



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Mar 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5316 SPRINGDALE BLVD COLUMBUS, OH

Mailing Address: 1 CORELOGIC DR

WESTLAKE TX 76262-5310

Owner: WILL EVAN M WILL JENNIFER E

Parcel Number: 560212443

ZONING INFORMATION

Zoning: Z87-1377, Residential, SR
effective 7/30/1987, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

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

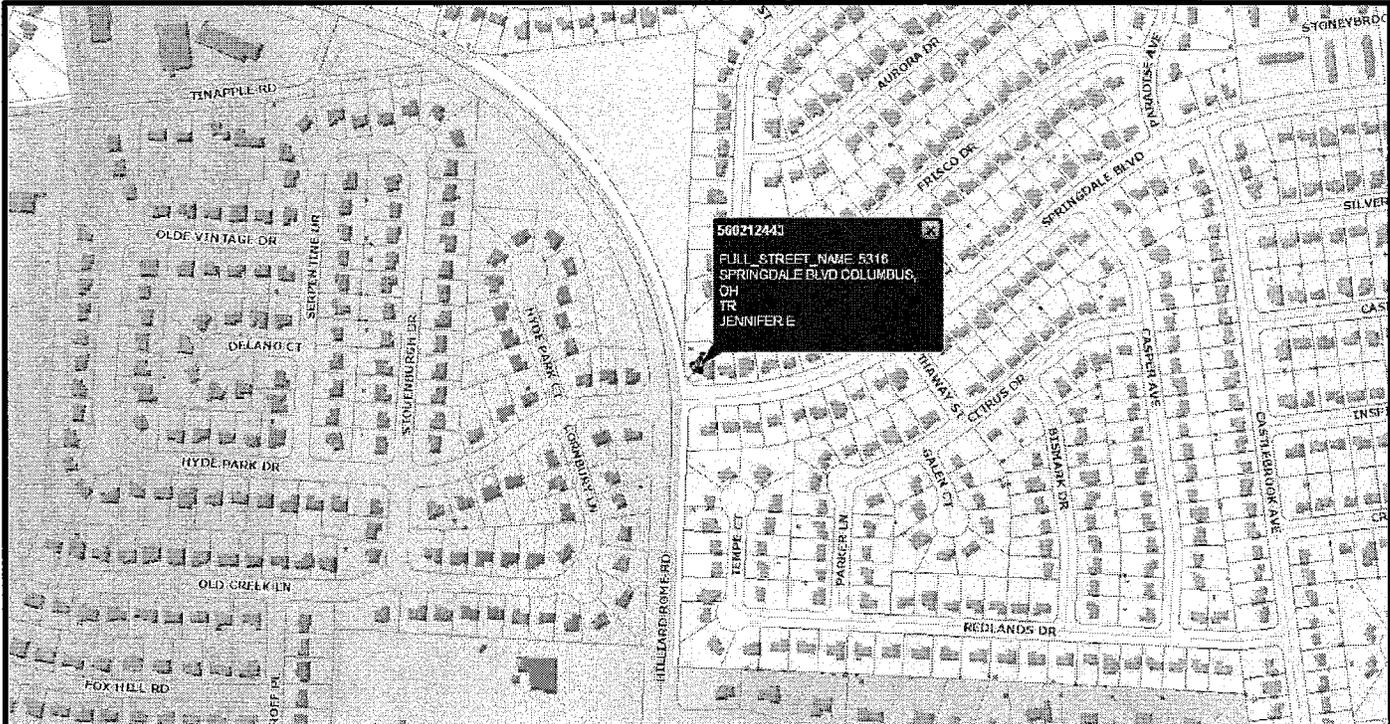
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



5316 & 5319 SPRINGDALE BLVD.

THE CITY OF COLUMBUS ANDREW J. GINTHER, 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: BZA16-041 Date Received: 17 MAR. 2016
Application Accepted by: [Signature] Fee: \$320
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:

Variance request for the building setback from 30' to 0' for both the North and the South brick structures.

LOCATION 5316 Springdale Blvd Hilliard 43026
Certified Address: 5319 Springdale Blvd City: Hilliard Zip: 43026

Parcel Number (only one required): 560-212443; 560-212530

APPLICANT (If different from Owner):

Applicant Name: Cross Creek Village Civic Assoc Phone Number: 614.209.9688 Ext.:
Address: P.O. Box 1533 City/State: Hilliard, OH Zip: 43026
Email Address: crosscreekvillagecivic@gmail.com Fax Number:

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

Name: Evan & Jenny Will Phone Number: 614.578.1425 Ext.:
Address: 5316 Springdale Blvd. City/State: Hilliard, OH Zip: 43026
Email Address: evanwill12008@gmail.com Fax Number:

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

Name: Daniel J. Hurley Phone Number: 614.229.4492 Ext.:
Crabbe, Brown & James, LLP
Address: 500 S. Front St., Ste. 1200 City/State: Columbus, OH Zip: 43215
Email Address: dhurley@cbjlawyers.com Fax Number: 614.229.4559

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
Attachment

Additional Property Owners:

Jonathan Hsu
5319 Springdale Blvd.
Hilliard, Ohio 43026
614.537.4349
Hus.206@buckeyemail.osu.edu

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Debi Hampton (Cross Creek Village Civic Association)
of (1) MAILING ADDRESS 5028 Cashien Drive

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 5316 Springdale Blvd & 5319 Springdale Blvd.
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) * Evam & Jenny Will
5316 Springdale Blvd., Hilliard OH 43026
* Jonathan Tsui
5319 Springdale Blvd. Hilliard OH 43026

APPLICANT'S NAME AND PHONE # (same as listed on front application)
Cross Creek Village Civic Association
P.O. Box 1533, Hilliard OH 43026-6533

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS
(5) Debi Hampton, CCVCA President
5028 Cashien Drive, Hilliard OH 43026

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 attached</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT Debi Hampton

Sworn to before me and signed in my presence this 10th day of March, in the year 2016

Daniel J. Hurley
(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires
DANIEL J. HURLEY, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.02, R.C.

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

5316 & 5319 SPRINGDALE BLVD.

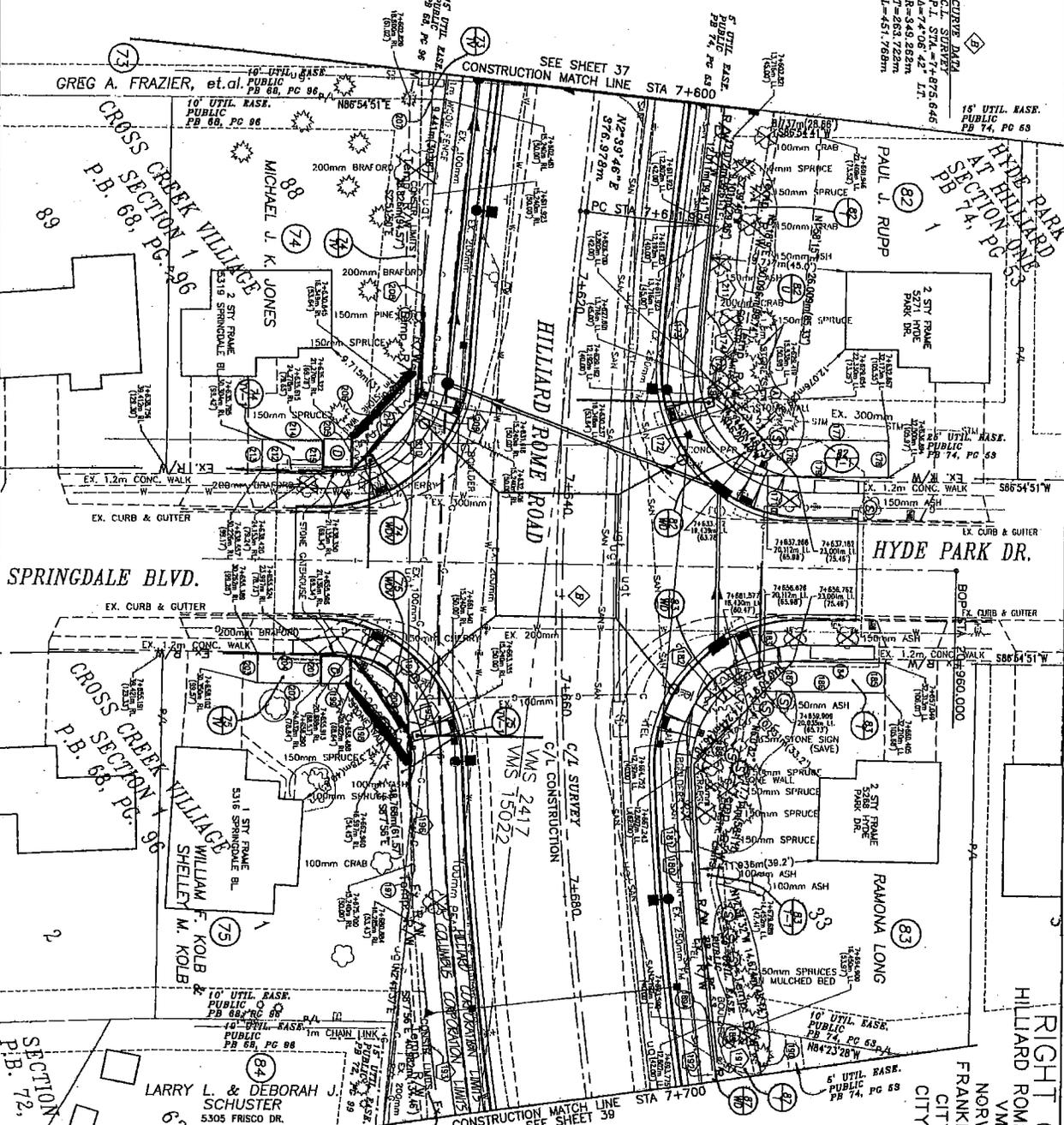
The Cross Creek Village Civic Association is requesting the following variance to be considered and approved for the two properties at 5316 and 5319 Springdale Blvd. Our community Gateway Entrance brick tower features are located here, within the City of Columbus. We are requesting a variance to the City Zoning Code for the building setback (from 30' to 0') for both the North and the South brick tower structures.

- 1) The Gateway Entrance structures were built by Qualstan when the first Phase of Development began just before 1990. This Entrance is a 26-year old landmark, welcoming neighbors into our community. It is a visible location for Columbus City and Hilliard City residents alike. The Entrance has survived several car accidents over the years, culminating from drivers trying to make the turn from Hilliard-Rome Road onto Springdale, while traveling excessive speeds. In all cases, the homeowners have been fortunate to have the brick structures and the pine trees in place. Otherwise, the cars would have landed in their houses. Since the widening of Hilliard-Rome Road (2006-2008), speeds have only increased the danger to these homes. In addition to being a historic place of welcome to our established community of 1,004 homes, our Cross Creek Village Gateway Entrance offers a buffer from the traffic and noise of Hilliard-Rome Road.
- 2) Our variance request is merely a request to continue the circumstances set forth 26 years ago, with no new circumstances as the result of the actions of the property owner or applicant. It is unfortunate that the appropriate variances were not put in place when they were originally built.
- 3) No ownership of property is being transferred or changed. The City of Columbus now details the brick towers and wall structures to fall within the property line of the homeowners at 5316 and 5319 Springdale Blvd. This ownership has changed over the years, from Hilliard easement (along Hilliard-Rome Road) to Columbus easement to, now, Columbus homeowner. The Cross Creek Village Civic Association is a 100% voluntary, non-profit, 501c3 organization, with no claims to ownership of the brick towers and wall structures. Since 1999, the beginning of the Cross Creek Block Watch, our neighbors have partnered with the homeowners and organized litter cleanups and minimal beautification to structures and landscaping, solely funded by volunteers and donations. In 2011, the Cross Creek Village Civic Association was formed to address beautification efforts beyond the scope of the Cross Creek Block Watch. The Civic Association continues to act in cooperation with the homeowners and to assist with neighborhood efforts to organize, fundraise and volunteer at litter cleanups, maintenance, beautification and landscaping events.
- 4) The restoration of the North Tower and the upkeep of both sides of our Gateway Entrance are for the benefit of Cross Creek Village and the surrounding communities. When our Gateway Entrance welcome is beautiful, it breathes life into our community and improves all of our home values, fosters a well-kept, involved and safe neighborhood to call home.

Thank you for your consideration. With your help, our community will once again restore our Gateway Entrance to its full glory, despite the misguided actions of a 16-year uninsured driver. It will be two years on July 7, 2016. We hope to have our application approved and to be placed on the docket for the April 26, 2016 Hearing Date. We have mulch coming from the Scott's Miracle Gro Grant on April 22 and would like the wall fixed by Saturday, May 14, which is our neighborhood Litter Cleanup and Beautification Event when we will add plantings and complete the project.

5316 & 5319 SPRINGDALE BLVD.

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DO NOT DISTURB DURING CONSTRUCTION
SWE AND PROJECT DURING CONSTRUCTION

NO.	BEARING	DISTANCE	ENGLISH	157	NZ41.37'E	5.516m	(18.10')
171	N85°44'1"E	2.800m	(9.18')	198	S47°32'50"E	6.396m	(20.98')
175	S46°29'40"E	4.865m	(15.96')	199	S4°37'1"E	2.278m	(7.48')
176	S46°29'40"E	5.020m	(16.48')	200	S46°36'33"E	10.059m	(33.03')
177	S86°54'41"W	12.744m	(41.81')	201	S4°37'1"E	2.256m	(7.40')
178	N3°15'8"W	3.858m	(12.66')	202	N85°54'41"E	8.320m	(27.31')
179	N85°54'41"E	9.302m	(30.52')	203	S2°30'28"E	2.949m	(9.68')
180	N85°54'41"E	2.880m	(9.45')	204	S86°54'41"W	8.820m	(28.94')
181	N85°54'41"E	9.316m	(30.56')	205	S86°54'41"W	3.214m	(10.54')
182	N3°15'8"W	3.048m	(10.00')	206	N44°29'2"E	6.868m	(22.53')
183	N85°54'41"E	12.184m	(39.97')	207	S86°54'41"W	4.215m	(13.83')
184	N85°54'41"E	4.185m	(13.75')	211	S38°39'3"W	6.075m	(19.93')
185	S40°10'9"W	7.809m	(25.62')	212	N85°54'41"E	6.075m	(19.93')
186	S84°23'28"E	3.894m	(12.48')	213	S2°30'28"E	3.002m	(9.85')
187	S84°23'28"E	0.835m	(2.74')	214	S86°54'41"W	6.030m	(19.78')
188	S84°23'28"E	4.528m	(14.86')	215	N2°40'50"W	3.002m	(9.85')
189	S17°31'32"E	0.528m	(1.74')	216	N2°40'50"W	3.002m	(9.85')
190	N85°54'41"E	8.801m	(28.87')	217	S46°30'40"E	2.521m	(8.27')

RIGHT OF WAY PLAN
STATION 7+600 TO STATION 7+700

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RIGHT OF WAY PLAN
HILLIARD ROME ROAD / MAIN STREET
VMS 2417, 15022
NORWICH TOWNSHIP,
FRANKLIN COUNTY, OHIO
CITY OF HILLIARD
GREG D. GURKO AND
MICHELE L. GURKO

385
410

Scale: 1"=200'
Horizontal Scale in Meters

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

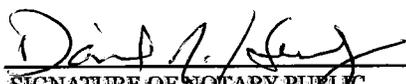
Being first duly cautioned and sworn (NAME) Debi Hampton (Cross Creek Village Civic Association)
of (COMPLETE ADDRESS) 5028 Cashion Drive

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>Evan & Jenny Will</u>	<u>5316 Springdale Blvd. Hilliard OH 43026</u>
<u>Jonathan Hsu</u>	<u>5319 Springdale Blvd. Hilliard OH 43026</u>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 10th day of March, in the year 2016


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____
DANIEL I. HURLEY, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Section 147.03 B.C.