BZA16-117
3190 East Main Street

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report **Date: Wed Aug 24 2016**

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3190 E MAIN ST COLUMBUS OH 43213
Mailing Address: 459 FORESTWOOD DR
COLUMBUS OH 43230-2093

Owner: CHU FU IH
Parcel Number: 010090206

ZONING INFORMATION

Zoning: ORIG, Commercial, C4
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: EAST MAIN STREET CCO
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



BZA16-117
3190 East Main Street

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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

OFFICE USE ONLY

Application Number: BZA16-117 Date Received: 15 AUG 2016
Application Accepted by: JF Fee: $1900 -
Commission/Civic: None
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:
3372.704(B) - increase setback requirement from S. Ashburton Road to 95'
3372.705(B) - decrease building width requirement to 50%
3372.709 - permit parking between building and S. Ashburton Road

LOCATION

Certified Address: 3190 East Main Street City: Columbus Zip: 43213

Parcel Number (only one required): 010-090203

APPLICANT (If different from Owner):

Applicant Name: Core Resources, Inc. Phone Number: (513) 699-0877 Ext.:

Address: 7795 Five Mile Road City/State: Cincinnati, OH Zip: 45230

Email Address: kkitzmiller@core-1.com Fax Number: (513) 731-8885

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

Name: Fu Ih Chu Phone Number: Ext.:

Address: 459 Forestwood Drive City/State: Columbus, OH Zip: 43230

Email Address: Fax Number:

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

Name: Jeffrey L. Brown Phone Number: (614) 221-4255 Ext.:

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: (614) 221-4409

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

APPLICANT SIGNATURE Core Resources, Inc.

PROPERTY OWNER SIGNATURE Fu Ih Chu By:

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

tmt 12/15

BZA16-117
3190 East Main Street

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jeffrey L. Brown

of **(1)** MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 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 3190 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 AND MAILING ADDRESS **(4)** Fu Ih Chu
459 Forestwood Drive
Columbus, OH 43230

APPLICANT'S NAME AND PHONE # (same as listed on front application) Core Resources, Inc.
(513) 699-0877

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)** _____

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
See attached.		

☐ **(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 15th day of August, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires: 9/4/2020

Notary Seal Here
NOTARIAL SEAL STATE OF OHIO
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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tmt 12/15

BZA16-117
3190 East Main Street

APPLICANT

Core Resources, Inc.
7795 Five Mile Road
Cincinnati, OH 45230

PROPERTY OWNER

Fu Ih Chu
459 Forestwood Drive
Columbus, OH 43230

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Fu Ih Chu
459 Forestwood Drive
Gahanna, OH 43230

Progeny Partnership
PO Box 29412
Columbus, OH 43229

Hristo Krusarovski
352 Dysar Run Drive
Blacklick, OH 43004

Ric Properties Ltd
c/o Team Lubrication Inc
PO Box 13189
Columbus, OH 43213

Max Auto Real Estate LLC
3209 East Main Street
Columbus, OH 43213

Singh Main Street LLC
3140 East Main Street
Columbus, OH 43213

E-Z Cash Pawn Shop Inc
4315 Boulder Creek Drive
Columbus, OH 43230

Donald Nagle
685 South Ashburton
Columbus, OH 43213

Duwa LLC
3339 Darby Glen Boulevard
Hilliard, OH 43026

Bellwood Ventures Ltd
3232 East Main Street
Columbus, OH 43213

Dana E Davis
694 Everett Avenue S
Columbus, OH 43213

coreresources-emain.lbl (lms)
8/12/16 S:Docs/s&hlabels/2016

BZA16-117
3150 East Main Street

SEP 30 REC'D

Statement of Hardship

The applicant wants to increase the setback requirement from S. Ashburton Road from the maximum allowed of 25 feet to 106 feet, as the property is bound by three streets. In addition, the applicant desires to decrease the width requirement of the building from 60 percent to 44 percent. Finally, the applicant wishes to have parking, stacking, and circulation permitted between the principal building and the S. Ashburton Road street right-of-way line. The reduction of building width is requested because meeting the 60% requirement would eliminate a row of parking.

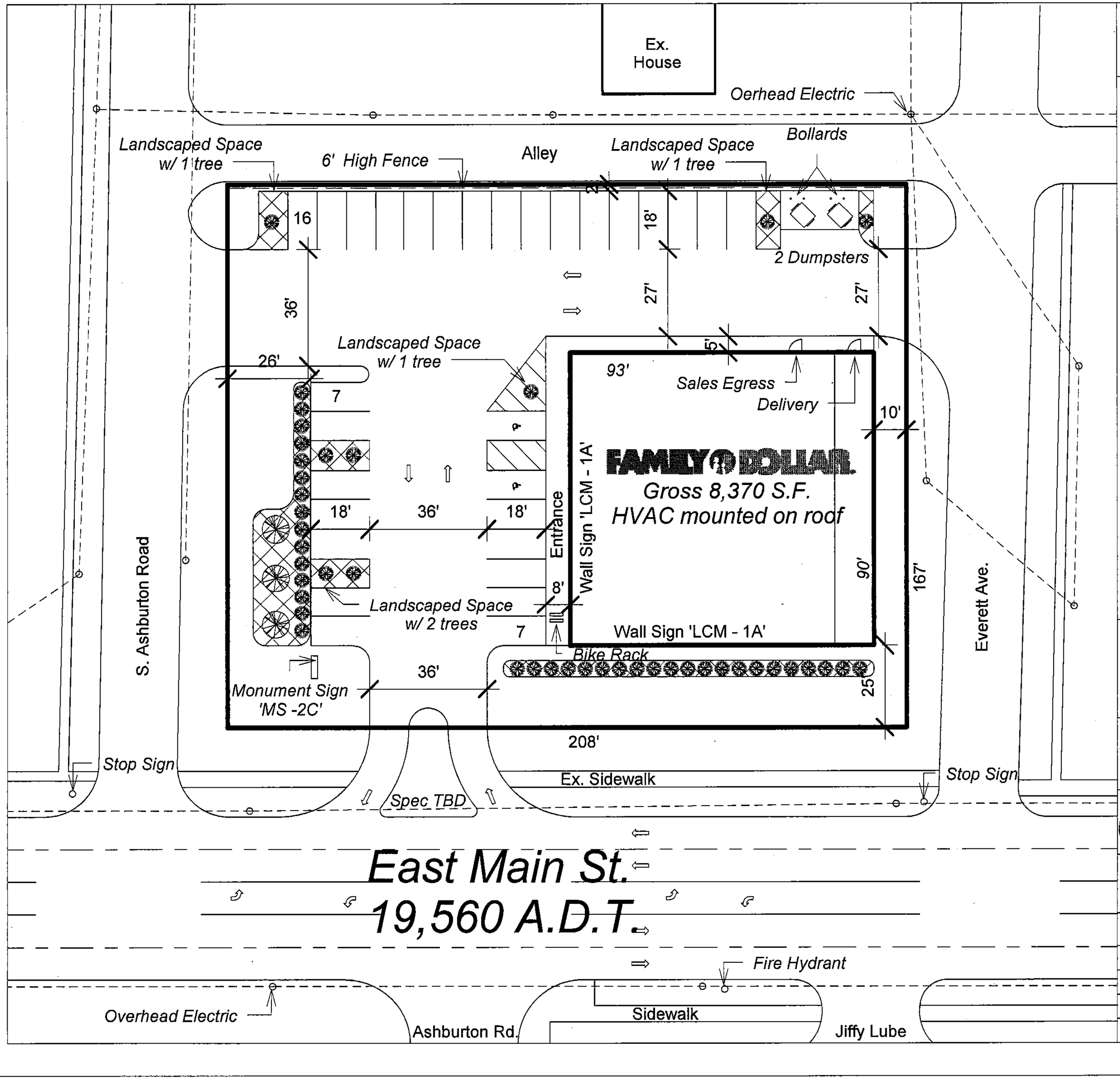
The proposed building is located at the intersection of E Main St and Everett Ave. E Main St is the primary street under the overlay and the building location meets the setbacks along E Main St and Everett Ave as well as the proper location for the parking spaces. Due to the fact that this site has three street frontages, the applicant needs variances as they relate to the third street frontage, S Ashburton Rd.

The granting of this variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus nor seriously affect any adjoining property.

Signature 9/30/16 Date

coreresources-emain.hardship.ste (nct)
9/30/16 S:Docs

SEP 2 9 REC'D



1 Site
1" = 40'-0"

Property Data:

Parcel Number(s):
010-090203-00
010-090205-00
010-090206-00

Site Area: 34,569 S.F. = .80 Acres

Zoning District:
C4 - Commercial

Adjacent Zoning District:
C4 - Commercial

Minimum Required Parking Spaces:
24

Provided Parking Spaces:
28

Required Bicycle Parking Spaces:
4

Provided Bicycle Parking Spaces:
4

Max Building Height:
35'

Signage:

LCM - 1A x 2
PS - 1B x 1

Desgined by:
MORNING STAR PARTNERS, LLC

CORE RESOURCES, INC
1404 Vine Street
Cincinnati, Ohio 45202
Phone: 513.731.1771

Prepared For:
FAMILY DOLLAR
3180 East Main Street
Columbus, Ohio 43213

Date: 09/29/16
Sheet Number: Prelim. Site Plan
Drawn By: JAK
Checked By: JAK

BZA16-117
3190 East Main Street

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 8/12/16**



Scale = 100

Grid North

Disclaimer

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

BZA16-117
3190 East Main Street

City of Columbus
Zoning Plat

N
W E
S

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

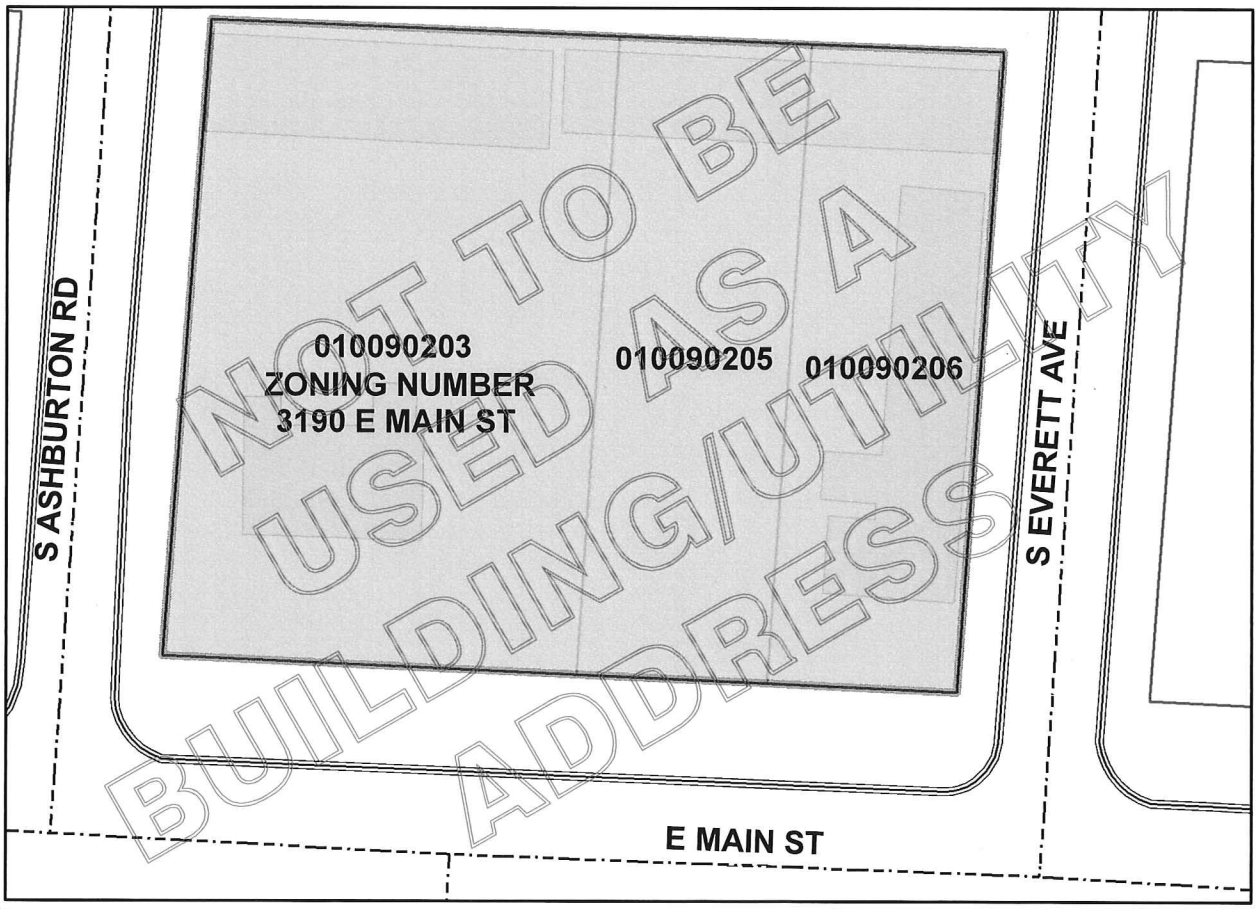
Parcel ID: 010090205

Zoning Number: 3190 **Street Name: E MAIN ST**

Lot Number: N/A **Subdivision: N/A**

Requested By: SMITH & HALE (LIESEL SCHMADER)

Issued By: Adyana Amariam **Date: 8/12/2016**



SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 71475

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

Printed: 8/12/2016 1:09:39 PM - U:\ZONING_NUMBER_GIS_10-AL.mxd, amwoldemariam

BZA16-117
3190 East Main Street

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 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
Core Resources, Inc.	7795 Five Mile Road, Cincinnati, OH 45230
Fu Ih Chu	459 Forestwood Drive, Columbus, OH 43230

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 15th day of August, in the year 2016

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires

Notary Seal Here

NOTARIAL SEAL
STATE OF OHIO

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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