### **CITY OF COLUMBUS**

### DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jul 21 2016

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

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: EAST MAIN STREET UCO

Graphic Commission: N/A

Area Commission: Near East Area Commission

Planning Overlay: N/A

Historic Site: No

Historic District: N/A

Council Variance: N/A

Flood Zone: OUT

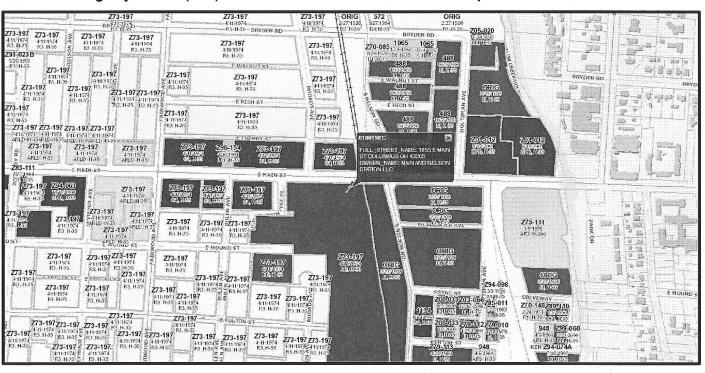
Airport Overlay Environs: N/A

PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A Graphic Commission: N/A



## COLUMBUS

### **Board of Zoning Adjustment Application**

DEPARTMENT OF BUILDIN-AND ZONING SERVICES 757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 • www.bzs.columbus.gov

Application Number: 67A 16-10C	Date Received:	7/15/16
Application Accepted by: Reiss	Fee: 1,90	7000
Commission/Civic: Near East		
Existing Zoning:		
Existing Zoning:	·	
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 perman	ent movable trailer on the property an	nd obtaining a
variance for the required hard surface by providing chir	and seal pavement. Code Sections 3	389.12 - 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	propertu oumers on a separate page	
PROPERTY OWNER(S)	property owners on a separate page Phone Number:	Ext.:
		Ext.: Zip: <u>43205</u>
Name: Main & Nelson LLC	Phone Number:	
Name: Main & Nelson LLC  Address: 1855 E. Main Street	Phone Number:City/State: Columbus/OHFax Number:	
Name: Main & Nelson LLC  Address: 1855 E. Main Street  Email Address:	Phone Number:City/State: Columbus/OHFax Number:	
Name: Main & Nelson LLC  Address: 1855 E. Main Street  Email Address:	Phone Number:City/State: Columbus/OHFax Number:	Zip: <u>43205</u>
Name: Main & Nelson LLC  Address: 1855 E. Main Street  Email Address:	Phone Number: Phone Number:City/State: Columbus/OH Fax Number:Phone Number: 614-487-1650	Zip: <u>43205</u> Ext.:
Name: Main & Nelson LLC  Address: 1855 E. Main Street  Email Address:	Phone Number: City/State: Columbus/OH Fax Number:Phone Number: 614-487-1650 City/State: Columbus/OH Fax Number:	Zip: <u>43205</u> Ext.:
Name: Main & Nelson LLC  Address: 1855 E. Main Street  Email Address:	Phone Number: City/State: Columbus/OH Fax Number:Phone Number: 614-487-1650 City/State: Columbus/OH Fax Number:	Zip: <u>43205</u> Ext.:
Name: Main & Nelson LLC  Address: 1855 E. Main Street  Email Address:	Phone Number: City/State: Columbus/OH Fax Number:Phone Number: 614-487-1650 City/State: Columbus/OH Fax Number:	Zip: <u>43205</u> Ext.:
Name: Main & Nelson LLC  Address: 1855 E. Main Street  Email Address:	Phone Number: City/State: Columbus/OH Fax Number:Phone Number: 614-487-1650 City/State: Columbus/OH Fax Number:	Zip: <u>43205</u> Ext.:

### **BZA16-100**

# THE CITY OF COLUMBUS ANDREW J. GINTHER, MAYOR

### 1855 East Main Street 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 John Par	
of (1) MAILING ADDRESS 1650 Watermark Drive C	
	luly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record	
(2) per ADDRESS CARD FOR PROPERTY 1855 East M	
	t or graphics plan was filed with the Department of Building and
Zoning Services, on (3)(THIS LINE TO	BE FILLED OUT BY CITY STAFF)
(1110 31113 10	ZZIMEDE GOL DI GILLONIAL)
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
	(618) 262-5118
(same as listed on front application)	(018) 202-3118
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 <b>names</b> and <b>complete</b>	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 ap	oplicant or the property owner owns the property contiguous to the subject
property:	
(6) PROPERTY OWNER NAME All Owners of record property  (6a) PROPERTY	ADDRESS (6b) PROPERTY OWNER MAILING ADDRESS
within 125 feet shown on label	
tabs.	
(7) Check here if listing additional property owners on a	senarate nage
(/) eneek nere it insting additional property owners on a	opurate page.
(8) SIGNATURE OF AFFIANT	fara y
	THE PROPERTY OF THE PARTY OF TH
Sworn to before me and signed in my presence this	day ofJuly
Leve a In	LAUKA A JUNALIY MOTARY PUBLIC, STATE OF ONIO
(8) SIGNATURE OF NOTARY PUBLIC	My Commission Exp. My Commission Expines 02/09/2019
	THE OF CHARLES

### BZA16-100 1855 East Main Street

### **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

Neil Property Management PO Box 91152 Columbus, OH 43209

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

Montae Dickson 528 Bulen Ave. Columbus, OH 43205

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

Shawn Simmons 2070 Earlsway Drive Columbus, OH 43213 Margaret E. Schlater, 225 Burns Rd Elyria, OH 44035

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

Muskegon Bear LLC 6600 Mariemont Ave. Cincinnati, OH 45227

Curtis Mock PO Box 9263 Columbus, OH 43209

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

Jerome D. Franklin 1420 Wilmore Dr. Columbus, OH 43209 Norfolk & Western Ry Co Norfolk Southern Railway Tax Department 3 Commercial Pl. Box 209 Norfolk, VA 23510

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

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

Mohammad S Shalash 6272 Pollard Pl. Hilliard, OH 43206

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

BZA16-1UU

To a formation of the first of th C100 PROPOSED LEGEND **DEMOLITION PLAN** MAGES Concrete Silos - OHE/1 and Multi-Story Structure
Railrood Tracks Removed.
Railrood Ties may remain in place DOP OH Primary with Secondary /6/ KORDANIEMETH
ENGINEERING, INC.
ISSO, WASTERANKO, CINC.
ISSO, WASTERANKO, CINC.
ISSO, WASTERANKO, CINC.
ISSO, CINC. 2" Water Service
per Record
Multiple concrete
tlures underground
Limits unknown
Grass 6' Chain Link Fence doned Power Pole 108"574(CC2758) East Main Street 70.734.62 (4) BULD
Inv. 34" N. 747.62 (4)
Inv. 36" W. 747.62 (4)
Studiologic concerte
Grass Lunts unknown Unknown Manhale Raitraad Tracks Removed. Railroad Tracks and Ties 3/4" Woter Service per Record Ocoded Notes:

I femore suite units

I femore suite

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I femore suite Inv. 12" N 748.51 0HE/1/A 108'SIM(CC2758)

0HE/1/A 108'SIM(CC2758)

104'SIM(SC2758) Gravel/Dirt #(\$59)(100\_X\-+381.M) 7C: 754.29 Inv. 36" S&E 747.29 6" Clay Pipe Inv.: 760.26 Lucille McIntyre Place 6' Chain | Link Fence Control Motors that deep, existing exploit provinces and other forms of the deep, existing exploit provinces and other new rate of the deep, existing exploit freet. Men severating existing freet men severating existing covered, cut doop existing scriptly freet men severating existing except and exploit existing exploit existing exploit existing exploit existing exploit existing exploit existing e Assumed Gasline Route East Mound Street Lucille McIntyre Place Underground Telephone at Pole. Route Unknown TC. 755.91 Inv. 12" SE 748.30 Inv. 12" NW 748.15 Inv. 36" EdW 746.30 7C: 754.33 NW 749.23 Lucille McIntyre Place 7C: 763.23

**BZA16-100** 

The first five stom sever determinants of vertical for a consistency of a vertical for a consistency of a vertical for the consistency of an elementary memoritary described memoritary enter the consistency of the consis Demonstration of the property remains to a form for all carbo frees of building unless collegement and Coordinate with from the property remains to a form for a feet of building unless the property of the cubic of the cubic of the property of the cubic o C500 redit (4-1646)
N/N Performed by Contractor
N/O Performed by Contractor
\$1.00 H
From face of curb or acterize face of building, unless Coded NOLes:
1. Copied NoLes for the connection. Condition and shortlen with Copied Jack for the forth for the forth for the Copied Section of meter to be intoked in the trailer per City of Columbia.

Dep. L-9002E Povement Replacemen Per Std. Dwg. 1441 General Notes:

Dotton all permits and pay at fees incurrency to complete the work above.

The feed of the feet short and fee Weiter Line and Satisty Stear Fees,
and which the feeten when Charge \$1.016

-1/4" Weiter Stear dealer Charge \$1.346

-1/4" Weiter Stear dealer Charge \$1.346

-1/4" Weiter Tay Chart

Will Performed by Cax Structure Number Curb Inlet Telephone Pole Sanitary Sewer Clean Out Down Spaut Catch Basin Storm Sewer Power Pole Light Pole GRAPHIC SCALE SCALE IN FEET PROPOSED (<u>10</u>) EXISTING **LEGEND** 30 UTILITY PLAN Finished Floor, 757. #4 -- OHE/T-Floor: 765.02 MU/ti-Story Structure Rairoad Tracks Removed. Ties may remain in place (S) DOP OH Primary with Secondary 6 Chain Link Fence KORDANIEMETH
ENGINEERING, INC.
ISSUMERANEN GINE
COLUMBUS, ONFO 42215
DESIGNED BY
GAWN BY
LOPERIE 2" Water Ser Flaor: 765 49 Street Lighting (RP279) HINM 4 4 OHEVE TO \$ 4 000-Gross Multiple concrete structures underg Limits unknown 6' Chain Link Fence 010=066522\_\_\_\_\_\_106"STM(CC2758) 45' Horz, Band N 712868.72 E 1842614.21 8 East Main Street On Contraction @ (M.) -055) 18. Horz, Band N 712794.25 E 1842611.92 New Power Pole Shown Per Record 70:754.62 Inv. 24" N 747.62 Inv. 36" W 747.62 OHE/T/A DOP 9 connect to Existing Waterline N 712742.85 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 | 1.287.56 Concrete Silos Moin and Nelson Stotion PID: 010-019012 B Gravel/Dirt 2" Water Servi INV. 12" N 748.51 <u>\_</u>0 OHE/17/1 108"57M(CC2758) 1/L nv. 15" SE(REC) 108" E&W 738.63 (204)(100\_X1-b361.3M) Asphalt @ J. Lucille McIntyre Place Chiseled "X" on the Southwesterly Flange Bolt on the South side of the 1st Fire Hydrant east of the intersection of Rhoods Ave. and Main St. 6' Chain Link Fence Chiseled 'T' in the curb at the Northcost corner of the intersection of Lucille McIntyre Pt and East Mound St. 6.48 Wa N 712800.37 E 1842276.49 Assumed Gasline Route R/W R/W East Mound Street Railroad Spike set in the North side of the Power Pale of the Southeast corner of the site. See Details on COU R. A. Asphalt Lucille Mointyre Place City of Columbus Division of Water Service Plan (WSP5400 Description
Iron Pin Set
Mag Nail Set
Iron Pin Set
Iron Pin Set
Mag Nail Set
Adag Nail Set 0 Underground Telephone at Pale, Raule Unknown 6" 45" Band N 712807.25 3/4" Corporation Stop 3/4" 45' Horz. Bend 3/4" 45' Horz. Bend 3/4" 45' Horz. Bend 3/4" 45' Horz. Bend 0 IC. 755.91 Inv. 12" SE 748.30 Inv. 12" NW 748.15 Inv. 36" E&W 746.30 
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 2
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 4
 712070.59
 184286.34
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 5
 712974.23
 1842808.14
 781.58
 **Benchmarks** The project is based on State Plane Coordine NAD 83 with 2011 NSRS adjustment. Woter All Elevations are based on NAVD 1988. (§) (×) Inv. 12 NW 749.23 NYS 8 758.14 761.11 762.12 108"STM(CC2758) Lucille McIntyre Place TC: 763.23 Pole. Route

**BZA16-100** 

1855 East Main Street 0020 KOPPOR KotaNeneth Engineering, Inc. Consulting Engine 180 Teamers Dec., East 201 Celemes, 0 se 405(19) TR. 8644(1):180 F. WEB survivors Dec., East 201 F. MEB Chip and Seal Paveme Per Detoil B/C201 Driveway, Non-Residen Per Sld. Dwg 2203 EXISTING STAKING PLAN Concrete Silos Grass East Main Street Pr. Trailer Coded Notes:
1. Sow-cut existing grade at this pold
2. Coordinate final h Lucille McIntyre Place 6 Chain East Mound Street Lucille McIntyre Place N 2838.08 E 2195.38 MAG#Z Lucille McIntyre Place

ES FOR THE CONTRACT BOWNER OF STATES AND DESCRIPTION OF STATES AND DES C300 Water Quantity 2.70 Acres Extended Dry
Water Quantity and 0.90 Acres Extended Basin
Countity and 0.90 Acres Detention Basin AS NOTED Total Site: Claret Name, 316
Total Site: Disturbed... 6.25 oc.
Pre-Development Impervious: 3.15 oc.
Post-Development Impervious: 2.05 oc. AGREEMENT COMPLETED
RPD GCD CD CON.DR.
NDCX RECORD
DCTML PLE PRIVATE STORM SEWER AND STORMWATER FACILITIES FOR MAIN STREET SILOS 1855 E. MAIN STREET COLUMBUS, OH CC STORM TITLESHEET MUST BE CALLED DIRECTLY DIMISION USE ONLY PROJECT TILE Souldary CC-Plan #: CXXXXX Site Compliance Plan #: 16601-00078 WSP #: 5400 DATE DATE ADMINISTRATOR, DIMISION OF WATER APPOWLE, SDANINGS BLOW SOUT DAY CONCAMENCE. WIN THE CONTRA TUPPOSS LOCATION OF THE PROJECT ALL TECHNOLA BETWAN THE RESPONSABILIT OF THE CHARCIE PREMAINED THE FALSE. APPROVED FOR STORM SCACES CAR. INDEX MAP 1"=100' DATE DATE OTY ENGNEER / ADMINSTRATOR, DINSION OF DESIGN AND CONSTRUCTION APPROVED: we related featily debugging to the ODD is distinged in any money by the controllers. It specifies the controllers are controllers. ODD about more of incentary reports, and the oppose of and copies and controllers are controllers to the ODD about of Debugging and the controllers to the pages and city of Colombia, ODD.

# PRIVATE STORM SEWER AND STORMWATER FACILITIES FOR MAIN STREET SILOS

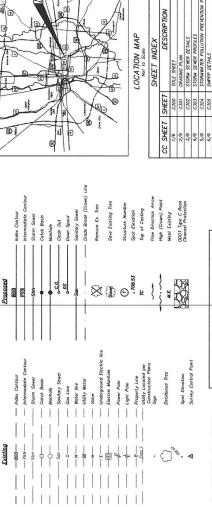
The Cartroclar stall remove debrits, s.l., etc. from the existing manhates and colch basins which have been affected by construction operations. The Contractor shall maintain servic in existing severs during construction.

The Controller is expansible to the extensional controller, aspering preterior and extensional of a entitlery utilizes and appartments above. The extensional production of the extensional production and extensional productions are extensionally to Chinestee and extensional production of the extensional production and extensional extensional production and extensional extensional production and extensional exten

Any modification to the specifications or changes to the work as shown on the drowings that have prix will be approved by the Administrator of the Division of Sewerage and Divatore.

GENERAL NOTES

To avoid damage to existing utilities, mechanical digging equipment shall not be very color expension and purpose and tally found tools may be used when exceeding to uncover the utility, and the utility company shall be natified and have a representative present when the utility is exposed. Locate existing underground utilities in the areas of work. If utilities are to remain in place, provide adequate means of protecting during excavation operations.



P

# The Standard Drowings listed on this plan shall be considered a part librar of AA-5119 AA-5119 AA-5134 AA-5134 AA-5130 AA-5150 AA-5150 STANDARD DRAWINGS

The controctor shall make a or survey's heef and not not project for use in the controller when the controller is unchart or the or body institled. The professioning space cheeks when the controller is the inspect of the protectioning space cheeks when the controller is the inspect of the dispect of the controller is the controller in the controller is preferring speek cheeks to the comment to the controller. These checks will be policied to counce the following:

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2 Proper accounted of each strong feet time or structure.

3 Cocks offer an except of long studiesm or structure.

4 Cocks, cell any other time the imported rate recent to quantum grock of instabilism.

Goote checks parlamed by the City inspector in no way relieve the contractor for the ultimate responsibility to ensure construction to the plan grode.

Acceptance testing (Delection and Leakops) of all sanitary sewers shall require a Jol day which period from the date of find absolution for testings. This spain shocke of balancia sistelled as part of manifes constituction. Testing shall confirm to the requirements of 190 of the City of Calumbus, Construction and Materials Specifications current version.

the City's devotable mapped, particle, or we other unitely measured with the City's devotable mapped, particle, or we other used to a sectional by the constitution with the devotable of the section of the propert. Devotable mapped of the constitution to Day's sealing electrical system propert to the other of the constitution to Day's sealing electrical system of the constitution and supplies a constitution to Day's sealing electrical constitution and state of sectional will appear to the City's of Comman. An extension of the City of Comman of the constitution and state of Sectional transition of the City's activity to the City's and the City's activity of th 28. INF. DIVISION OF POWER — The Division of Power may have everthead and underground primary, secondary, and street lighting of this work becalton. Londonous in the seekly required to contact OMPs of 811 or 1—80-352-252 (arti-eight hours prior to conducting any activity within the construction of

. The Water Quality Structure 11 and the Extended Dry Detention Basin are Stormwater Quality BMP's and bye on integral part of the private	in	E	STIMAT	ESTIMATE OF QUANTITIES*
storm sewer system depicted in these drawings. Responsibility and assurance of periodic mointenance and the continuous functionality	ITEM	QUANTITY UNIT	UNIT	DESCRIPTION
of these starmwater quality devices is perpetual; beginning with the Owner at the time of installation and continuing to all Future Owners	34.0			EROSION CONTROL
of said private starm sewer system (see sheef 6 (C305) for post	202	,	EA	Concrete Washauf
construction our maintenance).	202	2	EA	Stabilized Construction Entrance
	202	5	F.A	Inlet Protection
	202	09	17	Strow Wattle
22758) • East Main Street				STORM SEWER
R/W	109	6.5	CY	Rock Channel Protection, Type C
	\$09	3	EA	Catch Basin, Per Std. Dwg. AA-S133A
R 50,	604	2	EA	Outlet Structure
	604	9	EA	Headwall, Per Std. Dwg. AA-S168
1000	909	23	37	4" Underdroin
9	106	39	37	12" Pipe with Type I and Compact Backfill (Item 911)
S S S S S S S S S S S S S S S S S S S	106	92	17	12" Pipe with Type I and Compact Granular Backfill (Item
1	106	288	17	18" Pipe with Type I and Compact Bockfill (Item 911)
7	106	203	IF	18" Pipe with Type I and Compact Granular Backfill (Item
Multi-Story Structure	* Estimot Contracto	te of quantities pro	o provide o	<ul> <li>Estimate of quantities provided for Division of Sewerage and Drainage purposes anly.</li> <li>Contractor is responsible to provide all items necessary to complete the work in their bid.</li> </ul>

### Two Warking Days The Warking Days Call 800–362–2764 (Tell free) CHIO UTLITES PROTECTION SERVICE ଡ Multi-Story Struct PINE • (O) 0 The state of the s ତ୍ରା IPINES T B H W B COUMDUS COUNTY CITY OF COUNTY C Θ 0

of Post-Construction Stormwater Control Facilities

Drainage Area to Control Focility

Control Function

Control/Dutlet Structure No. (As referenced on plan

					DATE
	4	Too Seelings	S-7010 B weekenda.com		.ON
PLAN PREPARED BY:			TEL EL-ET-1820 - FAX EL-ET-8261 - WEB westerdam		REGISTERED ENGINEER
	APPROVAL /DATE				
REMSIONS	DESCRIPTION				
	Ö	Ļ			╡
	ANTOR				

			HUU010			
_	<ol> <li>Goodes and elevations shown on the plans shall not be revised unider any circumstances without first ablating written approved from the Engineer, invest elevatious shall not deviate.</li> </ol>		MAIN SIREE! SILUS	2/502		
-	from plan elevation by mare than Q.O.S. foot. Failing to meet the above requirements are couse for rejection of the affected section of sever.	Existing		Proposed		/
	14. All concept pipe and auditory seest includes will be allowed or hose audit behalficioned and their behalficioned and their behalficioned and their behalficioned and make their specifications. Pipe and structures whose I paper interfect be the following will not be permitted for sustainfants.		— index Cantour — intermediate Cantour	B02	– index Cantour – intermediate Contour	<i>y</i>
	13. All subpode compaction shall continue to tiern 204. If compaction cannot be obtained the controllect shall memore the considerates and an elegant is all to suitable soft or ground moticist Remord and replacement shall be partitioned only as directed by the Controllect Engineer and shall be ordered any with the parmission of the Engineer	mss — — — — — — — — — — — — — — — — — —	Storm Sever Catch Basin Manhale	-Stm	Storm Sewer     Catch Basin     Manhale	Œ
-	It Testa books under all powerses, whether gones or captal and sidewals or within 3 feet of tester sold the composition and tester of tester shall be composited on por Hem 312. All other sitems and cartely seem Hends books 3 feet or more from powerses or wellow, all the or por Hen 501.		Sonitary Sower  Gas Line	Sas	- Clean Out - Down Spout	11
_	17. At all points of crossing water mains or other severs, the bookfill shall be of gravular material between the desper and shallower pipes.		Woter line Utility Meter	San	Southary Sewer	
	<ol> <li>All transhes within the road right-of-way shall be backfilled or securely plated auring non-working hours.</li> </ol>			8		
_	19. Taparai strigaing, stock påling and replacement abalt conform to CMSC tlems 651 and 652 and CMSC flom 651. Seed stockpåle per tlem 655. Coordinate strokpåle locations with the Ower.			Š ( <b>3</b> )	Save Existing Tree	
0.00	20. Excorated materials shall not be stared on existing public roadway pavement.	-	- Power Pale	8 6	Structure Mombar	
-0.5	<ol><li>The Centractor shall furnish and apply water and calcium chloride for dust control as directed by the Engineer.</li></ol>		- Light Pale	. 708.53	Spot Elevation	
2015 N	22. No non-naber lived volicies shall be moved on public streets or roods. Exceptions may be granted by the Clif oppose where shall dislutesce and special circumstances are involved Gooting of exceptions must be a writing out any resulting demaps must be required to the statistication of the respective jurisdiction.	(1557)	Utility Located per Construction Plans Sign	2 }	Top of Casting Flow Direction Arrow	
-0.5	<ol> <li>All Rouble sever lines shall be defection tested after installation, in conformatic with the requirements of item 501 of the City of Chumbus, Constitution and Justicial Specifications, 2012.</li> </ol>		Deciduous Tree	, K.E.	High (Crown) Point Meet Existing	% SH
0.00	24. All devotions are based on U.S.G.S. Datum, (NAID 88) and (NGID 29).	2.	Spot Elevation	1000 1000 1000 1000 1000 1000 1000 100	ODOT Type C Rock Channel Protection	2/6
0.00	<ol> <li>EROSON AND SEDIMENT CONTROL – Erosion and Sediment control measures are required for this project and can be found on sheets 5 and 6 (C304 and C305).</li> </ol>	₹	Survey Control Point			4/6

16				į			
	16. Iterach bookfal under all povement, whether gravel or asphalt and sidewaks or within 3 feet of some shall be compacted as per item 912. All other starm and smitting seven trench.		1	San San Sanitary Ser	1	1	Sanitary Ser
	backfill, 3 feet ar mare from povernent ar walkways, shall be as per Hem 901.	1		-9-		1	Gas Line
17.	17. At all points of crossing water mains or other severs, the bockfill shall be of granular	1		1		1	Woter line
	moterial between the deeper and shakiwer pipes.	1	1				Utility Meter
20	18. All trenches within the road right-of-way shall be backfilled or securely plated during non-working hours.			0			Valve
19	Toesol striceing, stock bling and realocement shall conform to CMSC Herrs 651 and 652			-3-		I	Underground
	and CMSC from 653. Seed stackpile per Item 659. Coardinate stackpile locations with the Owner.	1				1	- Electric Mar
29	20. Excorated moterials shall not be stared an existing public roadway povement.			4		1	- Power Pale
27.	2). The Contractor shall furnish and apply water and calcium chloride for dust control as	1		-		1	Light Pale
	directed by the Engineer.			1			Property Lic
22	22. No non-rubber lived vehicles shall be moved on public streets or roads. Exceptions may be crosted by the City Engines where shall distances and souther circumstances are involved.		1	(257)			Utility Local

17	17. At all points of crossing water mains or other severs, the bockfill shall be of granular	1		į.
	mula for between the preparation and analysis pipes	-	1	,
20	18. All trenches within the road right-of-way shall be backfilled or securely plated during non-working hours.			
19	19. Topsoil stripping, stock piling and replacement shall conform to CMSC Items 651 and 652			3
	and QASC Item 653. Seed stackpile per Item 659. Coordinate stackpile locations with the Owner.	I		ž.
8	20. Excavated materials shall not be stared on existing public roadway parement.			
23	<ol> <li>The Contractor shall furnish and apply water and calcium chloride for dust control as decided by the Engineer.</li> </ol>	1		1
				1
12	22. No non-rubber lived vehicles shall be moved on public streets or roads. Exceptions may be			n.

22. No non-uabber lated whitele shall be moved on public sitreds or noots. Encyclions grateful by the CUF Oppose where shall dislocate and speeid encurationess are, coming of encyplicians must be in withing only resulting damage must be in withing only resulting damage must be repair. The satisfaction of the respective jurisdiction or ubd uncharted or incorrectly charted piping or other utilities be encountered or ecroamic constitute forgeted immediately for disclosins. Cooperates the Owner and public utility companies in keeping their respective services (neclikes in operation Repor domoged utilities to the satisfaction of the ty owner. Do not interrupt existing utilities serving facilities occupied and used by the bower, except when permitted in withing by the Owner and then only ofter acceptable temporary utility services have been provided.

Euraliz. Wen excovating within Calumbus public right of way limits, the Contraction shall also be exceeded with four Off Calimbus, Department of Public Service parmil office between the hours of 7.30 cm and 4.00 pm Manday Brough Frade, Frade (614) 645–7497; Fax (614) 645–1876; Ernais colapsemitatechumbus gov.

DOCROW AND STRAIN CONTROL Actions and Schools county control for repair to Control and the complete and schools county county and the complete and presented the former of schools schools and schools in presented the former of schools and schools in the control of presented the former of schools and schools in the schools and in the school schools and in the school schools and in the school school school and schools and in the school school

The Contractor is responsible for oil parmils, face, and lecenses needed for construction of the project, to-building but his project, to-building but himself to City of Columbus sanitary sever standay singertion fers and right-oil—nay permits. Contractor shall, prior to any construction spendion, obgasil with the City the total shorter of the fraction that the contraction for white to Contract or state of presence in few theorems or sponning parameter. The Contractor shall pointed on distance of 20,000 few Distance of the Contractor shall pointed on distance of 20,000 few Distance of Sewerope and Disnappe (DOSD) impraction fees as a part of the

The Contractor shall perform all work in accordance with applicable. Federal, State, and Local salety requirements. The Contractor shall notify the following Divisions of least 24 hours in odvance of the anticipated start of construction:

(64) 645-702 (64) 545-788 (64) 245-837 (64) 645-837 (64) 645-837 (64) 645-736 (64) 645-736 (64) 645-736 (64) 645-736 (64) 645-643 (64) 645-643 Division of Sewarage and Davinger
Division of Wilder
Division of Paleir
Division of Design and Caratraction

On site contact: New Ryan Phone: (618) 262–5118 Emait: nryan@mitcsg.net Site is tributory to: Num Creok

The Contractor shall prior to starting any construction operation, deposit with the Dty, total estimated cost for inspection and where required, a repairing guarantee.

Mere plans provide for a proposed sever to be connected fo, or cross over or under under the statisty and extended the or cross over the under the statisty in the control statistics of the control statistics and in the orange of the statistics in the proposed several statistics in the proposed several statistics in the proposed several statistics of the costs of this way shall be included in the unit price and for furth 901.

If it is determined that the elevation of the existing sever, or existing appartenance to be connected, affect than the plan elevation or results in or change in the plan sever stope, the Exiptent shall be notified before stating construction of any parties of the proposed sever which will be affected by the variance in the existing devolution. If it is defamined that the proposed sewer will intersect on existing sewer or undergoun the proposed by construction of a shown on the plan, the Engineer shall be malified before starting construction of any parties of the proposed sewer which would be affected by the interference with an existing facility.

Construction of this project may not begin unit! the casements indicated have been recorded by the City.

Before any work is started on the popical and oppin helper final acceptance by the Dwinst Re Coppiner and the Controllers and made an expection of a distiller servers which are to remain it serves and with may be altered by the way. The cookins of the estillar pockation and their apprehensions which the determined from field observations. Records of the signetism shall be hapf in writing by the Exposer. All new conduits, sitets, colob boains, and manhates constructed as a part of the project shall be fire of a facigin matter and in a clean condition before the project will be coccepted by the Comes.

EASEMENT REFERENCE COUNTY RECORDER VOL. PAGE 0
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**BZA16-100** East Main Street C400 CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE
DIVISION USE ONLY Korda/Nemeth Engineering, Inc - Consulting Engineer 150 therman Chee, Cale 200 - Common, One 4225-5700 TRL 61440-1600 - FAX 614-427-531 - WEB weekens con Call 800-362-2764 (Toll free) NON-MEMBERS MUST BE CALLED DIRECTLY SHEET 1 RECORD PLAN NO. AS NOTED SCALE: HORIZ 1" = 200"

CONTRACT DRAWING NO.

CC XXXXX OWNER
CONTRACTOR
INSPECTOR
AGREEMENT COMPLETED
RPD GCD CID (CON.DR.
RECORD
RECO PRIVATE SANITARY SEWER FOR MAIN STREET SILOS 1855 E. MAIN STREET COLUMBUS, OH CC SANITARY TITLESHEET WHOME SHAUNTER BLOW SHAFT ONE DROMHOLT WIN HE ENDING IMPOSES AND ENDING.
COLOND TO THE PROCESS AND THE SHAPE AND THE PROCESS A DATE DATE DATE DATE CITY ENGINEER/ADMINISTRATOR, DIVISION OF DESIGN AND CONSTRUCTION If any electric locality belonging to LOP is chanoged in any manuer by the contractor, its openia, which is a mylocach and requires managing speak. In LOP litigation follow inhald and contacted immediately of (16th 645-167). LOP and make all necessary regions, and the expense but he prepare and other related costs shall be paid by the contractor to the Unician of Pomer, City of Cohemist, Other ADMINISTRATOR, DIMSION OF SEWERAGE AND DRAINAGE APPROVED: DATE and a site credit:

Final

Fin KORDA PPROVAL/DATE REVISIONS DESCRIPTION The Contractor shall notify the following Divisions at least 24 haurs in advance of the anticipated stan Federal, State, and Local safety

# 1855 E. MAIN STREET COLUMBUS, OHIO MAIN STREET SILOS

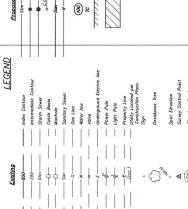
GENERAL NOTES

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Project ocation

1

Starm Sewer
Cotch Bosin
Manhole
Cleon Out
Sonitary Sewer



ovement Replocement, er Std. Dwg. 1441

Structure Number Top of Casting

Structure Number	Una
	Vain Street
	Woin IN



901 901 915 915 915

STANDARD DRAWINGS
The Standard Doming fetted on this plan shall be condended bounds fetted on this plan shall be condended by the AL-STANDARD MA-STANDARD MA-STAND

ESTIMATE OF QUANTITIES

ITEM ONTY UNIT DESCRIPTION

| SHEET INDEX | CC SHEET SHEET | DESCRIPTION | 1/3 | C400 | SHEET RAW PROPEL AND PROPEL | 3/3 | C402 | SAWINKY PROPEL AND ENTARE AND ENTARE | 3/3 | C402 | SAWINKY PROPEL AND ENTARE |

LOCATION MAP

NOTE TO FERMET CLERK CONTRACTOR, AND CONSTRUCTION INSTRUCTION IN THE BURGOS SERVICES IS the testing of the test

INDEX/TRIBUTARY MAP Storm CC-Plan # CXXXXXX Storm CC-Plan # 16501 Storm Scale 1" = 200" WSP # 5400

| CONTROL POINTS | CONTROL POINTS | Neuriba | CONTROL POINTS | Neuriba | Neu

DIVISION OF POWER

The Dixture of these (US) may be necessary primary secondary and proposed street lephing and bit before the secondary and this was because the conductor is heady equative to control CUPS of 811 or 1-80-382-2761 kety-eight hears pine to conducting any activity within the construction area.

Goat-checks performed by the City impector in no way refere the contractor responsibility to ensure construction to plan grade.

GRANTOR

TTY NO. VOL. PAGE

EASEMENT REFERENCE

Rece checks will be parliamed to ansure the following

1. Proper placement of each structure

2. Perper institution pape may

3. Grade, cities on oversight or knoper stuticion

4. Grade, cities on oversight or knoper stuticion

he following City of Courties utilities may be knoted in the west limits of the project and do not subscribe to o registered underground protection service. Cantost the following utilities by far not less than the business days prior to construction.

Department of Technology City Holf, 90 IR Broad St. Columbus, CH 41215 Contractor Lies. (614) 645-7756 Cable Locate Fax. (614) 645-6827

Support Sorwee Division-Communics 4211 Genes Road Courtus, CH 4222 Free (614) 724-7047 Free (614) 645-6588 Rodo Roam (614) 724-4006

<ol> <li>All appropriate remit hees must be paid with standay impection to to installation.</li> </ol>	3 No services may be connected to any buildings until the mainline as	line has been respected, tested and approved for use	4. In the event the building is connected to the service before the ma approved for use, the developer shall be responsible for all costs to de	the service and have all affected lines than white deaned and desirted any further inspection or testing is conducted for Division of Construct	hspection approved of the project.	5. All building sign-oil cords will be signed in the permi office ofter is mointne sever has been tested and approved for use.	UNDERGROUND UTILITIES	Two Working Days	2
escription	n Pin Set	g Nail Set	n Pin Set	n Pin Sef	g Nail Set	uth Zone)			in the South side of

\*The project is based on State Plane Coardin NAD 83 with 2011 NSRS adjustment.

stoline is becomect od before

Benchmarks*
Description
Chiseled "X" on the Southwesterly Flange Balt on the South side of he 1st Fire Hydrant east of the intersection of Rhoads Ave. and Main St.
Chiseled 'I' in the curb at the Northeast corner of the intersection of Lucille McIntyre Pt. and East Mound St.
Rollroad Spike set in the North side of the Power Pale at the Southeast corner of the site.
sed on NAVD 1988.



### **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

### 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:
  - 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:

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 tailer 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 7/3//(a



### CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 7/18/16



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

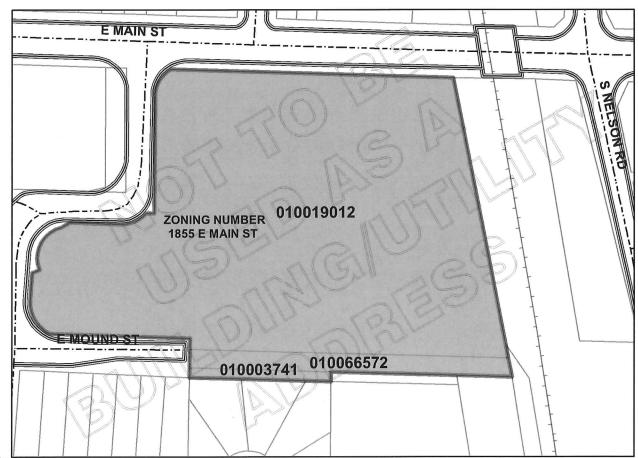
**Zoning Number: 1855** 

Street Name: E MAIN ST

Lot Number: N/A Subdivision: N/A

Requested By: KORDA ENGINEERING (GRAHAM WATKINS)

Issued By: John winscam Date: 7/5/2016





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

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 67636



### 1855 East Main Street Board of Zoning Adjustment Application

**BZA16-100** 

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

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 Panor	vsky
of (COMPLETE ADDRESS) 1650 Watermark Drive Codeposes and states that (he/she) is the APPLICANT, AGENT	columbus, Ohio 43215  T, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following stities having a 5% or more interest in the project which is the subject of
NAME	COMPLETE MAILING ADDRESS
Main and Nelson Station LLC c/o Bernie Fleming	3909 Groves Road Columbus OH 43232
SIGNATURE OF AFFIANT	Jany
Sworn to before me and signed in my presence this	day of July , in the year 2016
Laura Jan SIGNATURE OF NOTARY PUBLIC	Notary Seal Here  My Commission Expires
SIGNATURE OF NOTAKT FUBLIC	LAURA A. TOPAZIO  NOTARY PUBLIC, STATE OF ONIO  MY COMMISSION EXPIRES   O LOGIZO 19