



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: 476 E 5TH AVE COLUMBUS, OH

Mailing Address: 10795 HUGHES RD

CINCINNATI OH 45251-4523

Owner: RUMPKE OF OHIO INC

Parcel Number: 010044213

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M

effective 2/27/1928, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: MILO-GROGAN UCO

Graphic Commission: N/A

Area Commission: Milo-Grogan Area Commission

Planning Overlay: I-670 Graphics Control

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

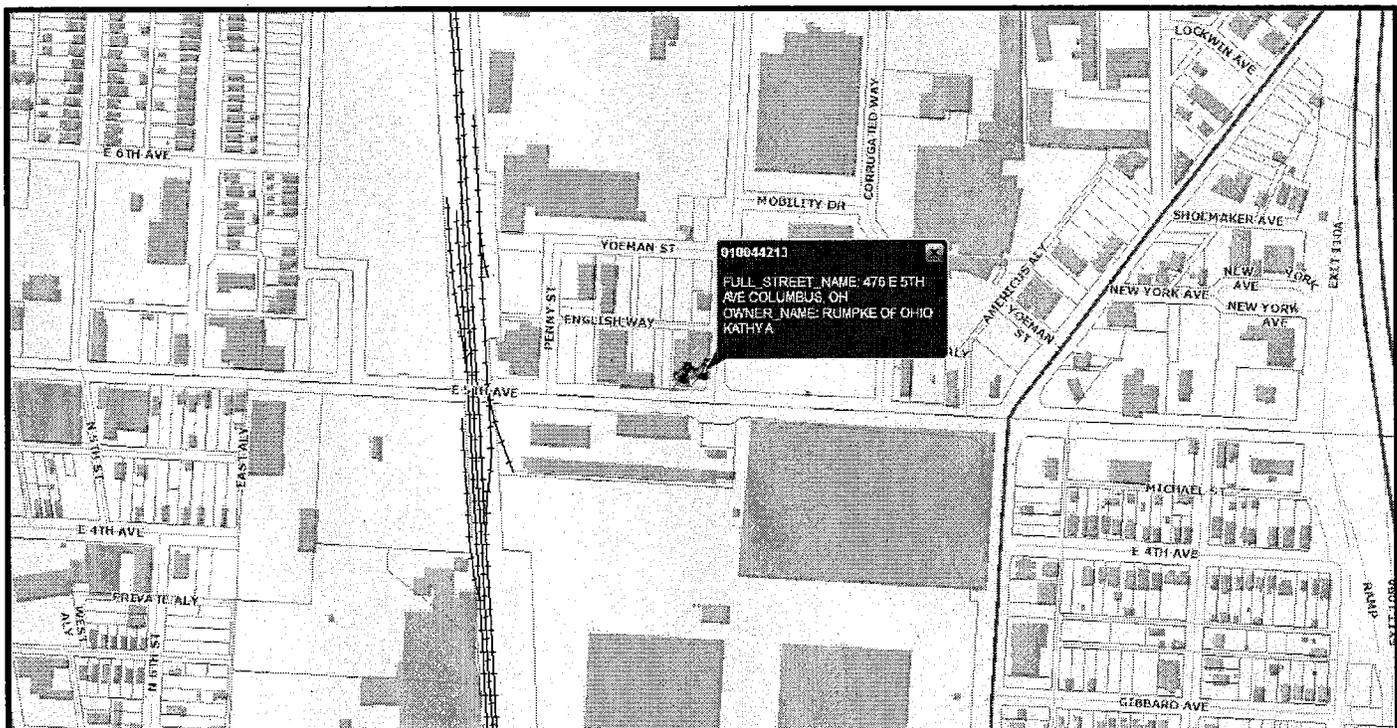
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF COLUMBUS

ANDREW J. GINTER, 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

OFFICE USE ONLY

Application Number: BZA16-024 Date Received: 16 FEB. 2016
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic:
Existing Zoning:
Comments:

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

[X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

3312.49 (Minimum number of parking spaces required): reduce required parking from 28 to 0 and reduce the number of bicycle parking from 2 to 0. Parking and bicycle parking will be provided at 485 Yoeman St.

LOCATION

Certified Address: 476 E 5th Ave City: Columbus Zip: 43201

Parcel Number (only one required): 010022247

APPLICANT (if different from Owner):

Applicant Name: Rumpke Waste and Recycling Phone Number: (513) 741-2651 Ext.:

Address: 10795 Hughes Road City/State: Cincinnati, OH Zip: 45251

Email Address: jim.thaxton@rumpke.com Fax Number:

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

Name: Rumpke of Ohio Inc. Phone Number: Ext.:

Address: 10795 Hughes Road City/State: Cincinnati, OH Zip: 45251

Email Address: Fax Number:

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

Name: Jeffrey L. Brown Phone Number: (614) 221-4255 Ext.:

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: (614) 221-4409

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

APPLICANT SIGNATURE Rumpke Waste + Recycling By: [Signature]

PROPERTY OWNER SIGNATURE Rumpke of Ohio Inc By: [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

THE CITY OF
COLUMBUS
ANDREW J. GUTHER, 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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS 37 West Broad Street, 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 _____

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) Rumpke of Ohio Inc.
10795 Hughes Road
Cincinnati, OH 45251

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

Rumpke Waste and Recycling
(513) 741-2651

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

(5) Milo Grogan Area Commission
Attn: Robert Barksdale
PO Box 248567, Columbus, OH 43224

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 Please see attached list.	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 16th day of February, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

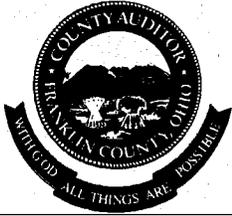
attorney at law in Columbus OH
Notary Seal Here
My Commission Expires does not expire

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Statement of Hardship

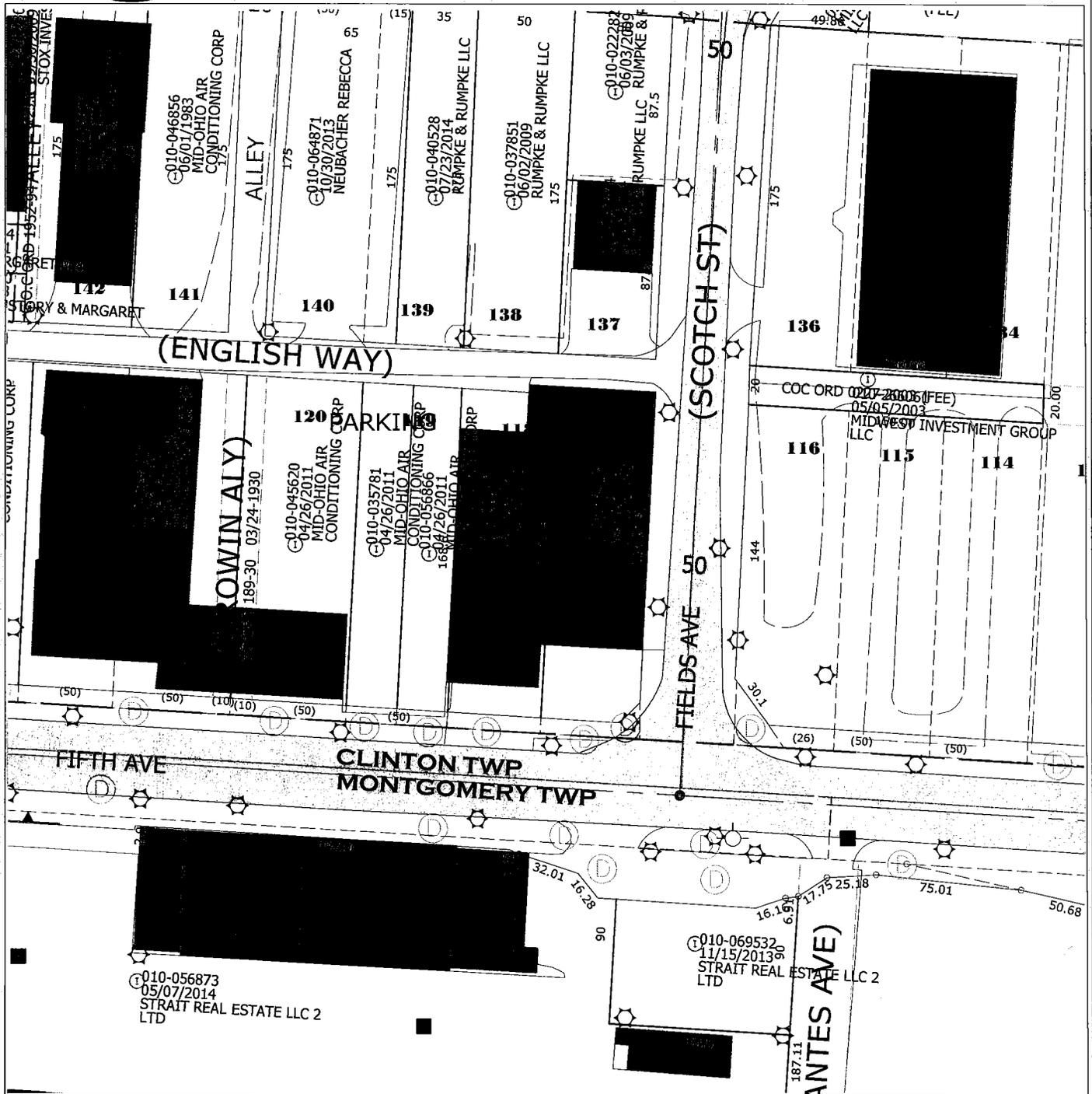
The applicant wants to convert an existing building from office/warehouse to all office. The building occupies nearly the whole site and the City's road improvements along Fifth Avenue have eliminated access to the few parking space in front of the building. The applicant proposes to create the necessary parking and bike parking on a nearby parcel separated by a street from the existing building.

The fact that the site is nearly covered by the building is a special circumstance that does not generally apply to other properties in the same zoning district. The building coverage was not the result of the actions of the applicant. The special circumstances make it necessary that a variance be granted to preserve a substantial property right of the applicant to full use of the existing building. The granting of the variance will not be injurious to neighboring properties and will not be contrary to public interest or the intent and purpose of the zoning code.



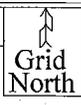
CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N DATE: 2/11/16



Disclaimer

Scale = 75



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.

THE CITY OF
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ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

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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

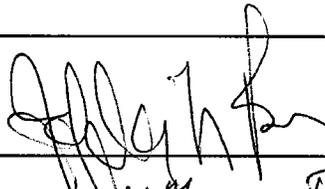
Jeffrey L. Brown

Being first duly cautioned and sworn (NAME) _____
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

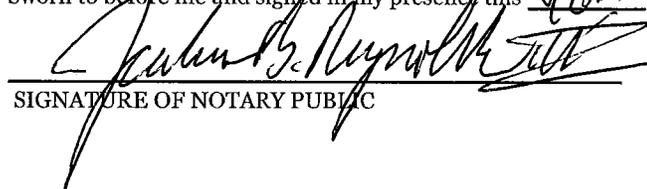
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Rumpke Waste and Recycling	10795 Hughes Road, Cincinnati, OH 45251
Rumpke of Ohio Inc.	10795 Hughes Road, Cincinnati, OH 45251

SIGNATURE OF AFFIANT _____



Sworn to before me and signed in my presence this 16th day of February, in the year 2016

SIGNATURE OF NOTARY PUBLIC _____


Notary Seal Here
Attorney at Law my Commission
My Commission Expires does not expire

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