



# 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:** 555 BUTTLES AVE COLUMBUS OH 43215

**Mailing Address:** 8534 E KEMPER RD FL 2

CINCINNATI OH 45249-3701

**Owner:** OK INVESTMENT CO

**Parcel Number:** 010137548

### 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:** 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



# 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: BZA16-052 Date Received: 18 Apr. 2016  
Application Accepted by: [Signature] Fee: \$1900  
Commission/Civic: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

- Variance     Special Permit

Indicate what the proposal is and list applicable code sections:

See Exhibit 'B'

**LOCATION**

Certified Address: 555 Buttles Avenue City: Columbus Zip: 43215

Parcel Number (only one required): 010-008451

**APPLICANT** (If different from Owner):

Applicant Name: Short North Storage, LLC c/o Donald Plank Phone Number: (614) 947-8600 Ext.: -----

Address: Plank Law Firm, 145 E. Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

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

Name: OK Investment Company, c/o Donald Plank Phone Number: (614) 947-8600 Ext.: -----

Address: Plank Law Firm, 145 E Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

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

Name: Donald Plank, Plank Law Firm Phone Number: (614) 947-8600 Ext.: -----

Address: 145 E. Rich Street, 3rd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

**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

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank, Plank Law Firm  
of (1) MAILING ADDRESS 145 East Rich Street, 3rd Floor, Columbus, Ohio 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 555 Buttles Avenue, Columbus, Ohio 43215

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 (4) OK Investment Company  
AND MAILING ADDRESS c/o Donald Plank, Plank Law Firm  
145 E. Rich Street, 3rd Floor  
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE # (5) Short North Storage, LLC  
(same as listed on front application) Donald Plank (614) 947-8600

AREA COMMISSION OR CIVIC GROUP (5) Harrison West Society  
AREA COMMISSION ZONING CHAIR C/o Jacob Sukosd  
OR CONTACT PERSON AND ADDRESS PO Box 163442, Columbus, Ohio 43216

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

(8) SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 18TH day of APRIL, in the year 2016

Stacey L. Danza \_\_\_\_\_  
(8) SIGNATURE OF NOTARY PUBLIC My Commission Expires 11-5-2018 Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4672 to schedule.  
Please make checks payable to the Columbus City Treasurer.



**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018



**Exhibit B**  
**Statement of Hardship**  
**BZA16-052**  
**555 Buttles Avenue, Columbus, OH 43215**

The 3.67 acre site is triangular in shape, is zoned M, Manufacturing and abuts property zoned M, Manufacturing to the north and east. Applicant proposes to develop the site with self-storage facilities, as permitted in the M, Manufacturing District. All self storage will be conducted inside the proposed buildings. Phase 1 (SCP 15345-528) is presently under construction. The site development plan is included with this application.

Applicant requests to reduce to parking setback along the south property line from 25' to 1' to facilitate vehicular circulation around Building "D" and for site circulation. The site is adjacent to SR 315 right of way along the south side of the site. The SR 315 right of way along the south side is the north bound ramp from W. Goodale Street. The ramp is elevated and banked. Drivers are accelerating rapidly on the ramp for the merge onto northbound SR 315. The site grade is substantially below the SR 315 ramp.

Applicant has a physical hardship, economic hardship and practical difficulty to reasonably develop the property. The site is irregular in shape coming to a triangular point at the southeast corner of the site. The proposed reduction in parking (pavement) setback for a perimeter drive will have no effect on off-site adjacent property.

Applicant requests the following variances:

- 1). 3312.25, Maneuvering, to reduce on-site maneuvering for three (3) 90 degree parking spaces from 20 feet to 15 feet and on-site maneuvering for three (3) 90 degree parking spaces from 20 feet to 5 feet, for a total of six (6) parking spaces with reduced maneuvering area on the north side of buildings "C" and "E", as noted on the site plan, subject to minimum 20' code required maneuvering area being provided in total with on-site maneuvering and an easement for access/driveway on adjacent property to the north
- 2). Section 3312.27(3), Parking Setback Line, to reduce the parking setback along the south side of the site from 25 feet to 1 foot.

07/05/2016



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 3/25/16

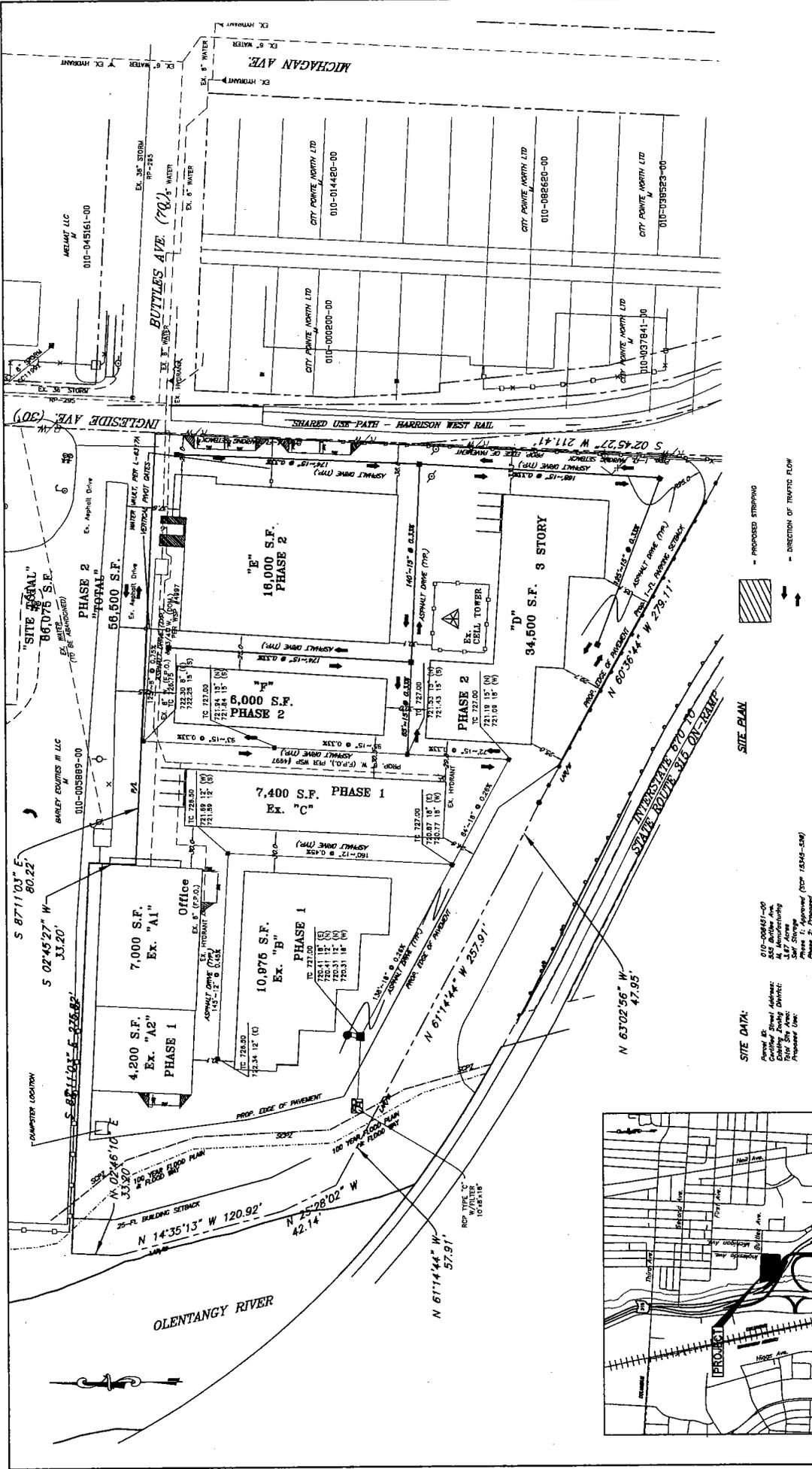


Disclaimer

Scale = 100



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.



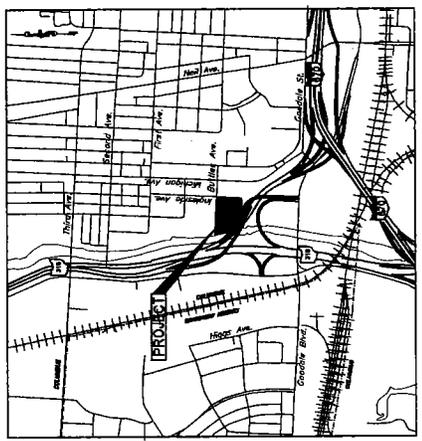
CROSSING WATERS ENGINEERING, INC. P.O. BOX 87, 800 S. MAIN ST., SUITE 4 COLUMBUS, OHIO 43260	
SHORT NORTH SELF STORAGE	
800 BUTTLES AVE COLUMBUS, OHIO 43260	
ZONING: YANCEYVILLE SITE PLAN	
CONTRACT NO.	22-033-0001
DRAWN BY:	RAJ
CHECKED BY:	RAJ
DATE:	09/27/2010
APPROVED BY:	RAJ
SCALE:	1" = 30'
SHEET:	1 OF 1

NOTE: All proposed utility poles shown on this plan to be 6"-8" x 14"-18" TYP.

- SITE DATA:**
- Parcel ID: 010-00889-00
  - County Address: 800 BUTTLES AVE
  - City Address: COLUMBUS, OHIO
  - Zip Code: 43260
  - Proposed Use: Self Storage
- Permitted:**
- Phase 1: 3 Required / 7 Provided
  - Phase 2: 0 Required / 2 Provided
  - Phase 3: 1 Required / 1 Provided
  - Phase 4: 1 Required / 1 Provided
  - Phase 5: 1 Required / 1 Provided
  - Phase 6: 1 Required / 1 Provided
  - Phase 7: 1 Required / 1 Provided
  - Phase 8: 1 Required / 1 Provided
  - Phase 9: 1 Required / 1 Provided
  - Phase 10: 1 Required / 1 Provided
  - Phase 11: 1 Required / 1 Provided
  - Phase 12: 1 Required / 1 Provided
  - Phase 13: 1 Required / 1 Provided
  - Phase 14: 1 Required / 1 Provided
  - Phase 15: 1 Required / 1 Provided
- Total = 8 Required / 15 Provided**



SITE PLAN



VICINITY MAP  
NKT to Scale

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DEPARTMENT OF BUILDING  
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## 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) Donald Plank, Plank Law Firm  
of (COMPLETE ADDRESS) 145 East Rich Street, 3rd Floor, Columbus, Ohio 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
OK Investment Company (Scott Owens)	PO Box 163216 Columbus, Ohio 43216
Short North Storage, LLC (Scott Owens, Brett Hatcher)	PO Box 163216 Columbus, Ohio 43216

SIGNATURE OF AFFIANT *Donald Plank*

Sworn to before me and signed in my presence this 18<sup>TH</sup> day of APRIL, in the year 2016

*Stacey L. Danza*  
SIGNATURE OF NOTARY PUBLIC

11-5-2018  
My Commission Expires

Notary Seal Here

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tmt 12/15



**Stacey L. Danza**  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018