CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jun 22 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 611 MARION RD COLUMBUS OH 43207
Mailing Address: 611 MARION RD
COLUMBUS OH 43207-2552

Owner: HOOSHIARNEJAD EBRAHIM
Parcel Number: 010103964

ZONING INFORMATION

Zoning: 650, Manufacturing, M
effective 7/9/1956, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Columbus Southside 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



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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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jun 22 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1891 FEDERAL PKWY COLUMBUS OH 43207
Mailing Address: 1879 FEDERAL PKWY
COLUMBUS OH 43207-5712

Owner: FIP REALTY CO LTD
Parcel Number: 010104056

ZONING INFORMATION

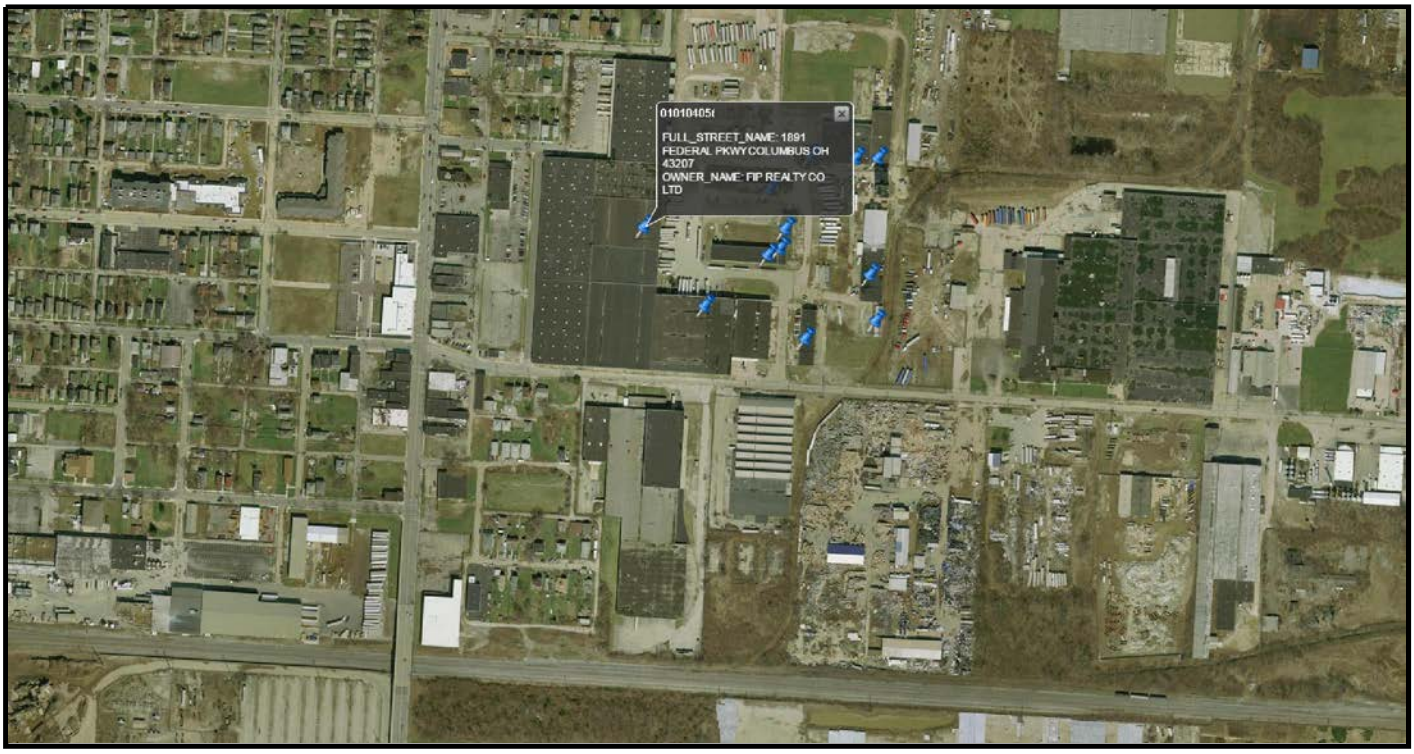
Zoning: 763, Manufacturing, M
effective 3/24/1958, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: Columbus Southside Area Commission
Planning Overlay: N/A

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



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: BZA16-027 Date Received: 6/22/16 (REVISED)

Application Accepted by: RPM Fee:

Commission/Civic: COLUMBUS SOUTHSIDE A.C.

Existing Zoning: M

Comments:

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

☒ Variance ☒ Special Permit

Indicate what the proposal is and list applicable code sections:
SPECIAL PERMIT FOR SALVAGE OPERATIONS AT CITED LOCATIONS AND VARIANCES TO ..., 3363.24 BUILDING SETBACK, 3363.41 IN PERIOR STORAGE SEPARATION 3392.10 OUTDOOR PILE HEIGHT

LOCATION

Certified Address: 521, 611, 659 MARION ROAD City: COLUMBUS Zip: 43207

Parcel Number (only one required): 010-103964-00 + AMMENDED PARCELS OF FEDERAL INDUSTRIAL PARK

APPLICANT (If different from Owner):

Applicant Name: JOHN BREWERSEN Phone Number: 614 361 0447 Ext.:

Address: 1050 BRYDEN RD City/State: COLUMBUS OH Zip: 43205

Email Address: JOHNC CADAPTS.COM Fax Number:

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

Name: EBRAHIM HOOSHIARNEJAD Phone Number: 614 975-6041 Ext.:

Address: 611 MARION ROAD City/State: COLUMBUS OH Zip: 43207

Email Address: ABEC PLASTICSCRAP.US Fax Number:

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

Name: Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

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

APPLICANT SIGNATURE 6.17.16

PROPERTY OWNER SIGNATURE E. Hooshiarnejad 6/17/16

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

(mt 12/15)

6/20/16

BZA Administrator
c/o Richard Makley
757 Carolyn Ave
Columbus, OH 43224

Contact Person: John Ingwersen
Columbus Consulting
1050 Bryden Rd.
Columbus, OH 43205
614-361-0447

Amendment to BZA16-027
601 Marion Rd, 635 Marion Rd.
659 Marion Rd, 611 Marion Rd.,
amended to include:
9 additional parcels as part of the Federal Industrial Park
Bounded by Marion Rd, Wager St, Ann St., Woodrow Ave,
And interior parcel lines within the Federal Industrial Park,
Columbus, OH 43207

Dick,

Please include the following parcels comprising 41.67 acres to the pending BZA16-027 application for special permit and noted variances:

- 010-034853 Ann St. Dup (521Innis) – 2.474 acres – with 1891&1883
- 010-058014 1891 Federal Parkway – 2.06 acres - with 521 Innis & 1883
- 010-104056 1883 Federal Parkway - 24.69 acres – 507,873 sq.ft. bldg.
- 010-104247 Marion Sub 3 - 1.05 acres – paved / 400 sq.ft. bldg
- 010-103969 600 Marion Rd 3 acres of 26.5 acres – 41,368 sq.ft. bldgs.
- 010-001299 681 Woodrow Ave - 4.03 acres – no buildings
- 010-104089 Woodrow Ave Marion lot 9 - .75 acres – part paved / 300 sq.ft. bldg
- 010-037943 633 Woodrow Ave - .75 acres – no bldg
- 010-014820 569 Woodrow Ave - 2.89 acres – part paved / no bldg
-

These properties zoned M and are to be included in the request for Special Permit for Salvage operations in their existing condition under Code Section 3399. The amended request is for them to also be included in the request for variance under Section 3392.10 for open storage pile height at 18 feet, eight feet greater than prescribed by code, but allowable under the Ohio Fire Code.

I have augmented the original submittal materials to include these properties.

These parcels have their parking shown on the site plan, and there is no parking variance contemplated for either the original variance or the additional parcels.

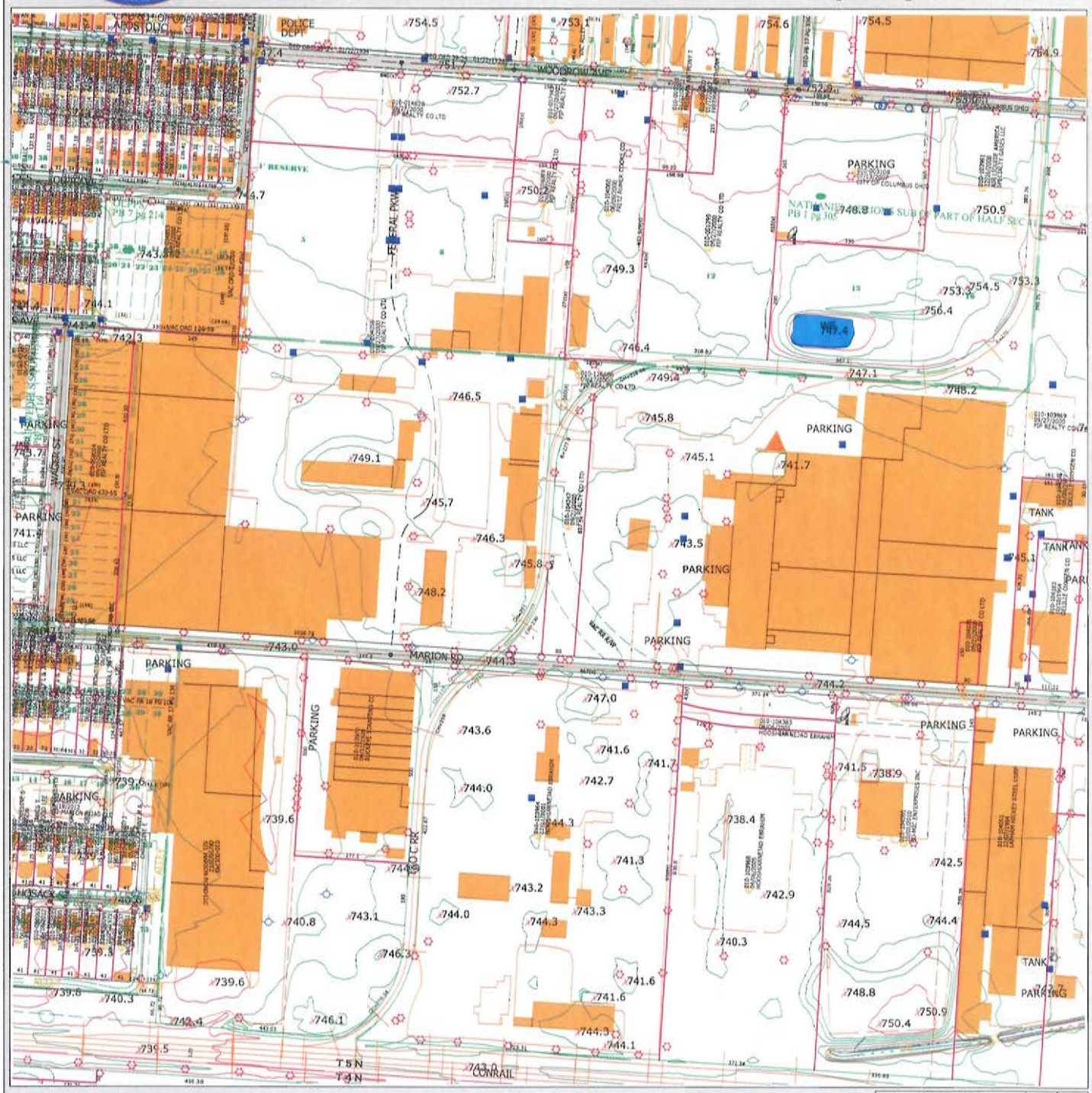
Thank you for your consideration in this matter.

John Ingwersen, architect

John Ingwersen
Cc: Columbus Consulting *1050 Bryden Road* *Columbus, OH43205* *614-257-0323*

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: N DATE: 6/17/16



Scale = 350

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

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

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 br 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:

- 3363.24 BUILDING SETBACK: REQUESTING 0' SETBACK ALONG MARION FOR 24,000 SQ. FT BUILDING AND FOR FULL PERIMETER FOR AN 8' FENCE. CODE REQUIRES MINIMUM 6' FENCE. PROPOSED 8' FENCE. EXISTING FENCES ON 0' SETBACK. BUILDING SETBACK ALLOWS USE OF EXIST'G DOCK
- 3363.41 SEPARATION OF INTERIOR STORAGE OF FLAMABLES FROM RESIDENTIAL. CODE REQUIRES 100' SEPARATION OR A 4 HR WALL. EXISTING BUILDING AT 521 MARION HAS 41' SEPARATION FROM EXISTING RESIDENCES ON HOSACK ST. AND KERR AVE. PROPOSE TO MAINTAIN CURRENT SEPARATION
- 3392.10 OUTDOOR PILE HEIGHT. CODE REQUIRES 10' HOWEVER THE FIRE CODE ALLOWS 15' PROPOSE TO LIMIT OUTDOOR STORAGE ARRAYS TO FIRE CODE DIMENSIONS

Signature of Applicant _____ **Date** 2/19/16

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Please make checks payable to the Columbus City Treasurer

tmt 12/15

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME JOHN INGWERSEN
of **(1)** MAILING ADDRESS 1050 BRYDEN RD COLUMBUS, OH 43205
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 521, 611, 659 MARION ROAD
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)** EBRAHIM HOOSHIARNEJAD
611 MARION ROAD
COLUMBUS OH 43207

APPLICANT'S NAME AND PHONE # (same as listed on front application) JOHN INGWERSEN 614-361-0447

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)** SOUTHSIDE AREA COMMISSION
CURTIS DAVIS
584 E MOLER COLUMBUS, OH 43207

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
SEE ADDITIONAL PAGE		

☒ **(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 17 day of February in the year 2016.

(8) SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires: 7-29-17

NOTARIAL SEAL STATE OF OHIO

Notary Seal Here
Teresa Robinson
Notary Public, State of Ohio
My Commission Expires 07-29-2017

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1ST SET

JOHN INGWERSEN - APPLICANT
1050 BRYDEN ROAD
COLUMBUS OH 43205

CURTIS DAVIS
ZONING CHAIR OF SOUTHSIDE AREA COMMISSION
584 E. MOLER RD
COLUMBUS OH 43207

DAVIS BUD
DAVIS JOAN
501 HOSACK STREET
COLUMBUS OH 43207

DAVIS JOHNNY M
CHRISTINE E
474 HOSACK STRETT
COLUMBUS OH 43207

POWER OF PRAYER MINISTRIES
2155 CURTIS STREET
COLUMBUS OH 43207

VTT LINCOLN LLC
100 CONCORD ST FL 3
FRAMINGHAM MA 01702

JEFFREY BROWN
272 E MARKISON AVE
COLUMBUS OH 43207

VERICREST FINANCIAL INC
13801 WIRELESS WAY
OKLAHOMA CITY OK 73134

CITY OF COLUMBUS
LAND BANK
50 W GAY ST 4TH FLOOR
COLUMBUS OH 43215

BRIAN DANIEL
PO BOX 722
CANAL WINCHESTER OH 43110

HOOSHIARNEJAD EBRAHIM
611 MARION ROAD
COLUMBUS OH 43207

FIP REALITY CO LTD
1879 FEDERAL PARKWAY
COLUMBUS OH 43207

HALL WINFORD
PO BOX 476
DELBARTON WV 25670

BUCKEYE STAMPING CO
555 MARION ROAD
COLUMBUS OH 43207

BO MIC ENTERPRISES INC
3800 COLS-LANCASTER ROAD N
LOGAN OH 43138

LOIS J CAMPBELL
520 E WOODROW AVE
COLUBUS OH 43207

GREEN TREE SERVICING
345 ST PETER ST L800
ST. PAUL MN 55102

CHASE HOME FINANCE LLC
1 CORELOGIC DR
WESTLAKE TX 76262

BAC TAX SERVICES CORP
TX-975-02-01
2375 N GLENVILLE DR
RICHARDSON TX 75082

BARBARA FABECK TR
GARY SCHWEN
411 MARION RD
COLUMBUS OH 43207

JAMES D. GILBERT, ATTORNEY
6065 FRANTZ ROAD
DUBLIN OH 43017

STEPP ROBERTA
475 HOSACK STREET
COLUMBUS OH 43207

HALL CLIFFORD J
464 HOSACK STREET
COLUMBUS OH 43207

WEBER HOLDINGS-COLUMBUS LLC
1600 UNIVERSAL ROAD
COLUMBUS OH 43207

ANTHONY FREEMAN
671 E WOODROW AVE
COLUMBUS OH 43207

CITY OF COLUMBUS REAL ESTATE MANAGEMENT
90 W BROAD ST RM 425
COLUMBUS OH 43215

HOWARD FITZPATRICK
ALKA FITZPATRICK
5001 HENDRON RD
GROVEPORT OH 43125

OCWEN LOAN SERVICING LLC
1661 WORTHINGTON RD #100
WEST PALM FL 33409

BETTY R BROWN
464 HOSACK ST
COLUMBUS OH 43207

AIR LIQUIDE USA LLC
ATTN PROPERTY TAX DEPT
PO BOX 460149
HOUSTON TX 77056

FRITZ RUMER COOKE CO
635 E WOODROW AVE
PO BOX 07884
COLUMBUS OH 43207

FIP REALTY CO LTD
1879 FEDERAL PKWY
COLUMBUS OH 43207

SHAINE E RHODEN
516 E WOODROW AVE
COLUMBUS OH 43207

NORFOLK SOUTHERN RAILWAY
TAX DEPARTMENT
100 FRANKLIN RD SE
ROANOKE VA 43207

1ST SET ↑

2ND SET ↓

JOHN INGWERSEN - APPLICANT
1050 BRYDEN ROAD
COLUMBUS OH 43205

HOOSHIARNEJAD EBRAHIM
611 MARION ROAD
COLUMBUS OH 43207

JAMES D. GILBERT, ATTORNEY
6065 FRANTZ ROAD
DUBLIN OH 43017

CURTIS DAVIS
ZONING CHAIR OF SOUTHSIDE AREA COMMISSION
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COLUMBUS OH 43207

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1879 FEDERAL PARKWAY
COLUMBUS OH 43207

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COLUMBUS OH 43207

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DAVIS JOAN
501 HOSACK STREET
COLUMBUS OH 43207

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PO BOX 476
DELBARTON WV 25670

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COLUMBUS OH 43207

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FRAMINGHAM MA 01702

LOIS J CAMPBELL
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COLUBUS OH 43207

CITY OF COLUMBUS REAL ESTATE MANAGEMENT
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OKLAHOMA CITY OK 73134

CHASE HOME FINANCE LLC
1 CORELOGIC DR
WESTLAKE TX 76262

OCWEN LOAN SERVICING LLC
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WEST PALM FL 33409

CITY OF COLUMBUS
LAND BANK
50 W GAY ST 4TH FLOOR
COLUMBUS OH 43215

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) JOHN INGWERSEN
of (COMPLETE ADDRESS) 1050 BRYDEN ROAD COLUMBUS, OH 43205
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
EBRAHIM HOOSHIARNEJAD	611 MARION ROAD COLUMBUS OHIO 43207

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 19 day of February, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 7/29/17

Notary Seal Here

NOTARIAL SEAL
STATE OF OHIO

Teresa Robinson
Notary Public, State of Ohio
My Commission Expires 07-29-2017

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tmt 12/15

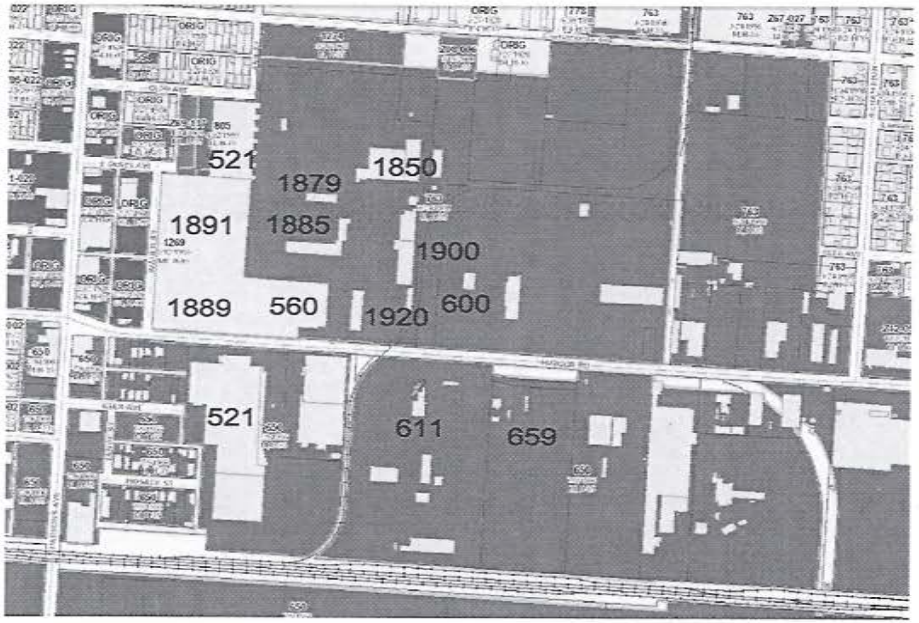
SPECIAL PERMITS AND VARIANCES FOR:

1791 SALVAGE OPERATIONS

SUB AREA 'A' SOUTH OF MARION RD. :
521, 611, AND 659 MARION RD.
COLUMBUS, OHIO 43207

SUB AREA 'B' NORTH OF MARION RD. : 521 INNIS AVE.,
560, 600 MARION RD.,1840-1850,1879,1883-1885,1889,
1891,1900,1920 FEDERAL INDUSTRIAL PARKWAY, COLUMBUS, OHIO 43207

ZONING MAP

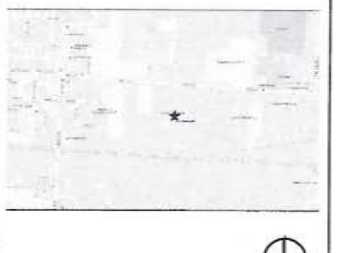


ZONING DISTRICT = M

INDEX OF DRAWINGS

CS2	COVER SHEET REVISED - B2A16-027
SC1-A	ZONING, DEEDS, CODE ANALYSIS SUB AREA A
SC1-B	ZONING, DEEDS, CODE ANALYSIS SUB AREA B

VICINITY MAP



VICINITY MAP IS NOT TO SCALE

PARCEL NUMBERS SUB AREA B:

PARCEL NUMBER: 010-034853-00
PARCEL NUMBER: 010-058014-00
PARCEL NUMBER: 010-104056-00
PARCEL NUMBER: 010-104257-00
PARCEL NUMBER: 010-103969-00
PARCEL NUMBER: 010-001299-00
PARCEL NUMBER: 010-104089-00
PARCEL NUMBER: 010-037943-00
PARCEL NUMBER: 010-014820-00

OWNER: HOOSHARNEJAD EBRAHIM
611 MARION RD., COLUMBUS, OHIO 43207
PHONE #: (614) 975-6041 E-MAIL: ABE@PLASTICSCRAP.US

ARCHITECT: JOHN INGWERSEN
1050 BRYDEN RD., COLUMBUS, OHIO 43205
PHONE #: (614) 361-0447 E-MAIL: JOHN@CADFIS.COM

SUB AREA A

- AREA OF 010-010964-00 = 12.749 ACRES
- AREA OF 010-001968-00 = 7.47 ACRES
- AREA OF 010-001345-00 = 9.826 ACRES
- TOTAL AREA OF SITE = 30.145 ACRES
- EXISTING BUILDINGS = 376,930 SQ.FT.
- NEW (PROPOSED) F-1 BUILDINGS = 24,000 SQ.FT.
- NEW (PROPOSED) S-1 BUILDINGS = 24,000 SQ.FT.
- TOTAL NEW BUILDING AREA = 48,000 SQ.FT.
- HEIGHT OF BUILDING = 25'-0"

FLOOD DESIGNATION, FEMA MAP # = 39049C0335K
EFFECTIVE DATE 6-17-2008 - NOT IN FLOODWAY OR FLOOD FRINGE

- PLANNED BUILDING LOT COVERAGE = 382,222 / 1,041,611 = 34%

CODE ANALYSIS

PARKING ANALYSIS BY PARCEL - SEE DETAILS SHEET SC1-A

- SPECIAL PERMITS REQUIRED UNDER 3389.07 AND 3392 FOR PALLET REBUILD, CARDBOARD AND PAPER SALVAGE AND PLASTIC PROCESSING AND SALVAGE.

EXISTING NON-CONFORMING PARKING TO REMAIN

PARKLAND ORDINANCE DEDICATION DOES NOT APPLY

DEVELOPMENT IN SOUTHSIDE AREA COMMISSION BOUNDARIES.

VARIANCES REQUESTED

- 3363.24 BUILDING SETBACK — REQUEST ZERO LOT LINE
- 3363.41 INTERIOR STORAGE SEPARATION — 85' FROM RESIDENTIAL LOT TO BUILDING (10' VARIANCE) 521 MARION RD vs. 100' REQD
- 3392.10 OUTDOOR PILE HEIGHT — 18' vs. 10' REQUIRED

PARCEL NUMBERS SUB AREA A:

PARCEL NUMBER: 010-103964-00
PARCEL NUMBER: 010-103968-00
PARCEL NUMBER: 010-001345-00

OWNER: 521 MARION ROAD LLC
539 MARION RD., COLUMBUS, OHIO 43207
PHONE #: (614) 575-6041 E-MAIL: ABE@PLASTICSCRAP.US

ARCHITECT: JOHN INGWERSEN
1050 BRYDEN RD., COLUMBUS, OHIO 43205
PHONE #: (614) 361-0447 E-MAIL: JOHN@CADFIS.COM

SUB AREA B

- AREA OF 010-034853-00 = 2.474 ACRES
- AREA OF 010-058014-00 = 2.06 ACRES
- AREA OF 010-104056-00 = 24.89 ACRES
- AREA OF 010-104257-00 = 1.05 ACRES
- AREA OF 010-103969-00 = 3 ACRES (PART OF 25.5)
- AREA OF 010-001299-00 = 4.03 ACRES
- AREA OF 010-104089-00 = .75 ACRES
- AREA OF 010-037943-00 = .75 ACRES
- AREA OF 010-014820-00 = 2.09 ACRES
- TOTAL AREA OF SITE = 41.67 ACRES
- EXISTING BUILDINGS = 530,130.00 SQ.FT.
- TOTAL SITE DENSITY 530,130 / 1,815,145 = 29%
- HEIGHT OF BUILDING = 35'-0"

FLOOD DESIGNATION, FEMA MAP # = 39049C0335K
EFFECTIVE DATE 6-17-2008 - NOT IN FLOODWAY OR FLOOD FRINGE

CODE ANALYSIS

PARKING ANALYSIS BY EXISTING BUILDING ADDRESSES SEE SHEET CS1-B

- SPECIAL PERMITS REQUIRED UNDER 3389.07 AND 3392 FOR PALLET REBUILD, CARDBOARD AND PAPER SALVAGE AND PLASTIC PROCESSING AND SALVAGE

EXISTING NON-CONFORMING PARKING TO REMAIN

PARKLAND ORDINANCE DEDICATION DOES NOT APPLY

DEVELOPMENT IN SOUTHSIDE AREA COMMISSION BOUNDARIES.

VARIANCES REQUESTED

- 3392.10 OUTDOOR PILE HEIGHT — 18' vs. 10' REQUIRED

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NEW BUILDING FOR:
1791 SALVAGE OPERATIONS
521, 611, AND 659 MARION RD. COLUMBUS, OH 43207

CC: COLUMBUS CONSULTING
1050 BRYDEN ROAD, COLUMBUS, OH. 43205 T: 614-361-0447 F: 614-257-1502

ISSUE	REVISION	DATE
BZA		04/25/16

COVER SHEET

CS

15.0775.00

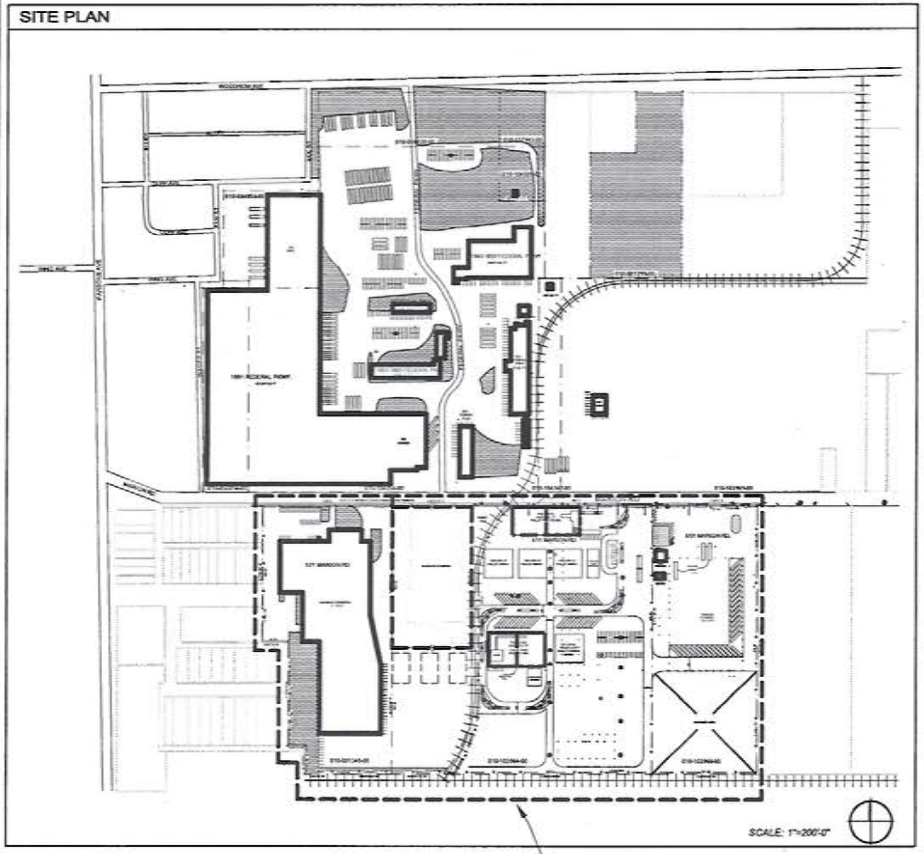
SPECIAL PERMIT AND VARIANCES FOR

1791 SALVAGE OPERATIONS

SUB AREA 'A' SOUTH OF MARION RD. :
521, 611, AND 659 MARION RD.,

SUB AREA 'B' NORTH OF MARION RD. : 521 INNIS AVE..
560, 600 MARION RD.,1840-1850,1879,1883-1885,1889,
1891,1900,1920 FEDERAL INDUSTRIAL PARKWAY,
COLUMBUS, OHIO 43207

SITE PLAN



SUB AREA - A

PARCEL NUMBER: 010-103964-00

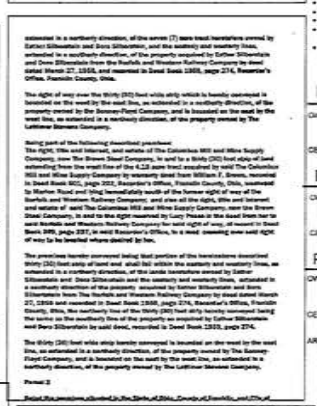


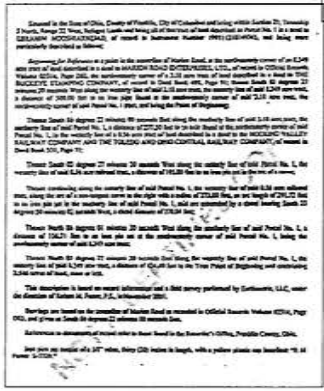
PARCEL NUMBER: 010-001345-00



PARCEL NUMBER: 010-103968-00









SUB AREA A

- AREA OF 010-010964-00 = 12.749 ACRES
- AREA OF 010-010960-00 = 7.43 ACRES
- AREA OF 010-001345-00 = 9.526 ACRES
- TOTAL AREA OF SITE = 30.145 ACRES
- EXISTING BUILDINGS = 376,930 SQ.FT.
- NEW (PROPOSED) F-1 BUILDINGS = 24,000 SQ.FT.
- NEW (PROPOSED) S-1 BUILDINGS = 24,000 SQ.FT.
- TOTAL NEW BUILDING AREA = 48,000 SQ.FT.
- HEIGHT OF BUILDING = 25'-0"

FLOOD DESIGNATION: FEMA MAP # = 39049C0336K
EFFECTIVE DATE 6-17-2008 - NOT IN FLOODWAY OR FLOOD FRINGE

- PLANNED BUILDING LOT COVERAGE = 362,222 / 1,041,011 = 34%

CODE ANALYSIS

PARKING ANALYSIS BY PARCEL - SEE DETAILS ABOVE

- 521 MARION - 50 REQUIRED - 66 SPACES PROVIDED
- 611 MARION - 52 REQUIRED - 55 SPACES PROVIDED
- 659 MARION - 0 REQUIRED - 17 SPACES PROVIDED

- SPECIAL PERMITS REQUIRED UNDER 3389.07 AND 3392 FOR PALLET REBUILD, CARDBOARD AND PAPER SALVAGE AND PLASTIC PROCESSING AND SALVAGE

EXISTING NON-CONFORMING PARKING TO REMAIN
FAIRLAND ORDINANCE DESIGNATION DOES NOT APPLY.
DEVELOPMENT IN SOUTHSIDE AREA COMMISSION BOUNDARIES.

VARIANCES REQUESTED

- 3363.24 BUILDING SETBACK: REQUEST ZERO LOT LINE
- 3363.41 INTERIOR STORAGE SEPARATION: 65' FROM RESIDENTIAL LOT TO BUILDING (15' VARIANCE) 521 MARION RD vs. 100' REQ'D
- 3392.19 OUTDOOR PILE HEIGHT: 16' vs. 10' REQUIRED

PARCEL NUMBER: 010-103964-00

OWNER: HOOSHARNEJAD EBRAHIM
611 MARION RD., COLUMBUS, OHIO 43207
PHONE #: (614) 975-6041 E-MAIL: ABE@PLASTICSCRAP.US

CERTIFIED ADDRESS: 611 MARION RD., COLUMBUS, OH 43207

PARCEL NUMBER: 010-103968-00

OWNER: HOOSHARNEJAD EBRAHIM
611 MARION RD., COLUMBUS, OHIO 43207
PHONE #: (614) 975-6041 E-MAIL: ABE@PLASTICSCRAP.US

CERTIFIED ADDRESS: 659 MARION RD., COLUMBUS, OHIO 43207

PARCEL NUMBER: 010-001345-00

OWNER: 521 MARION ROAD LLC
659 MARION RD., COLUMBUS, OHIO 43207
PHONE #: (614) 975-6041 E-MAIL: ABE@PLASTICSCRAP.US

CERTIFIED ADDRESS: 659 MARION RD., COLUMBUS, OHIO 43207

ARCHITECT: JOHN INGWERSEN
7050 BRYDEN RD., COLUMBUS, OHIO 43235
PHONE #: (614) 361-0447 E-MAIL: JOHN@CADFIS.COM

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SPECIAL PERMIT AND BZA VARIANCES FOR:

1791 SALVAGE OPERATIONS

521,611AND 659 MARION RD. & F.I.P. PROPERTIES COLUMBUS, OH 43207

CC: COLUMBUS CONSULTING
1050 BRYDEN ROAD, COLUMBUS, OH. 43205 T: 614-361-0447 F: 614-257-1502

ISSUE	REVISION	DATE
SPECIAL PERMIT SUBMISSION		EDITION

COVER SHEET

SC1-A

16.0776.00

SPECIAL PERMIT AND VARIANCES FOR

1791 SALVAGE OPERATIONS

SUB AREA 'A' SOUTH OF MARION RD. :
521, 611, AND 659 MARION RD.,

SUB AREA 'B' NORTH OF MARION RD. : 521 INNIS AVE., 560, 600 MARION RD.,1840-1850,1879,1883-1885,1889, 1891,1900,1920 FEDERAL INDUSTRIAL PARKWAY, COLUMBUS, OHIO 43207

PARCEL NUMBERS: 010-104056-00
010-014820-00
010-037943-00
010-104089-00
010-104247-00
010-034853-00
010-058014-00

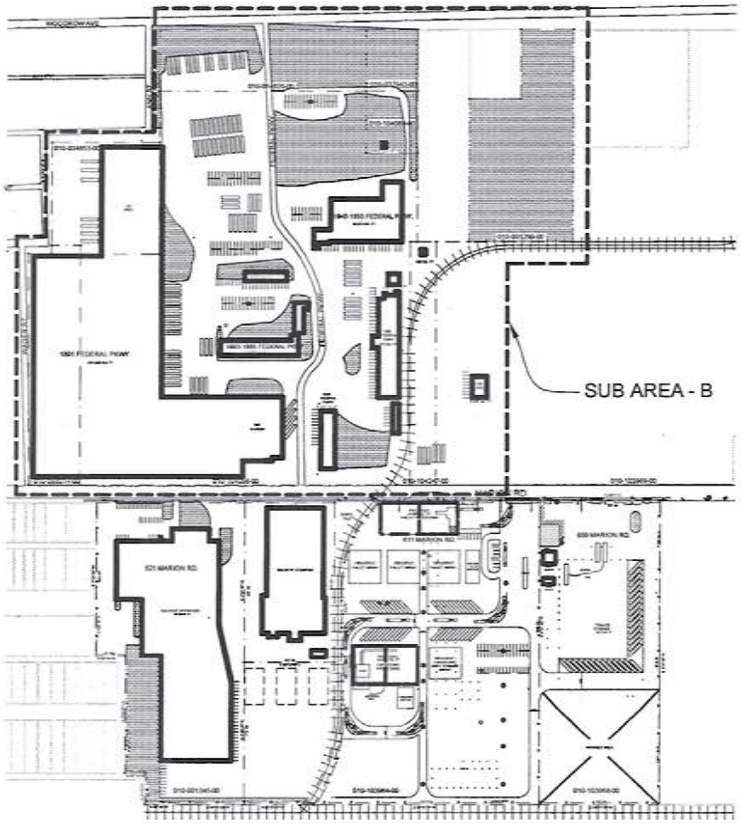


EXHIBIT A

11146212

The following real estate situated in the County of Franklin, in the State of Ohio and in the City of Columbus, and bounded and described as follows:

Beginning at the intersection of the westerly extension of the northerly line of Marion Road (56 Ft.) with the westerly line of the 5 ft. strip vacated off of the easterly side of Wagner Street by the City of Columbus Ordinance No. 633-65, said westerly extension also being the southerly line of said 5 ft. vacated strip; thence N. 3° 28' 30" E., along said westerly line of said 5 ft. vacated strip, 691.26 ft. to the intersection of said westerly line with the westerly extension of the southerly line of Innis Avenue, said westerly extension also being the northerly line of said 5 ft. vacated strip; thence S. 86° 36' E., along the northerly line of said vacated strip and the southerly line of Innis Avenue, 43.12 ft. to a point; thence N. 3° 24' 30" E., across Innis Avenue (56 Ft.) and along a line of that portion of Innis Avenue vacated by City of Columbus Ordinance No. 853-70 and along the easterly line of that two ft. strip of land out of Lot No. 19 of Olipe Addition, Plat Book 7, page 254, along a line of that portion of a 16 ft. alley vacated by City of Columbus Ordinance No. 32-70 and along a two ft. strip of land out of Lot No. 37 of Olipe Addition, 342.99 ft. to a point in the southerly line of Olipe Avenue, said two ft. strips being accepted and dedicated for alley purposes by City of Columbus Ordinance No. 1551-56, said two foot strips being adjacent to the easterly line of two 20 foot strips off the westerly sides of said Lots Nos. 19 and 37 accepted and dedicated for alley purpose by City of Columbus Ordinance No. 853-70; thence S. 86° 16' E., along the southerly line of Olipe Avenue, the northerly line of a 20 ft. alley vacated by City of Columbus Ordinance No. 32-70 and the northerly line of that part of Ann Street vacated by City of Columbus Ordinance No. 1284-57; a distance of 330.56 ft. to the easterly line of said Ann Street; thence S. 4° 06' 15" E., along the easterly line of Ann Street, 341.88 ft. to the southerly line of Woodrow Avenue (50 ft.); thence S. 85° 57' 45" W., along the southerly line of Woodrow Avenue, 788.92 ft. to a point; thence S. 3° 52' 58" W., along the westerly line of that 1.75 Acre Tract conveyed to Fritz-Rumer-Cooke Co. by deed of record in Deed Book 639, Page 555, of the aforementioned records, 240.42 ft. to an angle point; thence S. 43° 7' 45" W., continuing along said westerly line 272.70 ft. to a point at the southwesterly corner of said Fritz-Rumer-Cooke Co. 1.75 Acre Tract; thence S. 86° 53' 30" E., along the southerly line of said 1.75 Acre Tract, 168 ft. to a point at the southeasterly corner of said 1.75 Acre Tract, said point also being in the westerly line of lands of the Toledo & Ohio Central Railway; thence S. 6° 20' 15" W., along the westerly line of said T. & O. C. Ry lands, 23.59 ft. to a point in a curve in the northerly line of that "First Parcel" conveyed to FPG Realty Inc. by deed of record in Deed Book 3110, page 617, of the aforementioned records; thence along a curve to the left having a radius of 275.9 Ft. to a point, the chord of which bears S. 84° 29' 37" W. a distance of 111.45 ft.; thence S. 4° 03' 45" E., along the westerly line of said FPG Realty Inc. "First Parcel", 637.24 ft. to the southerly line of aforementioned the southwesterly corner of said FPG Realty, Inc. "First Parcel"; thence N. 85° 59' W., along the northerly line of Marion Road and said northerly line extended, a distance of 1251.42 ft. to the place of beginning, containing 31.277 Acres, more or less.

The premises being conveyed hereby are the same as conveyed to FIP Realty Co., by Harvey Lurie and others by deeds filed February 4, 1988, in Official Record 11144-111 et seq Franklin County Records

PARCEL NUMBER: 010-103969-00



PARCEL NUMBER: 010-001299-00



SUB AREA B

- AREA OF 010-034853-00 = 2.474 ACRES
- AREA OF 010-058014-00 = 2.06 ACRES
- AREA OF 010-104056-00 = 24.66 ACRES
- AREA OF 010-104247-00 = 1.05 ACRES
- AREA OF 010-103969-00 = 3 ACRES (PART OF 35.5)
- AREA OF 010-001299-00 = 4.03 ACRES
- AREA OF 010-104089-00 = .75 ACRES
- AREA OF 010-037943-00 = .75 ACRES
- AREA OF 010-014820-00 = 2.89 ACRES
- TOTAL AREA OF SITE = 41.67 ACRES

- EXISTING BUILDINGS = 530,138 SQ.FT.
- TOTAL SITE DENSITY 530,138 / 1,815,145 = 29%
- HEIGHT OF BUILDING = 35'-0"

FLOOD DESIGNATION, FEMA MAP # = 39049C0229K
EFFECTIVE DATE 6-17-2008 - NOT IN FLOODWAY OR FLOOD FRINGE

CODE ANALYSIS

PARKING ANALYSIS BY EXISTING BUILDING ADDRESSES

- 1840-1850 FEDERAL INDUSTRIAL PKWY: 36,573 SQ.FT. WHSE
  - 37 SPACES REQUIRED - 39 SPACES PROVIDED
- 1879 FEDERAL INDUSTRIAL PKWY: 4700 SQ.FT. OFFICES
  - 11 SPACES REQUIRED - 22 SPACES PROVIDED
- 1883-1885 FEDERAL INDUSTRIAL PKWY: 17,105 SQ.FT. WHSE
  - 22 SPACES REQUIRED - 32 SPACES PROVIDED
- 521 INNIS, 560 MARION: 1889 FEDERAL INDUSTRIAL PKWY: 423,858 SQ.FT. WHSE - 72 SPACES REQUIRED - 74 SPACES PROVIDED
- 1900 FEDERAL INDUSTRIAL PKWY: 27,257 SQ.FT. WHSE
  - 28 REQUIRED - 35 SPACES PROVIDED
- 1920 FEDERAL INDUSTRIAL PKWY: 9150 SQ.FT. WHSE
  - + 10 SPACES REQUIRED - 12 SPACES PROVIDED
- 600 MARION - 3000 SQ.FT. OFFICE AND DIESEL REPAIR
  - 8 SPACES REQUIRED - 8 SPACES PROVIDED

- SPECIAL PREMITS REQUIRED UNDER 3389.07 AND 3383 FOR PALLET REBUILD, CARDBOARD AND PAPER SALVAGE AND PLASTIC PROCESSING AND SALVAGE

EXISTING NON-CONFORMING PARKING TO REMAIN
PARKLAND DEDICATION DOES NOT APPLY.
DEVELOPMENT IN SOUTHSIDE AREA COMMISSION BOUNDARIES.

VARIANCES REQUESTED

- 3392.10 OUTDOOR PILE HEIGHT 18' vs. 10' REQUIRED

PARCEL NUMBERS SUB AREA B:

PARCEL NUMBER: 010-034853-00
PARCEL NUMBER: 010-058014-00
PARCEL NUMBER: 010-104056-00
PARCEL NUMBER: 010-104257-00
PARCEL NUMBER: 010-103969-00
PARCEL NUMBER: 010-001299-00
PARCEL NUMBER: 010-104089-00
PARCEL NUMBER: 010-037943-00
PARCEL NUMBER: 010-014820-00

OWNER: HOOSHMAND-LARIJANI EBRAHIM
611 MARION RD., COLUMBUS, OHIO 43207
PHONE #: (614) 975-8041 E-MAIL: ABE@PLASTICSCRAP.US

ARCHITECT: JOHN INGWERSEN
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1791 SALVAGE OPERATIONS

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ISSUE	REVISION	DATE
SPECIAL PERMIT		
BZA		

COVER SHEET

SC1-B

16.0776.00