

**CITY OF COLUMBUS****DEPARTMENT OF BUILDING AND ZONING SERVICES****One Stop Shop Zoning Report** Date: Thu Apr 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION**Address:** 824 W 5TH AVE COLUMBUS, OH**Mailing Address:** 1 CORELOGIC DR # 4-3-389
WESTLAKE TX 76262-5310**Owner:** STOR-ALL WEST 5TH AVE SPE LLC**Parcel Number:** 010061934**ZONING INFORMATION****Zoning:** ORIG, Manufacturing, M
effective 2/27/1928, Height District H-60**Board of Zoning Adjustment (BZA):** N/A**Commercial Overlay:** WEST FIFTH AVENUE UCO**Graphic Commission:** N/A**Area Commission:** 5th by Northwest 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

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: BZA16-047 Date Received: 14 Apr. 2016
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: S.W. N.W.
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:

Seeking variance from 60 foot building setback line as required by EEC Section 3363.24 and further described in the Columbus Thoroughfare Plan from 60' to 30'

LOCATION

Certified Address: 824 West 5th Avenue City: Columbus Zip: 43212

Parcel Number (only one required): 010061934

APPLICANT (If different from Owner):

Applicant Name: James S. Womack Phone Number: 606-232-0228 Ext.:

Address: 253 Womstead Drive City/State: Grayson, KY Zip: 41143

Email Address: stevewomack49@gmail.com Fax Number: 606-474-0222

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

Name: Stor All West 5th Avenue SPE, LLC Phone Number: 606-232-0228 Ext.:

Address: 253 Womstead Drive City/State: Grayson, KY Zip: 41143

Email Address: stevewomack49@gmail.com Fax Number: 606-474-6601

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

Name: Aaron Eldridge Phone Number: 606-776-2900 Ext.:

Address: 253 Womstead Drive City/State: Grayson, KY Zip: 41143

Email Address: aaroneldridge@StorAll.onmicrosoft.com Fax Number: 606-474-0222

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

THE CITY OF COLUMBUS ANDREW J. BENTLEY, 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 James Stephen Womack of (1) MAILING ADDRESS 253 Womstead Dr., Grayson, Ky 41143

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 824 W. 5th Avenue

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) Stor All West 5th Avenue SPE, LLC 253 Womstead Drive Grayson, Ky 41143

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

James Stephen Womack (606) 232-0228

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

(5) 5th by Northwest Bruce McKibben 1094 Lincoln Rd., Columbus, OH 43212

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:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Includes entries for Bail Products International Inc, Magnetek-National Elec Co, Campus Hotel LLC, and Bob Evans Farms Inc.

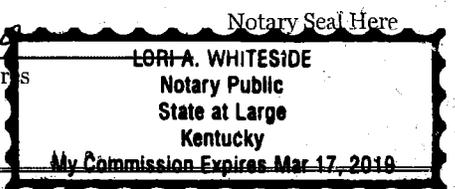
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 14th day of April, in the year 2010

(8) SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 3/17/2010



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

STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

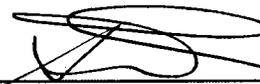
- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance 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:

Stor All West 5th Avenue SPE, LLC is requesting a variance from the 60 foot building setback line requirement set forth in EEC Section 3363.24 and further described in the Columbus Thoroughfare Plan. The company is expanding the current system to include a state of the art multi-story self storage system to better serve the dynamic commercial and residential customers of the 5th by Northwest area. In preparation for this application, we have identified two properties, 850 West 5th Avenue and 1005 West 5th Avenue, that were permitted after the Columbus Thoroughfare Plan was enacted. It appears that both properties were granted the type of variance that we are seeking. In addition, our proposed building setbacks will not extend beyond our abutting neighbor and will further enhance the professional look of this growing area of West 5th Avenue.

In addition, we designed this expansion to minimally affect our valued long-time customers while maintaining project viability. Effective February 15, 2016, we displaced approximately 175 commercial and residential customers. As you might imagine, this was quite burdensome to our customers and by adhering to the 60 foot building setback requirement, an estimated additional 30% of our customers would be affected, some of which were already relocated in preparation for demolition. It is for these reasons that we are seeking this variance.

Signature of Applicant _____



Date _____

4/14/16

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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/11/16



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.

THE CITY OF
COLUMBUS
ANDREW J. GRIENER, 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) James Stephen Womack
of (COMPLETE ADDRESS) 253 Womstead Dr., Grayson KY 41143

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

Stor All West 5th Avenue SPE, LLC is a wholly-owned
subsidiary of Stor All Winchester Road LLC, of which James
Stephen Womack is the Sole Member and 100% owner.
Address for both entities and Mr. Womack is:
253 Womstead Dr., Grayson, KY 41143

SIGNATURE OF AFFIANT

X 

Sworn to before me and signed in my presence this 14th day of April, in the year 2016

Lori A. Whiteside
SIGNATURE OF NOTARY PUBLIC

3/17/2019
My Commission Expires

Notary Seal Here



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