

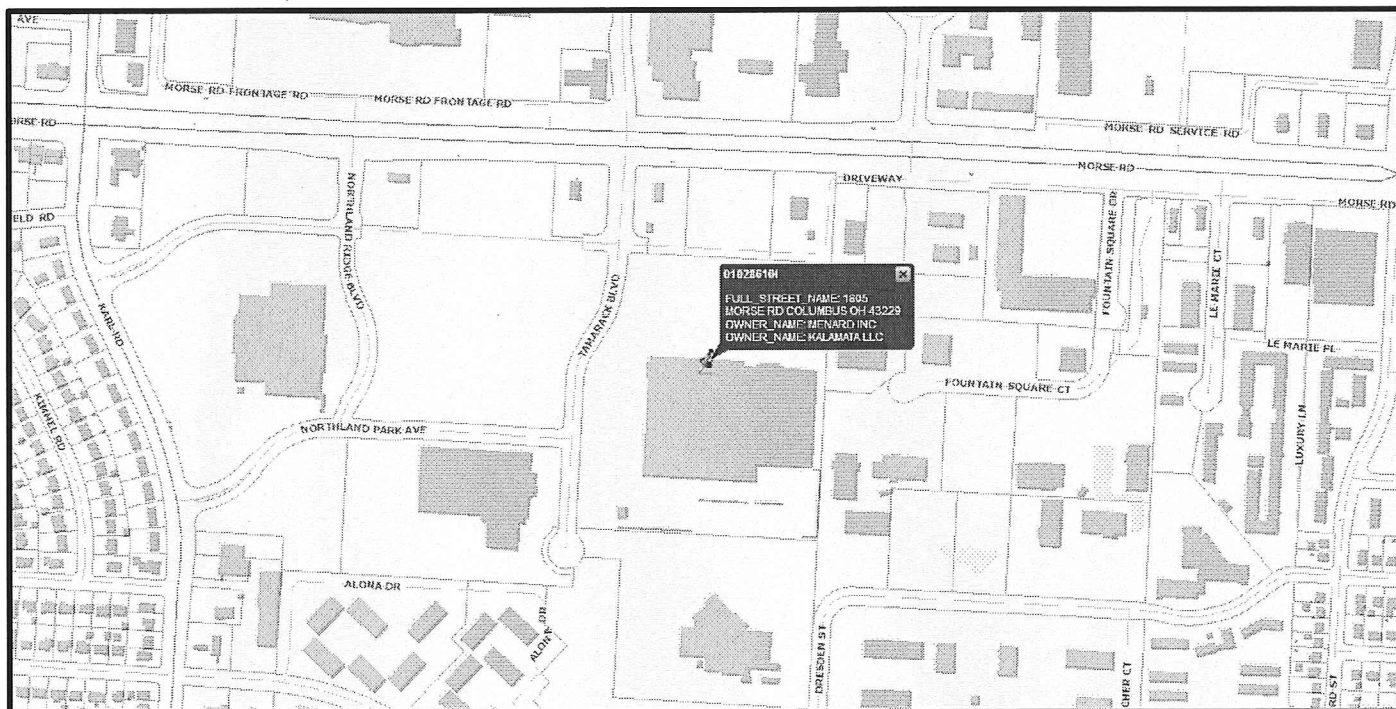
DEPARTMENT OF BUILDING AND ZONING SERVICES

General Zoning Inquiries: 614-645-8637

Parcel Number: 010286106

Airport Overlay Environs: 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: BZA16-113 Date Received: 10 Aug. 2016
Application Accepted by: JE Fee: \$1900
Commission/Civic: NORTHLAND JC
Existing Zoning: C-4
Comments: 10/25/16

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

To obtain a parking variance to Section 3312.49 to reduce the number of required parking spaces from 53 to 0.

LOCATION

Certified Address: 1805 Morse Road City: Columbus Zip: 43229

Parcel Number (only one required): 010-286106-00

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: Menard, Inc. Phone Number: 715-876-2984 Ext.: _____

Address: 5101 Menard Drive City/State: Eau Claire, WI Zip: 54703

Email Address: rwekkin@menard-inc.com Fax Number: 715-876-5998

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 _____

PROPERTY OWNER SIGNATURE [Signature]

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

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** Rodney Wekkin, Real Estate Representative, Menard, Inc.

of **(1) MAILING ADDRESS** 5101 Menard Drive, Eau Claire, WI 54703

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 1805 Morse Road, Columbus, OH 43229

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) Menard, Inc.

5101 Menard Drive

Eau Claire, WI 54703

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

Rodney Wekkin - Menard, Inc.

715-876-2984

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

(5) Northland Community Council
P.O. Box 292836
Columbus, OH 43229

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
--------------------------------	------------------------------	--

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

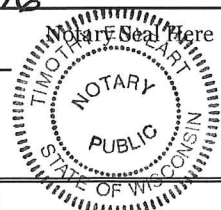
☒ **(7)** Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 8th day of August, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

permanant
My Commission Expires



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

OWNER:

Menard, Inc.
5101 Menard Drive
Eau Claire, WI 54703

SURROUNDING PROPERTY OWNERS

VV Venue, LLC
7220 Rivers Edge Drive #123
Columbus, OH 43235

Franklin County Commissioners
373 South High Street, 26th Floor
Columbus, OH 43215

Kroger Co
4111 Executive Parkway
Westerville, OH 43081

Telhio Credit Union
96 N Fourth Street
Columbus, OH 43215

Tim Donut US Limited Inc.
PO Box 460389
Houston, TX 77056

Morse Pointe LLC
1329 Morse Road
Dublin, OH 43017

Dresden Det Basin LLC
6253 Riverside Drive #205
Dublin, OH 43017

Jace Inc., JMC LLC
5961 Murnan Road
Cold Spring, KY 41076

Strohmeier Luis M TR
16879 Calle De Sarah
Pacific Palisades, CA 90272

Withers Interests No 1 LLC
1066 Lakewood Drive
Lexington, KY 40502

State of Ohio
1930 Belcher Drive
Columbus, OH 43224

1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.

The addition to the warehouse will be utilized for storage only and since it is on commercial zoned property it automatically gets assigned additional parking requirements even though it will not contribute to the amount of customers coming in. Furthermore, the Menards parcel is at full capacity and landlocked by other commercial property and roadways so there is no room for additional parking to be installed.

2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.

The Menards store and outdoor yard was developed on a parcel of land just big enough to support the previously approved site plan as a way to utilize as much land as possible around the Menards parcel for better uses. Due to this, there is no more room to expand the parking lot to accommodate the additional spaces triggered by this expansion.

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.

A variance request is necessary here as there is no more area on the property for additional parking. The purpose of adding the warehouse is to provide a better shopping environment to the citizens of Columbus by storing more materials under shelter and having more items on hand. Without the variance, the warehouse will not be able to be constructed which will be a detriment to the customers shopping there.

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.

The intent of this section of the Zoning Code is to provide enough parking for the property, avoid congestion and off-site parking. The 470 parking spaces on the property are more than enough to support the Menards store as it exists today and the proposed expansion. Our General Manager indicates that even at Menard's busiest times, Guests have no problem finding excess parking. The warehouse expansion is going to be utilized for storage only, thus the amount of parking today will continue to be more than adequate in the future. I have provided store parking figures of comparable stores in Ohio to further provide evidence that 470 parking stalls is sufficient parking.

Site	Parking
Lewis Center, OH	412
Chilicothe, OH	445
Columus East, OH	420
Miamisburg, OH	419
Loveland, OH	470

1 SITE PLAN
SP SCALE: 1" = 60'-0"

[illegible][illegible][illegible]





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 8/10/16



Disclaimer

Scale = 200



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

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) Rodney Weekin, Real Estate Representative, Menard, Inc.
of (COMPLETE ADDRESS) 5101 Menard Drive, Eau Claire, WI 54703

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

Menard, Inc.

5101 Menard Drive

Eau Claire, WI 54703

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 8th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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