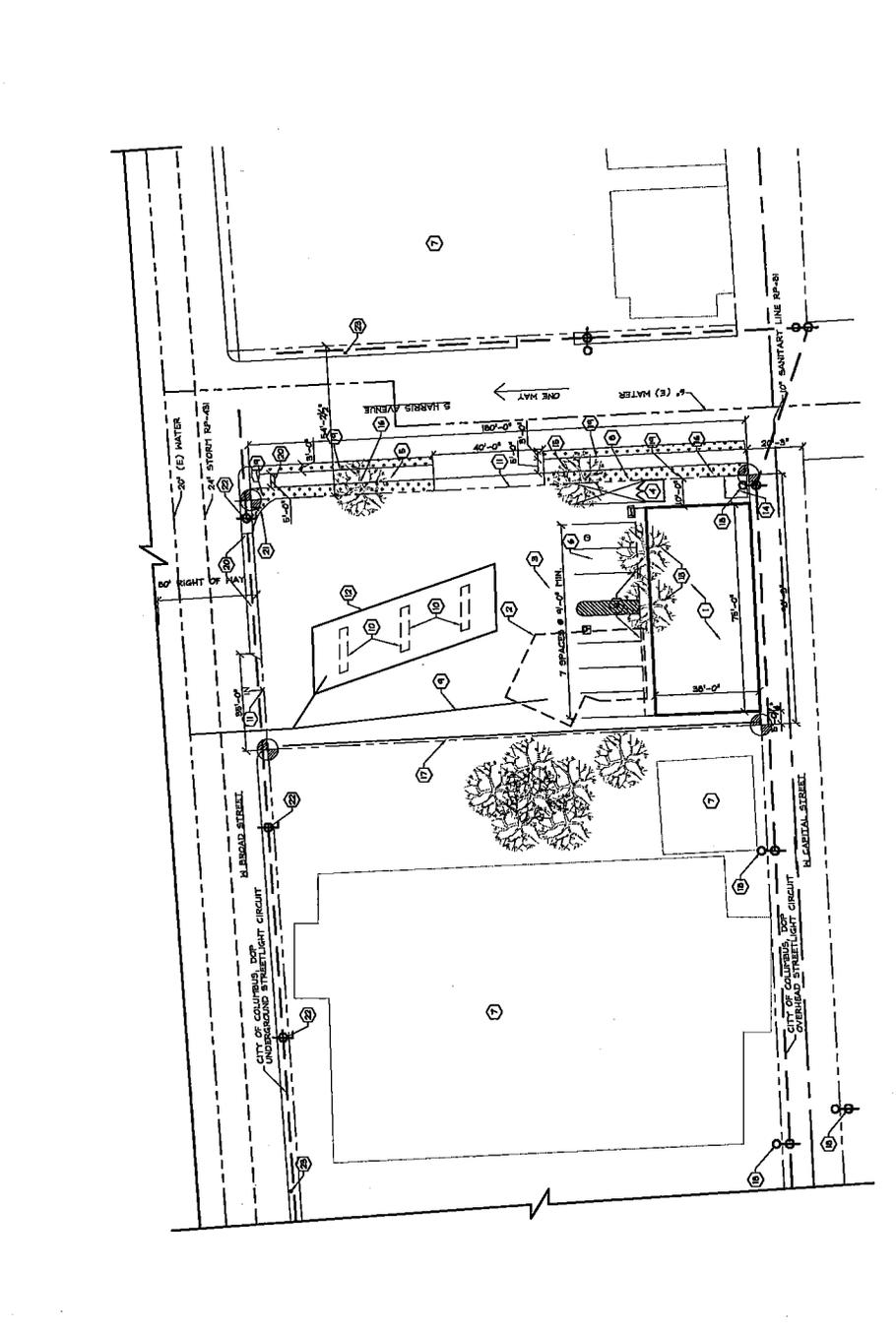
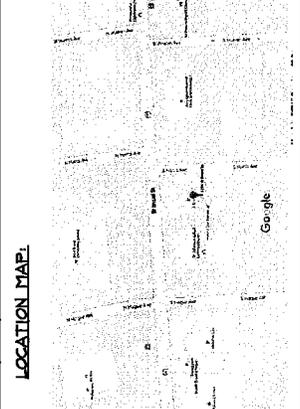
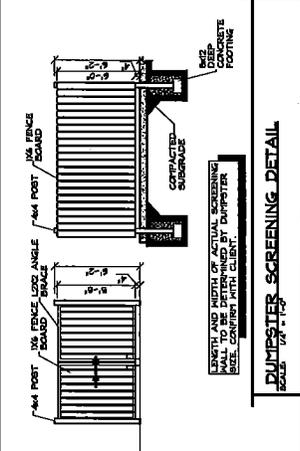
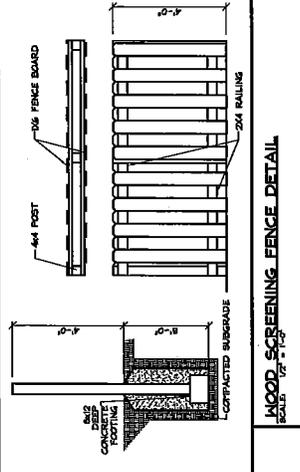
SITE DATA TABLE:

TOTAL SITE AREA	14,200 SF
TOTAL DISTURBED AREA	1,867 SF
EXISTING BUILDING	2,850 SF
NEN BUILDING	4,487 SF
TOTAL	7,337 SF
PRE-DEVELOPED INTERVIOUS	1,867 SF
EXISTING BUILDING	10,797 SF
GAS/RETAIL PARKING	163 SF
N CAPITAL STREET PARKING	18,967 SF
TOTAL	29,927 SF
POST-DEVELOPED INTERVIOUS	2,850 SF
NEN BUILDING	12,732 SF
PARKING	15,945 SF
TOTAL	21,527 SF

SANITARY NOTES:

1. SANITARY LINE SHALL BE INSTALLED PER SANITARY LATERALS TO BE CAPPED OFF FRONT SEWER PERMIT OFFICE AT 800 DUBLIN RD. 3RD FLOOR 644-646-7490

2. SANITARY DEVIATION NOTE: SANITARY LATERALS TO BE CAPPED OFF FRONT SEWER PERMIT OFFICE AT 800 DUBLIN RD. 3RD FLOOR 644-646-7490



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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) DANNY POPP
of (COMPLETE ADDRESS) 855 E. COOKE RD. Columbus OH. 43224

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>Dasher Foods INC</u>	<u>2725 W. Broad ST.</u> <u>Columbus OH. 43204</u>

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 21 day of January, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 1-18-2017



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