

DEPARTMENT OF BUILDING AND ZONING SERVICES

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1855 E MAIN ST COLUMBUS OH 43205

Mailing Address: 3909 GROVES RD

COLUMBUS OH 43232-4138

Owner: MAIN AND NELSON STATION LLC

Parcel Number: 010019012

ZONING INFORMATION

Zoning: Z73-197, Manufacturing, M2

effective 4/11/1974, Height District H-60

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: EAST MAIN STREET UCO

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: Near East Area Commission

Airport Overlay Environs: N/A

Planning Overlay: N/A

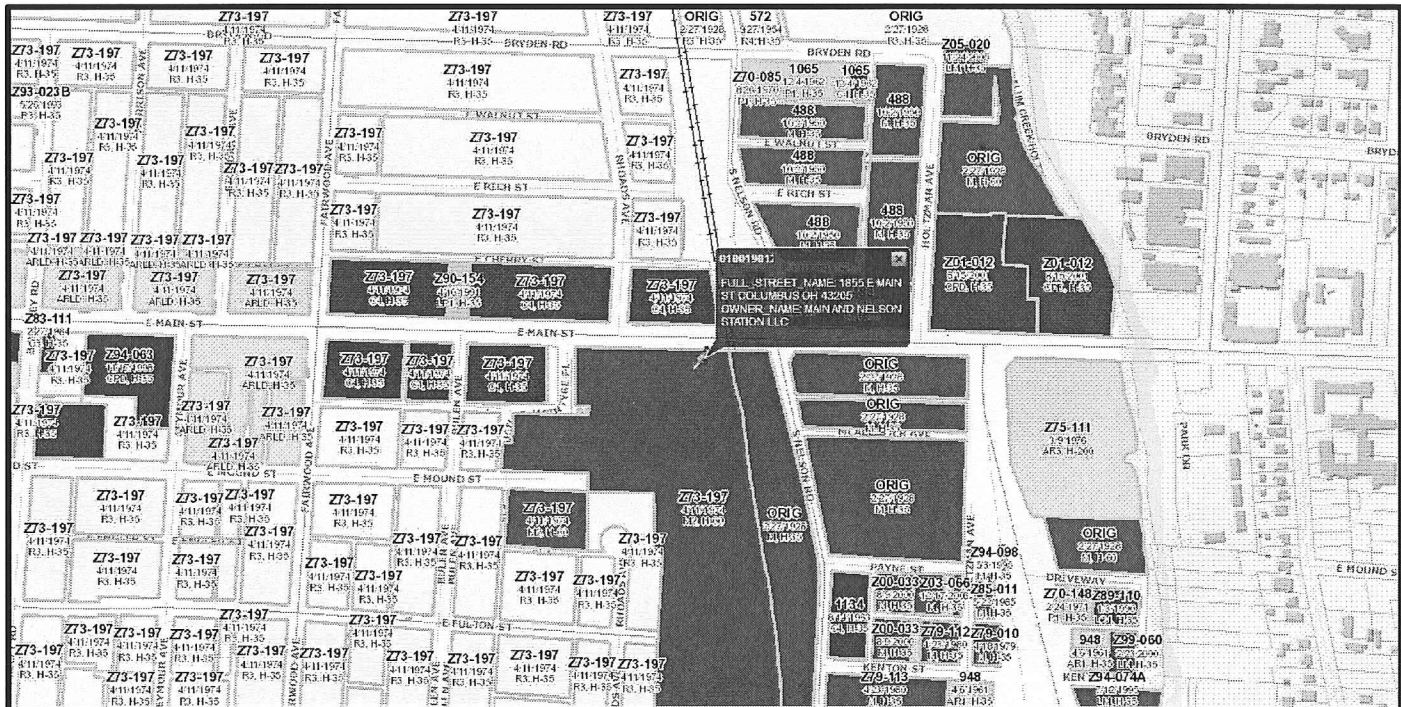
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



Board of Zoning Adjustment Application

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

BZA16-100
1855 East Main Street

OFFICE USE ONLY

Application Number: BZA 16-100 Date Received: 7/15/16
Application Accepted by: D. Reiss Fee: \$1,900.00
Commission/Civic: Near East
Existing Zoning: M-2
Comments: 9/27/16

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

☒ Variance ☒ Special Permit

Indicate what the proposal is and list applicable code sections:

This proposal is to obtain a special permit for a permanent movable trailer on the property and obtaining a
variance for the required hard surface by providing chip and seal pavement. Code Sections 3389.12 - Portable
Building and 3312.43 - Parking Surface

LOCATION

Certified Address: 1855 E. Main Street City: Columbus Zip: 43205

Parcel Number (only one required): 010-019012

APPLICANT (If different from Owner):

Applicant Name: Neil Ryan Phone Number: 618-262-5118 Ext.: _____

Address: 1611 College Drive PO Box 458 City/State: Mt. Carmel/ IL Zip: 62863

Email Address: nryan@mtcsg.net Fax Number: _____

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

Name: Main & Nelson LLC Phone Number: _____ Ext.: _____

Address: 1855 E. Main Street City/State: Columbus/OH Zip: 43205

Email Address: _____ Fax Number: _____

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

Name: John Panovsky Phone Number: 614-487-1650 Ext.: _____

Address: 1650 Watermark Drive City/State: Columbus/OH Zip: 43215

Email Address: john.panovsky@korda.com Fax Number: _____

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.

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Board of Zoning Adjustment Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

BZA16-100

1855 East Main Street

AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John Panovsky

of (1) MAILING ADDRESS 1650 Watermark Drive 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 1855 East Main Street

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) Main and Nelson Station LLC

AND MAILING ADDRESS

c/o Bernie Fleming

3909 Groves Road Columbus OH 43232

APPLICANT'S NAME AND PHONE #

Neil Ryan

(same as listed on front application)

(618) 262-5118

AREA COMMISSION OR CIVIC GROUP

(5) Near East Area Commission

AREA COMMISSION ZONING CHAIR

OR CONTACT PERSON AND ADDRESS

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

All Owners of record property within 125 feet shown on label tabs.

☒ (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 14 day of July

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



2016
LAURA A. TOPAZIO
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 02/09/2019

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APPLICANT

Mt. Carmel Stabilization
Group
c/o Neil Ryan
1611 College Drive
Mt. Carmel, IL 62863

PROPERTY OWNER

Bernie Fleming
3909 Groves Road
Columbus, OH 43232

AGENT

John Panovsky
Korda Engineering
1650 Watermark Dr.
Columbus, OH 43215

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Near East Area Commission
c/o Kathleen Bailey
489 Linwood Avenue
Columbus, OH 43205

SURROUNDING PROPERTY OWNERS

City of Columbus
90 W. Broad St. #425
Columbus, OH 43215

Margaret E. Schlater,
225 Burns Rd
Elyria, OH 44035

Norfolk & Western Ry Co
Norfolk Southern Railway
Tax Department 3
Commercial Pl. Box 209
Norfolk, VA 23510

Neil Property Management
PO Box 91152
Columbus, OH 43209

Larry D. & Cynthia Kasey
1883 Crosswick Ct.
Reynoldsburg, OH 43068

Gigondas Enterprises LLC
4330 Crown Point Dr.
Columbus, OH 43220

L&N-UP Alum Creek LLC
3540 E. Fulton St.
Columbus, OH 43227

Muskegon Bear LLC
6600 Mariemont Ave.
Cincinnati, OH 45227

Melissa S. Sayber
1870 E. Main Street
Columbus, OH 43205

Montae Dickson
528 Bulen Ave.
Columbus, OH 43205

Curtis Mock
PO Box 9263
Columbus, OH 43209

Mohammad S Shalash
6272 Pollard Pl.
Hilliard, OH 43206

Don A. Dickson
525 Bulen Ave.
Columbus, OH 43205

Prime Property Group LTD
2000 E. Fulton St.
Columbus, OH 43205

Terrance Springer
474 N. Ohio Ave.
Columbus, OH 43203

Shawn Simmons
2070 Earlsway Drive
Columbus, OH 43213

Jerome D. Franklin
1420 Wilmore Dr.
Columbus, OH 43209

KORDA

KORDA ENGINEERING, INC.

1855 WATERMARK DRIVE

CHICAGO, IL 60614

DESIGNED BY DATE 08/01/2015

DRAWN BY DATE 08/01/2015

CHECKED BY DATE 08/01/2015

AS NOTED

C100

DEMOLITION PLAN

KORDA ENGINEERING, INC.

1855 WATERMARK DRIVE

CHICAGO, IL 60614

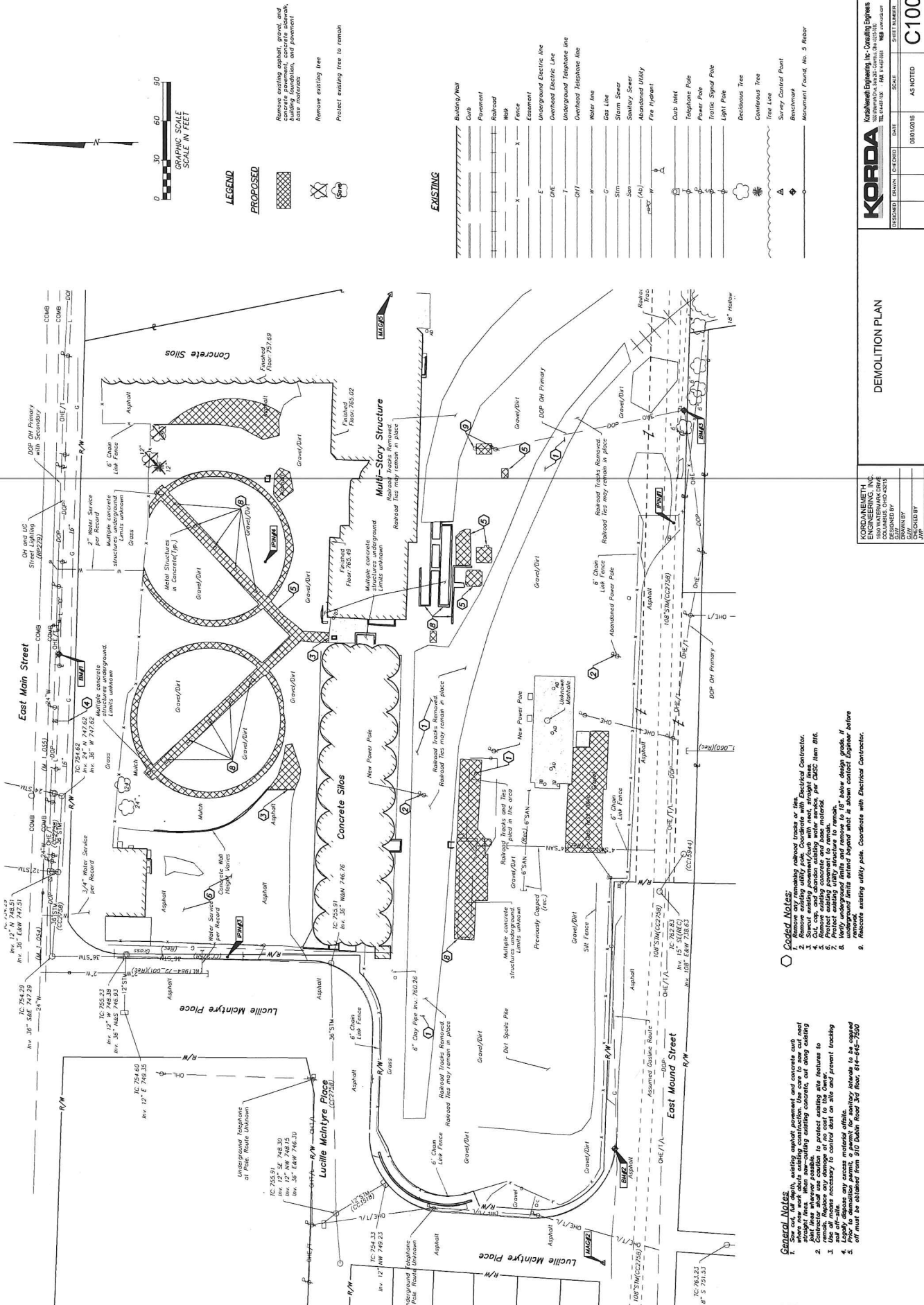
DESIGNED BY DATE 08/01/2015

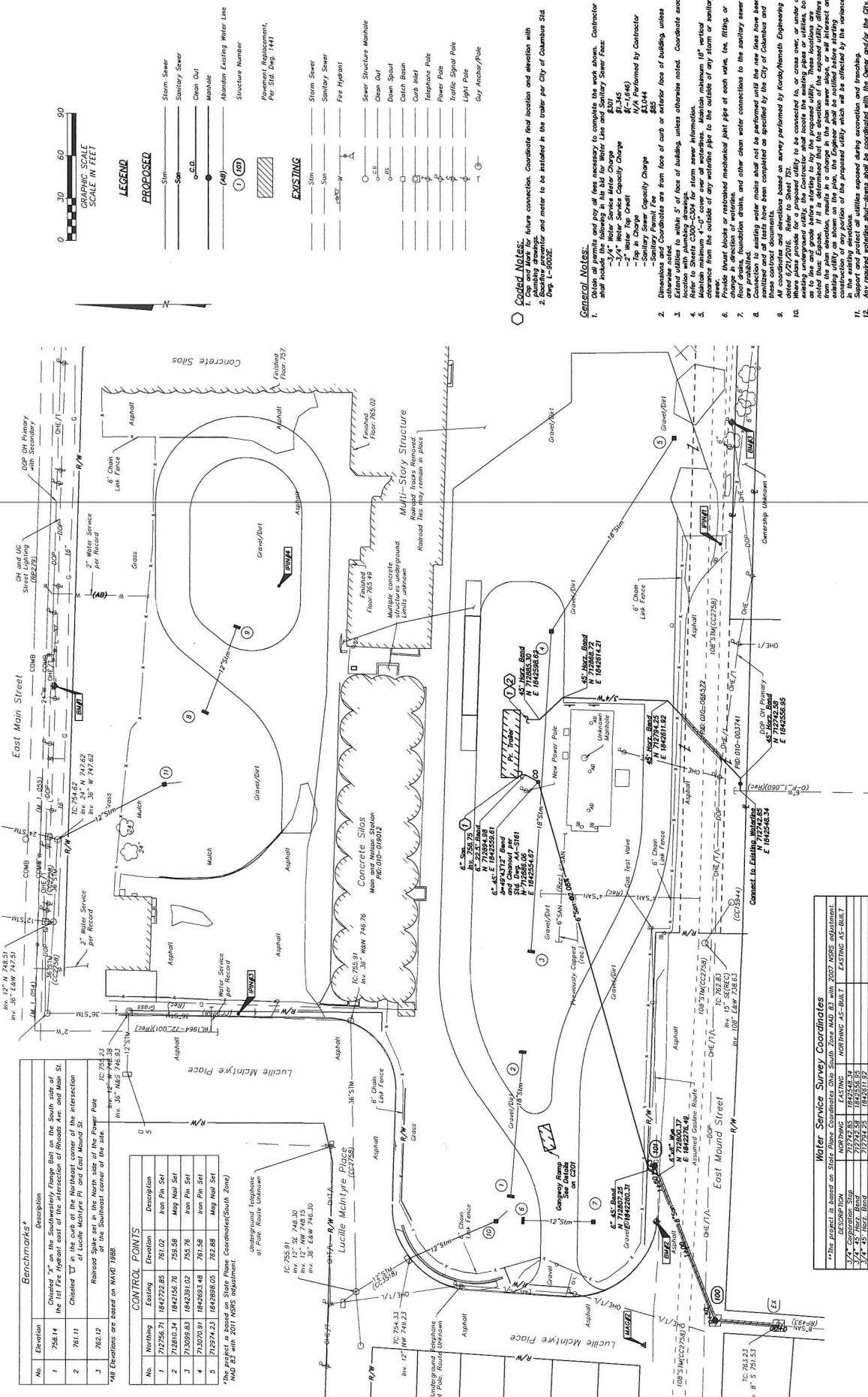
DRAWN BY DATE 08/01/2015

CHECKED BY DATE 08/01/2015

AS NOTED

C100





Water Service Survey Coordinates					
**The project is based on State Plane Coordinates Ohio South Zone NAD 83 with 2007 NGRS adjustment					
	DISCREPTION	NORTHING	EASTING	NORTHING +5-BUILT 1	EASTING +5-BUILT 1
1/4"	Cooperation Sign	717372.58	184248.44		
1/4"	45" Hard, Bend	717372.58	184256.55		
1/4"	45" Hard, Bend	717374.25	184261.92		
1/4"	45" Hard, Bend	717388.77	184264.91		

City of Columbus
Division of Water
Water Service Plan #WSP5400

KORDA/NEMETH ENGINEERING, INC. 1650 WATERMARK DRIVE COLUMBUS, OHIO 43215	DESIGNED BY G.J.W.	DRAWN BY G.J.W.	CHECKED BY J.V.P.	JOB FILE
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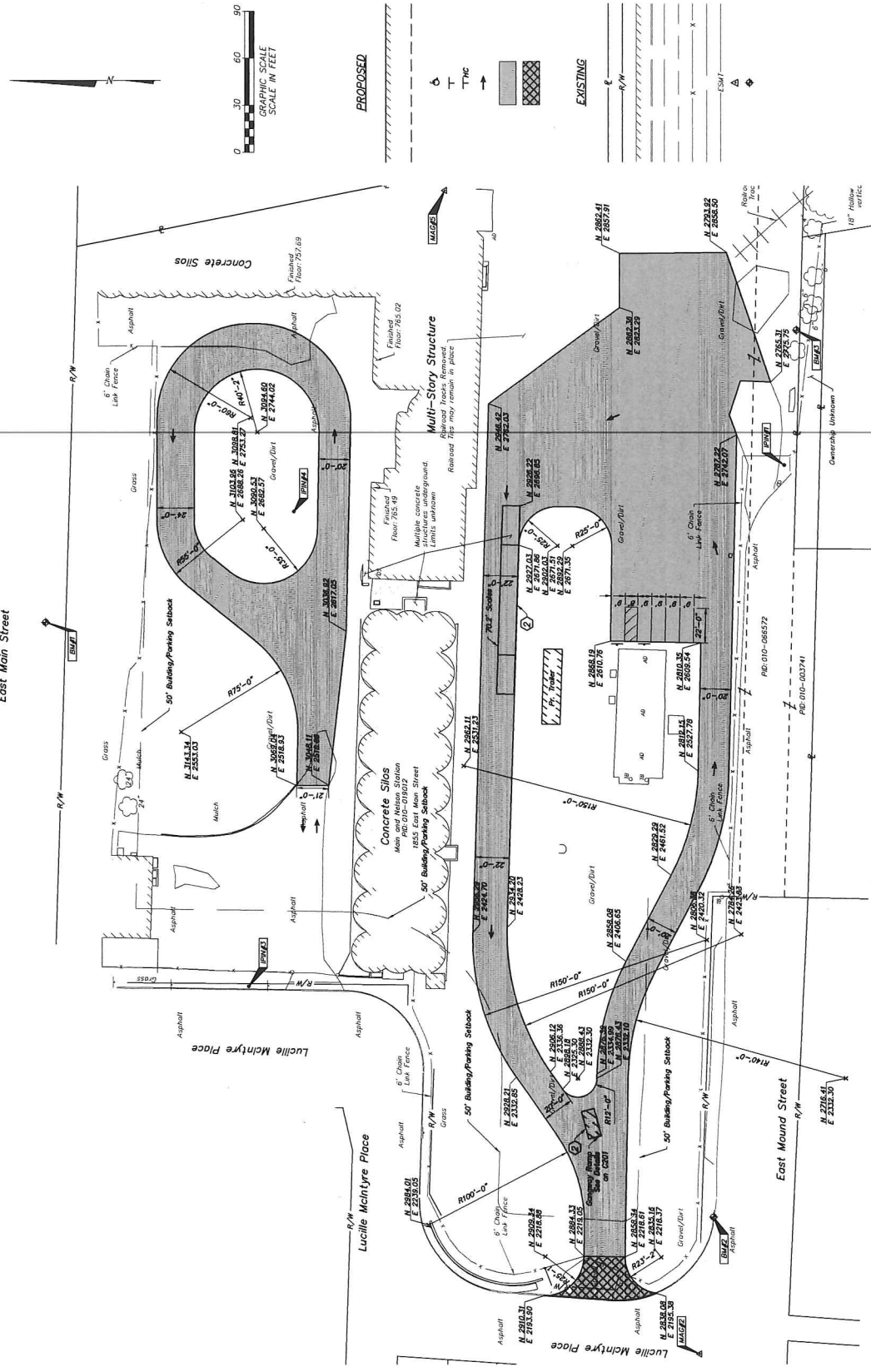
UTILITY PLAN

DESIGNED	DRAWN	CHECKED	DATE	SCALE	SHEET NUMBER
			05/01/2015	AS NOTED	C500

STAKING PLAN

KORDA NEMETH INC.
10000 W. 10th Ave., Suite 100
Denver, CO 80202
Tel: 303.733.1000
Fax: 303.733.1001
www.kordanemeth.com

East Main Street



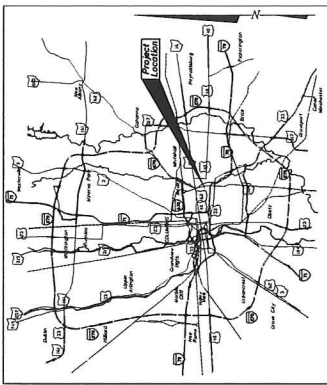
General Notes:

1. See-cut existing pavement with new, straight lines. Match existing pavement.
2. Coordinate road location with owner.

1. Coordinates are given in feet and inches of building unless otherwise noted.
2. Provide staking and symbols as shown per ODOT Item 640 and 641. Staking point shall be ODOT Item 740.02 Type 4 without glass heads. Typical line width shall be 4 inches, color white.
3. Staking shall be provided for all new construction and existing construction to be modified.
4. Staking shall be provided for all new construction and existing construction to be modified. Provide neat straight lines. Provide pavement setback per ODOT Item 423 at joint between existing and new construction. Provide neat straight lines. Provide neat straight lines. Provide neat straight lines.
5. Any property area designated as part of construction shall be reset by an Ohio registered surveyor.
6. Stationing shall be provided for all new construction and existing construction to be modified. Stationing shall be provided for all new construction and existing construction to be modified. Stationing shall be provided for all new construction and existing construction to be modified.
7. Stationing shall be provided for all new construction and existing construction to be modified. Stationing shall be provided for all new construction and existing construction to be modified. Stationing shall be provided for all new construction and existing construction to be modified.
8. Stationing shall be provided for all new construction and existing construction to be modified. Stationing shall be provided for all new construction and existing construction to be modified. Stationing shall be provided for all new construction and existing construction to be modified.

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- [illegible]



LOCATION MAP
Not to Scale

SHEET INDEX		DESCRIPTION
CC SHEET	SHEET	
	1/6	TITLE SHEET
	2/6	GRADING PLAN
	3/6	STORM SEWER DETAILS
	4/6	STORM SEWER PROFILES
	5/6	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
	6/6	SWPPP DETAILS

ESTIMATE OF QUANTITIES*

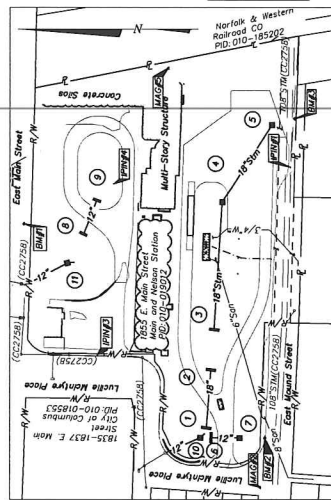
ESTIMATE OF QUANTITIES*			DESCRIPTION
ITEM	QUANTITY	UNIT	
EROSION CONTROL			
207	1	EA	Concrete Washout
207	2	EA	Stabilized Construction Entrance
207	5	EA	Silt Protection
207	60	LF	Storm Sewer
601	6.5	CY	Rock Channel Protection, Type C
604	3	EA	Catch Basin, Per Std. Eng. AA-5123A
604	2	EA	Outlet Structure
604	6	EA	Headwall Per Std. Eng. AA-5168
605	23	LF	4' Underdrain
607	26	LF	8" Pipe with Type 1 and Compact Backfill (Item 911)
607	26	LF	12" Pipe with Type 1 and Compact Backfill (Item 912)
607	268	LF	18" Pipe with Type 1 and Compact Backfill (Item 911)
901	203	LF	18" Pipe with Type 1 and Compact Granular Backfill (Item 912)

* Estimate of quantities provided for Division of Sewerage and Drainage purposes only. Contractor is responsible to provide all items necessary to complete the work in their bid.

Summary of Post-Construction Stormwater Control Facilities			
Control/Outlet Structure ID (As referenced on plans)	Control Function	Drainage Area to Control Facility	Facility Type
10	Water Quantity	2.70 Acres	Extended Dry Detention Basin
11	Water Quantity and Quality	0.90 Acres	Extended Dry Detention Basin

Project Name, Site	DETENTION SUMMARY
Gravel Site "Disturbed"	Pre-Dam ¹ , 1-y peak runoff: 5.77 cfs Pre-Dam ¹ , 10-y peak runoff: 13.58 cfs Post-Dam ¹ , 1-y peak discharge: 4.02 cfs
Pre-Development Impervious: 3.75 ac.	
Gravel Site	1.60 ac.
Gravel Site "Disturbed"	6.25 ac.
Pre-Development Impervious: 3.75 ac.	

PROJECT TITLE		CITY OF COLUMBUS, OHIO		SHEET 1 / 6	
PRIVATE STORM SEWER AND STORMWATER FACILITIES FOR MAIN STREET SILOS		DEPARTMENT OF PUBLIC UTILITIES			
1855 E. MAIN STREET COLUMBUS, OH		DIVISION OF SEWERAGE AND DRAINAGE			
		DIVISION USE ONLY			
OWNER		SCALE: HORIZ. 1" = N/A		CONTRACT DRAWING NO.	
CONTRACTOR		VERT. 1" = 4'		RECORD PLAN NO.	
INSPECTOR				CD = XXXXX	
DESIGNER					
DRAWN BY					
CHECKED BY					
RECORD					

[illegible][illegible]

INDEX MAP

STANDARD DRAWINGS

The Standard Drawings listed on this plan shall be considered a part thereof.

AA-S151	AA-S154
AA-S119	AA-S168
AA-S133A	2230
AA-S139	
AA-S149	
AA-S150	

BMP WATER QUALITY STRUCTURE NOTICE

1. *The Water Quality Structure 11 and the Stormwater Quality BMP's and the storm sewer system depicted in these drawings are for informational purposes only. The assurance of periodic maintenance and inspection of these stormwater quality devices is the responsibility of the property owner. Owner at the time of installation and of said private storm sewer system (S.S.).*

KORDA/NEMETH ENGINEERING, INC. 1150 WATERMARK DRIVE COLUMBUS, OHIO 43215	DESIGNED BY GJV	DRAWN BY GJV	CHECKED BY JWP	DATE FILE
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CC STORM TITLES SHEET

KORDA	DESIGNED	DRAWN	CHECKED	DATE	SCALE	SHEET NUMBER
				05/01/2015	AS NOTED	C30

KORDA
KordaNemeth Engineering, Inc. - Consulting Engineers
9300 Lorainwood Drive, Suite 200 - Columbus, Ohio 43235-7400
614/291-1000 • FAX 614/291-1001 • Telex 980000 • KORDA

DESIGNED	DRAWN	CHECKED	DATE	SCALE	SHEET NUMBER

DESIGNED	DRAWN	CHECKED	DATE	SCALE	SHEET NUMBER

[illegible][illegible][illegible][illegible][illegible]

No.	Elevation
1	758.14
2	761.12
3	762.12

PROPOSED BRIDGE
COLUMBUS, OHIO

SECTION
COLUMBUS, OHIO

[illegible][illegible][illegible]



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 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:

The proposed development project will provide a double chip and seal pavement layer of ODOT Item 422. Chip and seal pavement will be applied to both of the proposed drives and circulation areas of the site and will provide a hard surface for the vehicular traffic. Chip and seal drives use existing, on site, gravel and improves existing conditions from gravel and dirt to pavement. Chip and seal pavement provides a durable wearing surface and controls dust dispensable to neighbors which is the intent of the hard surface requirement in the zoning code, yet is more economical than a standard asphalt pavement.

A movable scalehouse trailer will be used by Mt. Carmel Stabilization workers and will be placed near the proposed scale on the south side of the property. The trailer will provide a permanent enclosed work station as the current site, south of the existing silos, does not have a usable building. 1-2 persons will occupy the trailer during working hours, and provide restrooms and water for the employees on site. A movable trailer allows the user to tailor their operations more so than a permanent structure. The trailer will also be removed from site upon lease termination allowing Mt. Carmel Stabilization to salvage their trailer, as well as, illuminating the possibility of an abandoned building on the site.

Signature of Applicant

Date

7/13/16

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Please make checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 7/18/16



Disclaimer

Scale = 150

Grid
North

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



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010019012, 010066572, 010003741

Zoning Number: 1855

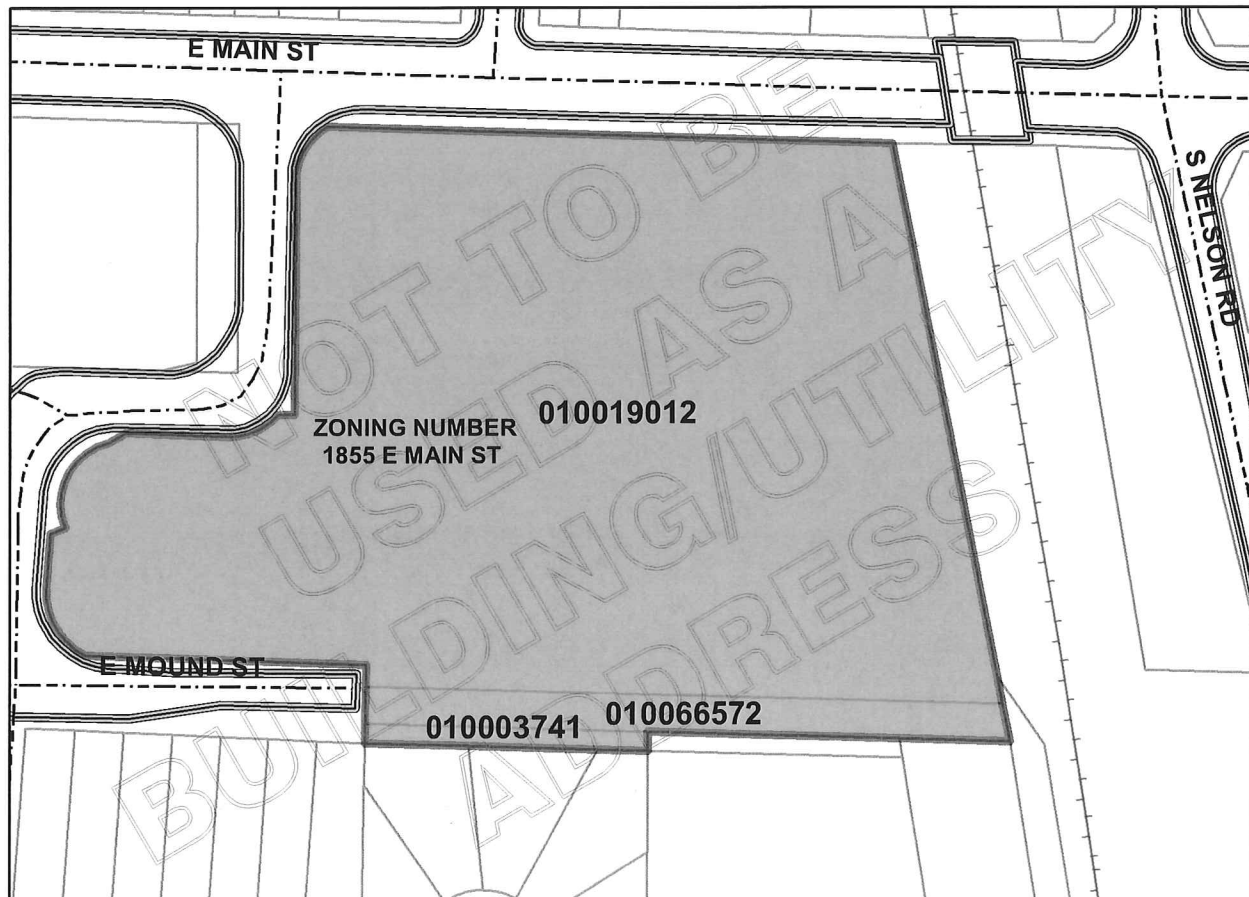
Street Name: E MAIN ST

Lot Number: N/A

Subdivision: N/A

Requested By: KORDA ENGINEERING (GRAHAM WATKINS)

Issued By: *Adriana Amariam* Date: 7/5/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 67636

Board of Zoning Adjustment Application

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

BZA16-100
1855 East Main Street

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 Panovsky
of (COMPLETE ADDRESS) 1650 Watermark Drive 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
Main and Nelson Station LLC c/o Bernie Fleming	3909 Groves Road Columbus OH 43232

SIGNATURE OF AFFIANT 

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


SIGNATURE OF NOTARY PUBLIC

02/09/2019
My Commission Expires

Notary Seal Here



LAURA A. TOPAZIO
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 02/09/2019

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