BZA16-026
1851 Velma Avenue

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA16-026 Date Received: 11/17/16
Application Accepted by: D. Reiss Fee: $1,900.00
Commission/Civic: None
Existing Zoning: M
Comments: 4/26/16

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

☑ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

1) C.C.C. Section 3312.27- Parking Setback Line-Vary the parking setback on Velma Ave. from 10' to 0' 2) C.C.C. Section 3312.25 –Maneuvering-Allow maneuvering for loading area to the Velma Ave. Right of Way

LOCATION

Certified Address: Zoning Number 1851 VELMA AVE. City: COLUMBUS, Zip: 43211

Parcel Number (only one required): 010-067015

APPLICANT (If different from Owner):

Applicant Name: Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

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

Name: OHIO EXPO CENTER & STATE FAIR (Joe Darst) Phone Number: (614) 644-5050 Ext.:

Address: 717 E. 17TH AVENUE City/State: COLUMBUS, OH Zip: 43211

Email Address: J.DARST@EXPO.STATE.OH.US Fax Number:

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

Name: MARK LARRIMER (MOODY ENGINEERING) Phone Number: 614-280-8999 Ext.:

Address: 300 SPRUCE STREET SUITE 200 City/State: COLUMBUS, OH Zip: 43215

Email Address: MLARRIMER@MOODY-ENG.COM Fax Number: 614-280-8881

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

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE Joe Darst

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

tmt 12/15

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME CHARMAGNE CROOK (MOODY ENGINEERING)
of **(1)** MAILING ADDRESS 300 SPRUCE STREET SUITE 200, 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 1851 VELMA AVE., COLUMBUS, OH 43211
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)** OHIO EXPO CENTER AND STATE FAIR
717 E. 17TH AVE
COLUMBUS, OH 43211

APPLICANT'S NAME AND PHONE # (same as listed on front application) MOODY ENGINEERING (MARK LARRIMER)
(614) 280-8999

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

[X] **(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 _____

My Commission Expires 5/22/2016

NOTARIAL SEAL STATE OF OHIO

Patrick A. Smith
Notary Public State of Ohio
Franklin County
Notary Seal Here
My Commission Expires
May 22, 2016

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tmt 12/15

BZA16-026
1851 Velma Avenue

OHIO EXPO CENTER AND STATE FAIR
717 E. 17TH AVE
COLUMBUS, OH 43211

MOODY ENGINEERING
300 SPRUCE ST., STE 200
COLUMBUS, OH 43215

1465 CLARA LLC
PO BOX 91203
COLUMBUS OH 43209

ERWIN & ANNETTE COHEN
PO BOX 11399
COLUMBUS, OH 43211

RALPH WILLIAMS
3950 BLUE WATER LOOP
POWELL, OH 43065

CROWN GROUP LTD
101 JEGS PL
DELAWARE, OH 43015

STEPHEN F GALLI
ANNA M GALLI
548 OVERBROOK DR
COLUMBUS, OH 43214

CAPITOL SQUARE REVIEW
ADVISORY BOARD
1 STATE HOUSE
COLUMBUS, OH 43211

1588 CLARA STREET LLC
1588 CLARA ST
COLUMBUS OH 43211

MATTHEW WOOD
60 W BEAUMONT RD
COLUMBUS OH 43214

DONALD J COMPTON
ANNA B COMPTON
1100 URLIN AVE
COLUMBUS, OH 43212

ROCH LITTERAL
8177 FLINT RD
COLUMBUS OH 43235

GOODWIN JOHN R TR
GOODWIN KAREN K TR
8977 LAKE LYNN DR
SEBRING, FL 33876

1543 CLARA LTD
1543 CLARA ST
COLUMBUS OH 43211

COMPDRUG
585 S FRONT ST STE 250
COLUMBUS OH 43215

ERWIN & ANNETTE COHEN
PO BOX 11399
COLUMBUS, OH 43211

ROBERT T BAILEY
6565 BAYBROOK CT
MIDDLETOWN OH 45044

STEPHEN C CECUTTI
2049 CANNONGATE CT
COLUMBUS OH 43228

JUAMAR INC
1455 CAMBRIDGE BLVD
COLUMBUS OH 43212

ELEVENTH AVENUE
INVESTMENT L L C
519 E 11TH AVE
COLUMBUS OH 43211

VETERANS OF FOREIGN WARS
BUCKEYE POST #1598
QUARTERMASTER
677 E 11TH AVE
COLUMBUS OH 43211

BLISS PROPERTIES
481 E 11TH AVE
COLUMBUS OH 43211

ANACLETO GALLI
3600 DELAMERE AVE
COLUMBUS, OH 43220

GERARD SCHLEMBACH
625 E 11TH AVE
COLUMBUS DH 43211

STEPHEN F GALLI TR
548 OVERBROOK DR
COLUMBUS OH 43214

STEVE WILLIAMS
688 S OHIO AVE
COLUMBUS OH 43205

BZA16-026
1851 Velma Avenue

1556 CLARA ST LLC
PO BOX 21013
COLUMBUS OH 43221

NANNETTE PURDIE
3046 ELIM ESTATES DR
COLUMBUS, OH 43232

STATE OF OHIO
OHIO EXPOSITIONS COMMISSION
632 E 11TH AVE
COLUMBUS OH 43211

NORFOLK SOUTHERN RAILWAY
TAX DEPARTMENT
110 FRANKLIN RD SE
ROANOKE, VA 24042

STATE OF OHIO
EXPOSITIONS COMMISSION
717 E 17TH AVE
COLUMBUS OH 43211

REVIVAL MISSIONS
INTERNATIONAL CENTER
827 E MAYNARD AVE
COLUMBUS OH 43211

LYNN GESLER
PO BOX 14208
COLUMBUS OH 43214

MOSER WILLIAM H
2187 GRASMERE AV
COLUMBUS, OH 43211

MARTIN L WHALEY ET AL
2193 GRASMERE AVE
COLUMBUS OH 43211

ADELE GLANDON
4294 DANFORTH RD
COLUMBUS OH 43224

RICKMAN WARNER E
2203 GRASMERE AV
COLUMBUS, OH 43211

KELLI J WASHER
2210 HOWEY RD
COLUMBUS, OH 43211

GLANDON ADELE
2197 GRASMERE AV
COLUMBUS, OH 43211

DONALD CAREY
2204 HOWEY RD
COLUMBUS OH 43211

JOEL CAMPOSAGRADO
200 LINDEN AVE
JERSEY CITY NJ 07305

DUKES ROBYNN Y
2195 HOWEY RD
COLUMBUS, OH 43211

WILLIAM E PEARSON
3078 N STAR RD
COLUMBUS OH 43221

PEARLIE M GLOVER
HERBERT L GLOVER
2207 HOWEY RD
COLUMBUS OH 43211

DALE PECK
2211 HOWEY RD
COLUMBUS OH 43211

YI JU
120 W 105TH ST APT 3A
NEW YOURK NY 10025

LONG CHRISTOPHER
2205 ATWOOD TERRACE
COLUMBUS, OH 43211

DAVID ARMBRUST
2209 ATWOOD TERRACE
COLUMBUS. OH 43211

KAREN MACCALLUM
172 RICHARDS RD
COLUMBUS OH 43214

EQUITY TRUST CORPORATION
ET AL
2219 ATWOOD TERRACE
COLUMBUS, OH 43211

JOE WES PROPERTIES I LLC
WESLEY HAWKINS
JOSEPH MITCHELL
7128 BRYEMAR DR
REYNOLDSBURG OH 43068

REI PROPERTIES LLC
5999 HARBOUR TOWN CIR
WESTERVILLE OH 43082

CAYMAN SPARKY REAL
ESTATE LLC
3340 RIVER NARROWS RD
HILLIARD OH 43026

BZA16-026
1851 Velma Avenue

LUANN RAGER
2212 HIAWATHA PARK DR
COLUMBUS OH 43211

WHITE DOROTHY J
960 DUXBERRY AV
COLUMBUS, OH 43211

PAUL SHULER
267 CHATTERLY LN
COLUMBUS, OH 43211

HOOVER ANNIE M
2171 GRASMERE AV
COLUMBUS OH, 43211

SAUNDERS RUTH M
SAUNDERS CURTIS
2155 GRASMERE AVE
COLUMBUS OH 43211

SAMSON 0 ADEDAPO
VERONICA I ADEDAPO
6158 BRENTHURST DR
COLUMBUS OH 43230

KOZY HOME RENTALS LLC
PO BOX 1
SHARON CENTER OH 44274

HILLMAN IOLA
2137 GRASMERE AVE
COLUMBUS OH 43211

BROWN EVELYN I
2129 GRASMERE AVE
COLUMBUS OH 43211

FULTZ THERESA J
2123 GRASMERE AVE
COLUMBUS OH 43211

CLINTON HAYNES
2117 GRASMERE AVE
COLUMBUS OH 43211

STATE OF OHIO FORFEITURE
373 S HIGH ST FL 20
COLUMBUS OH 43215

PARK VILLAGE PROPERTIES
LLC
PO BOX 12462
COLUMBUS, OH 43212

PATRIK POILLUCCI
5669 MILLER CHURCH RD
JOHNSTOWN OH 43031

MI CASA LLP
1880 N HIGH ST
COLUMBUS OH 43201

MASCARI FRANK A &
KATHERINE M
1370 LE ANNE MARIE CIR
COLUMBUS OH 43235

STATE OF OHIO OEC
PUISSANT GROUP INC (LEASE)
TROY MOTEL ASSOC INC
1700 CLARA ST
COLUMBUS OH 43211

STATE OF OHIO OEC MCDONALDS
CORP (LEASE)
MCDONALDS CORPORATION
PO BOX 182571
COLUMBUS, OH 43218-2571

STATE OF OHIO OEC ET AL
CREW SOCCER STADIUM LLC
1 BLACK AND GOLD BLVD
COLUMBUS OH 43211

STATE OF OHIO
(OHIO EXPOSITIONS COMM)
STATE OF OHIO
4200 SURFACE RD
COLUMBUS OH 43228

LOWES HOME CENTERS INC
TAX DEPT NB3TA
1000 LOWES BLVD
MOORESVILLE NC 28117

NEW YORK CENTRAL LINES LLC
TAX DEPT
500 WATER ST (J -910)
JACKSONVILLE, FL 32202

MARC PLOTNICK
1490 NW LAKESIDE TRL
STUART FL 34994

EXPLORE THE OPPORTUNITY
LLC
1621 CENTRAL AVE
CHEYENNE WY 82001

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: 1851 VELMA AVE COLUMBUS OH 43211
Mailing Address: 717 E 17TH AVE COLUMBUS O

Owner: STATE OF OHIO OEC
Parcel Number: 010067015

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M
effective 2/27/1928, Height District H-60
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: 07320-00000-00005
Area Commission: N/A
Planning Overlay: N/A

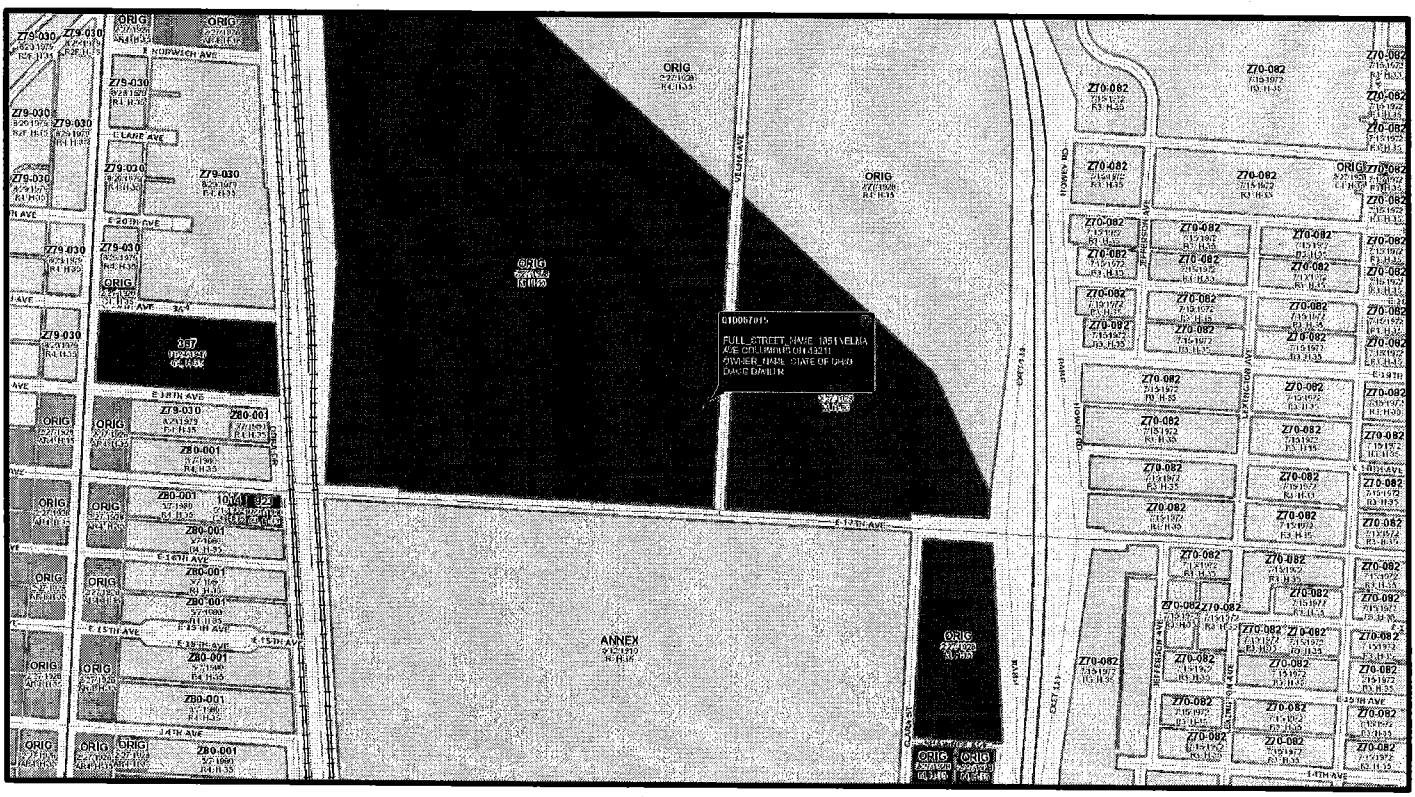
Historic District: N/A

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



Variance Application
Ohio Exposition Center and State Fair

February 11, 2016

STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of the applicant, The Ohio Exposition Center and State Fair, request for variances related to the development of a new exhibition hall on the state fairground property. The proposed exhibition hall will provide additional capability to the Ohio Exposition Center and State Fair and enhance their ability to attract major events to the area. The function of the site as well as existing utility routings has dictated the position of the building. Due to the nature of the events held on the Exposition Center property it is extremely important to maximize the parking and circulation area within the site for utilization during the state fair and the many other large events utilizing the site throughout the year. The site is on the west side of Velma Ave. and the State of Ohio also controls the property east of Velma where the Highway Patrol facility is located and therefore the variances sought will not have a negative effect on other entities.

The following variances are being requested in order to facilitate the proposed development:

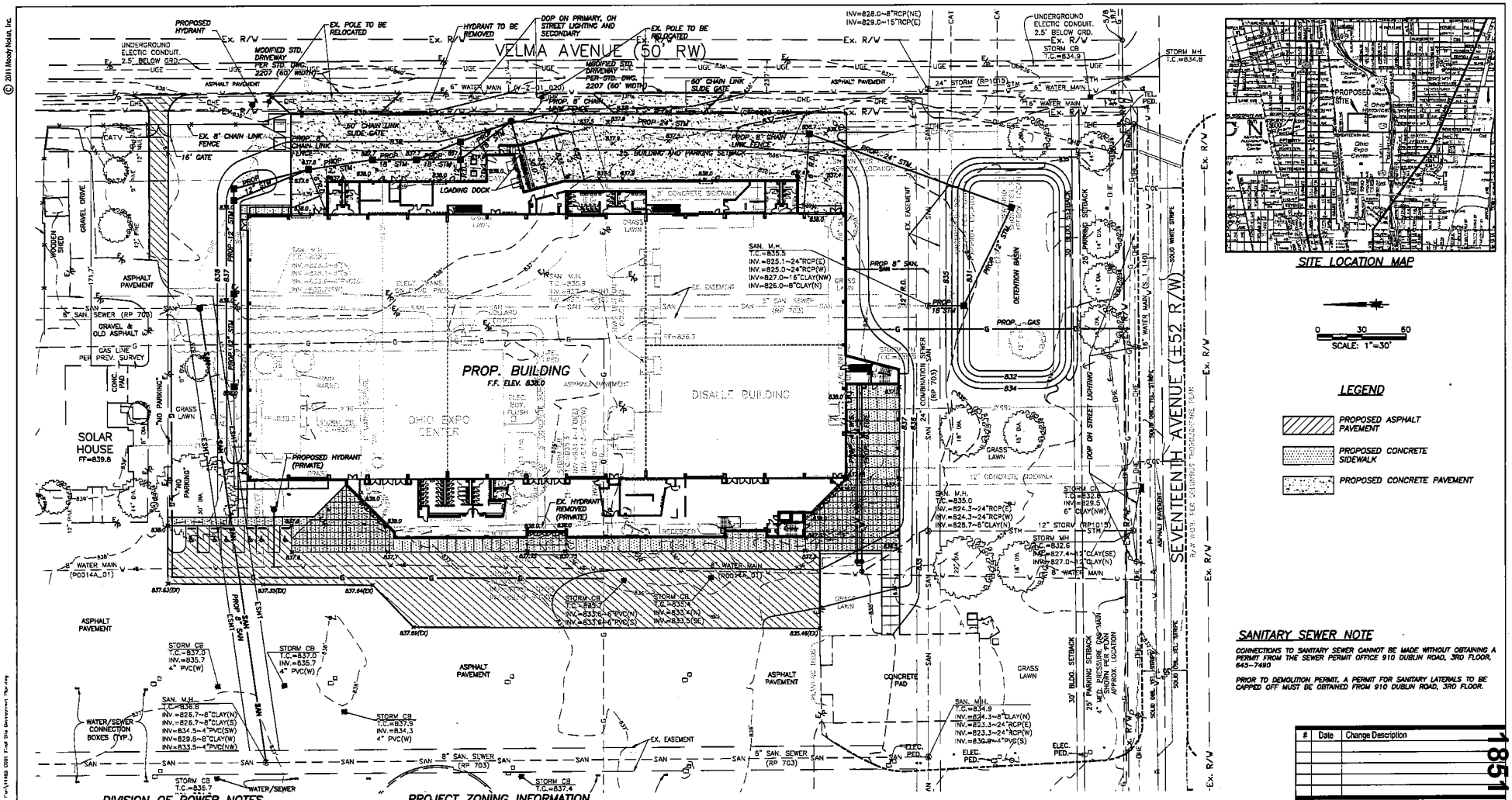
1) C.C.C. Section 3312.25 –Maneuvering-Allow maneuvering for the loading area up to the Velma Ave. Right of Way.
2) C.C.C. Section 3312.27- Parking Setback Line-Vary the parking setback on Velma Ave. from 10' to 0'

Variance 1. Section 3312.25- Maneuvering

Hardship Statement: The zoning code does not allow maneuvering within the parking setback. The existing parking and utility routings on the site dictate that the building be placed at the building setback along Velma. In order to maneuver trucks into the loading dock and avoid affecting traffic on Velma, it will be necessary to utilize the 10' parking setback as a maneuvering zone.

Variance 2. Section 3312.27-Parking Setback

Hardship Statement: A variance is sought for the parking setback on Velma from 10' to 0'. The reduced parking setback will allow truck maneuvering and temporary parking adjacent to Velma Ave.



SITE LOCATION MAP

0 30 60
SCALE: 1"=30'

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT

SANITARY SEWER NOTE

CONNECTIONS TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM THE SEWER PERMIT OFFICE 910 DUBLIN ROAD, 3RD FLOOR, 645-7490

PRIOR TO DEMOLITION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 910 DUBLIN ROAD, 3RD FLOOR.

DIVISION OF POWER NOTES

THE DIVISION OF POWER HAS OVERHEAD PRIMARY, OVERHEAD STREET LIGHTING AND SECONDARY IN THE PROJECT AREA. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT DUPS AT 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA. THE DOP DISPATCH OFFICE NUMBER IS: (614) 645-7627 (VOICE).

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRIC FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO THE CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS-CITY OF COLUMBUS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM DOP'S EXISTING CONDUCTOR SAFETY POLICY AND HOLD CARD SYSTEM, MIS-95, COPIES OF WHICH ARE AVAILABLE FROM DOP. IF YOU HAVE ANY QUESTIONS, CALL SCOTT WOLFE AT (614) 724-4351 OR CHRIS VOGEL AT (614) 645-6963.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

PROJECT ZONING INFORMATION

Project:	Ohio Expo Center New Exhibition Hall
Certified Site Address:	Not Applied For
Owner:	The Ohio Expo Center and State Fair 717 E. 17th Avenue Columbus, Ohio 43211
Owner Contact:	Joe Dorst (614) 644-5051 j.dorst@expo.state.oh.us

A. SITE PLAN: As Shown

B. SITE LOCATION MAP: As Shown

C. ZONING DISTRICT:
M, H-60 (Original 2/27/1928)

D. SITE AREA: 5.42 Acres

E. AREA PER USE:
1ST FLOOR 99,137 A3
2ND FLOOR 7,625 A3

F. BUILDING HEIGHT:
44'

F. FLOOD DESIGNATION: This site is NOT located within a special flood hazard area per the Federal Emergency Management Agency's Flood Insurance Rate Map, No. 39049C0188K, June 17, 2008.

G. The proposed project will comply with the following Sections of the City of Columbus Codes:
3321.01 Dumpster
3321.07 Landscape
3321.03 Lighting
3312.21 Screens
3312.39 Striping/Marking
3312.43 Surface
3312.45 Wheel Stops/Curbs

H. ENGINEER'S SEAL AND SIGNATURE: As shown

#	Date	Change Description

OEC
NEW EXHIBITION HALL
717 E. 17th Avenue
Columbus, OH 43211

OHIO EXPO CENTER & STATE FAIR
THE OHIO EXPOSITION CENTER AND STATE FAIR

MOODY·NOLAN
architecture | civil engineering | interior architecture
300 Spruce Street Suite 300 Columbus, Ohio 43215
Phone: (614) 461-4664 Fax: (614) 280-8831 www.moodynolan.com

Dwg. Coord.: MAB Tech. Coord.: MSL MN #14435

SITE DEVELOPMENT PLAN

Z00

Preliminary Site Plan

January 13, 2015

1851 Velma Avenue

BZA16-026

© 2011 Moody Nolan, Inc.

BZA16-026
1851 Velma Avenue

City of Columbus
Address Plat

N

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form are Herein Certified for Securing of Building & Utility Permits

Parcel ID: 010-067015
House Number: 1851
Lot Number: N/A
Work Done: NEW

Project Name: EXHIBITION HALL
Street Name: VELMA AVE
Subdivision: WILNUS SUMMIT
Complex: OHIO STATE FAIRGROUNDS

Owner: STATE OF OHIO OEC

Requested By: MODDY-NOLAN, INC. (MARK LARRIMER)

Printed By: Cassandra Sampeur **Date:** 3/18/2015



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

SCALE: 1 inch = 200 feet
GIS FILE NUMBER: 1629676

Printed: 3/18/2015 3:48:31 PM - C:\Users\ccsampeur\Desktop\CA2015.mxd, ccsampeur

BZA16-026
1851 Velma Avenue

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 1/22/16**



Scale = 850

Grid North

Disclaimer

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

BZA16-026
1851 Velma Avenue

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

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) MARK LARRIMER
of (COMPLETE ADDRESS) MOODY ENGINEERING LLC., 300 SPRUCE STREET SUITE 200, 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
OHIO EXPO CENTER AND STATE FAIR	717 E. 17TH AVE., COLUMBUS, OH 43211

SIGNATURE OF AFFIANT _____

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

_____ 5/22/2016
SIGNATURE OF NOTARY PUBLIC My Commission Expires

Notary Seal Here

NOTARIAL SEAL
STATE OF OHIO

Patrick A. Smith
Notary Public State of
Franklin County
My Commission Exp
May 22, 2016

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tmt 12/15