



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Jul 28 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4646 JOURNAL ST COLUMBUS OH 43228

Mailing Address: 2026 N BROADWAY ST

NEW ULM MN 56073-1030

Owner: RGS INVESTMENTS LLC

Parcel Number: 560247134

ZONING INFORMATION

Zoning: Z79-057, Manufacturing, M
effective 7/23/1980, Height District H-35

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

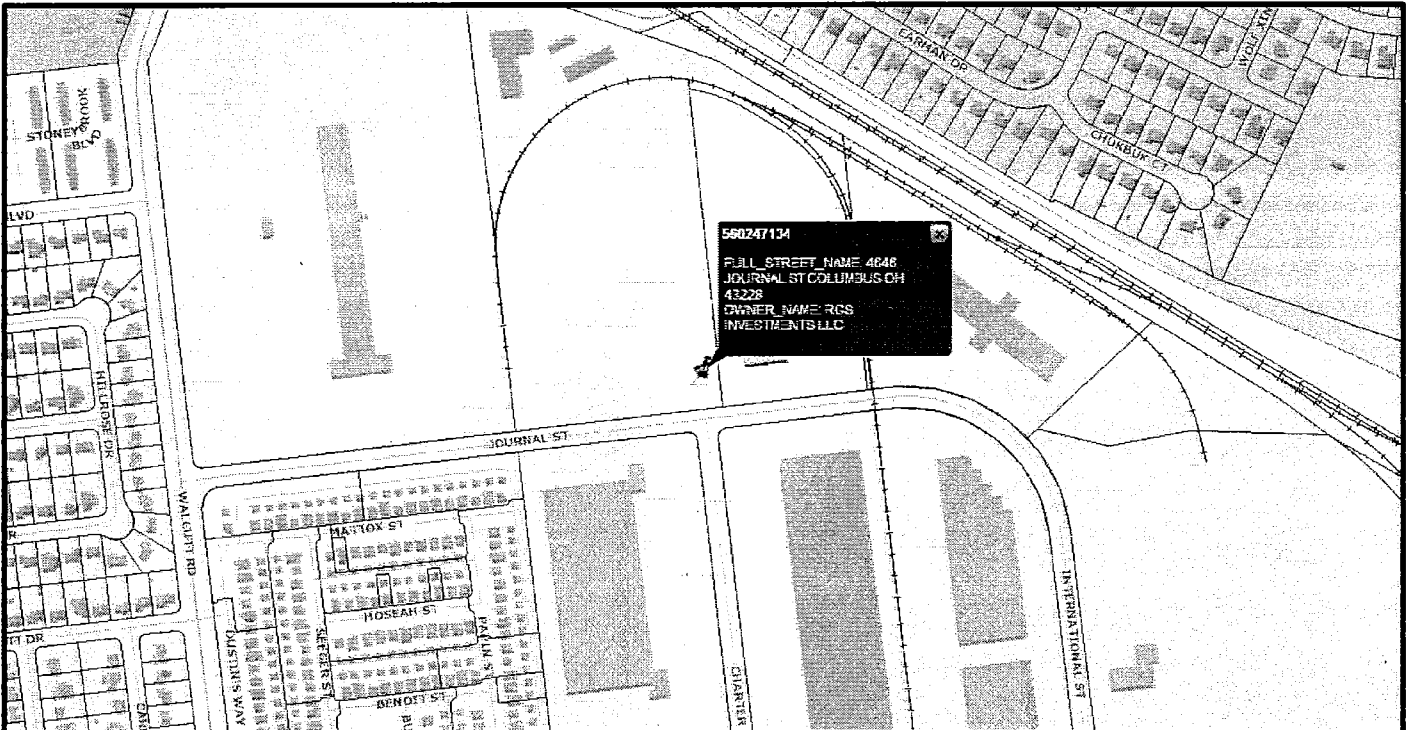
PENDING ZONING ACTION

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 PUBLIC WORKS
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA16-103 Date Received: 18 JULY 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:

Section 33-12.43: Applicant requests to use gravel instead of hard surface paving for tractor trailer parking beyond 400' from residential districts.

LOCATION

Certified Address: 4646 Journal Street City: Columbus Zip: 43228

Parcel Number (only one required): 560247134

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: RGS Investments LLC Phone Number: 507-550-1702 Ext.: _____

Address: 2026 North Broadway City/State: New Ulm / Minnesota Zip: 56073

Email Address: LynnW@jrschugel.com Fax Number: 507-354-1686

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

Name: Glenn Decker / Sands Decker CPS, LLC Phone Number: 614.459.6992 Ext.: _____

Address: 1495 Old Henderson Rd. City/State: Columbus Zip: 43220

Email Address: gdecker@sandsdeckercps.com Fax Number: 614.459.6987

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature] (R)

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

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 Alexandra Leas of (1) MAILING ADDRESS 1495 Old Henderson Rd, Columbus, OH 43220

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 4646 Journal St

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) RGS Investments LLC 2026 North Broadway New Wlm, Minnesota 56073

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

RGS Investments LLC (800) 359-2900

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

(5) N/A

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Lists SD Investments LLC, Cabot II, and RGS Investments LLC with their respective addresses and mailing addresses.

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

(8) SIGNATURE OF AFFIANT [Signature]

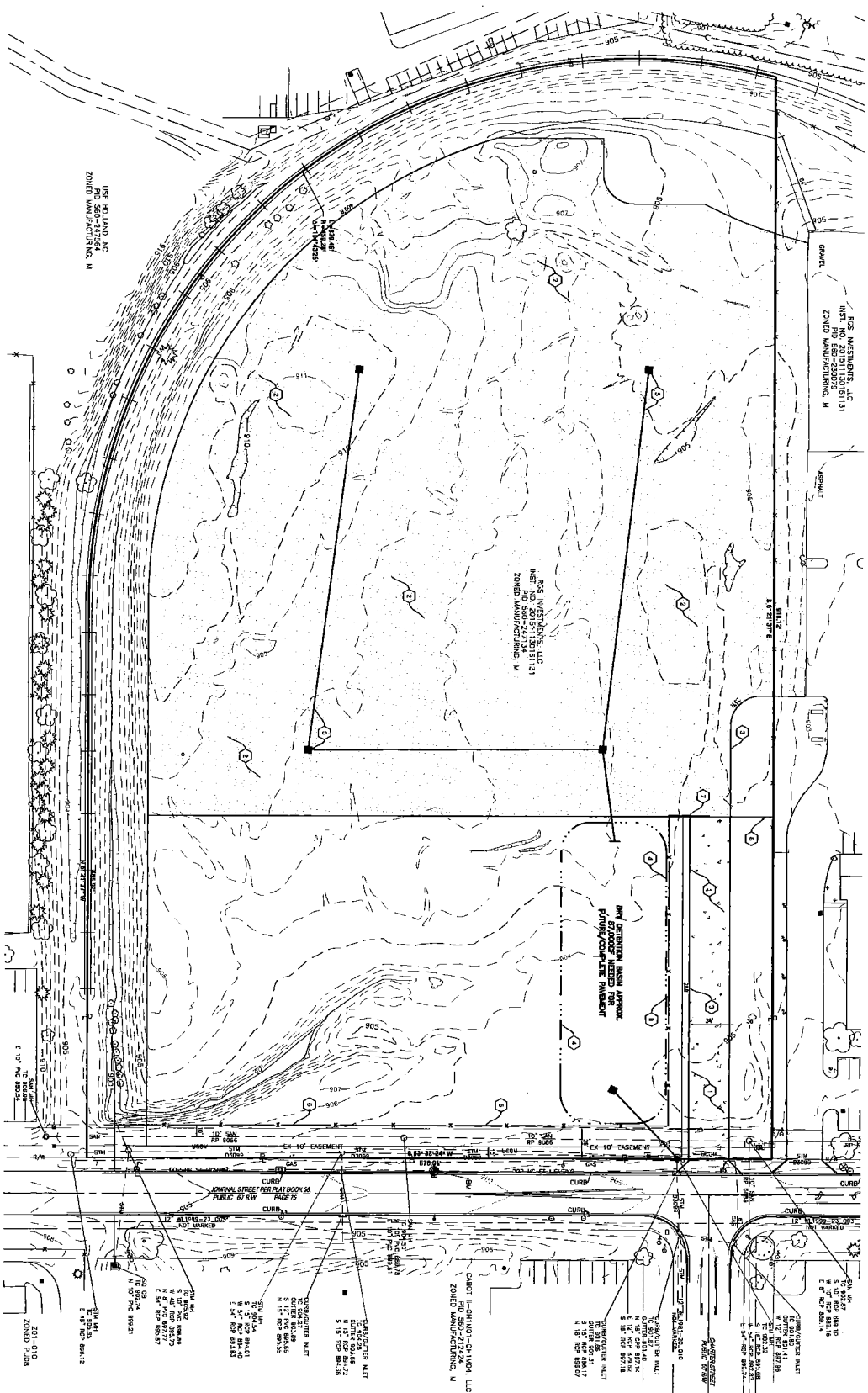
Sworn to before me and signed in my presence this 18th day of July, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC KATHY ZALMON Notary Public, State of Ohio My Commission Expires 08-08-2020

My Commission Expires 6-8-2020



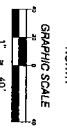
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- SITE KEYNOTES**
1. PROP. CONCRETE DRIVEWAY PER CITY OF COLUMBUS STD.
 2. PROP. GRAVEL PARKING AREA, SEE DETAIL SHEET 1.
 3. PROP. STD. CURB PER CITY OF COLUMBUS STD. DRAWING
 4. EXTENDED DRY DETENTION BASIN, MAX. POOL. ELEV. =
 5. PROP. STORM SEWER, TYP.
 6. PROP. FENCE, SEE DETAIL SHEET 1.
 7. PROP. SIGNAGE, SEE DETAIL SHEET 1.
- MISC. NOTES**
- ALL MEASUREMENTS REFER TO THE CITY OF COLUMBUS EDITION, UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
 - PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3312.01 TO 3312.21 OF THE CITY OF COLUMBUS ZONING ORDINANCE SURFACE AND 3312.45 WHEEL STOPS/CURBS.

Scale: 1/8" = 1'-0" (Horizontal) 1/4" = 1'-0" (Vertical) Date: 7/1/2015 10:15 AM

This drawing is the property of the undersigned and is not to be reproduced or used in any way without the written consent of the undersigned.



SCHUGEL TRUCKING
4646 JOURNAL ST.
COLUMBUS, OH

07-18-2015

SITE COMPLIANCE PLAN
2 OF 2
SCPS PROJECT NO. 3170

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 16e01-00095

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Alexandra Leas of (COMPLETE ADDRESS) 1495 Old Henderson Rd, Columbus, OH 43220

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 RGS Investments LLC 2026 N Broadway, New Ulm, MN 56073

SIGNATURE OF AFFIANT [Signature]

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

[Signature] SIGNATURE OF NOTARY PUBLIC

6-8-2020 My Commission Expires

Notary Seal Here

KATHY ZALMON Notary Public, State of Ohio My Commission Expires 06-08-2020



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