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
Board of Zoning Adjustment Application

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

Application Number: BZA16-117 Date Received: 5 AUG 2016
Application Accepted by: Fee: $1900
Commission/Civic: None
Existing Zoning: C-4
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-l.com Fax Number: (513) 731-8885

PROPERTY OWNER(S) □ Check here if listing additional property owners on a separate page
Name: Fu Th 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: jbrown@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 Th 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
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)_

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

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
See attached.

(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 _______ day of ________________, in __________
Notary Seal Here

(8) SIGNATURE OF NOTARY PUBLIC

PLEASE NOTE: Incomplete information will result in the rejection of the affidavit.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
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<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>PROPERTY OWNER</th>
<th>ATTORNEY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Resources, Inc.</td>
<td>Fu Ih Chu</td>
<td>Jeffrey L. Brown</td>
</tr>
<tr>
<td>7795 Five Mile Road</td>
<td>459 Forestwood Drive</td>
<td>Smith &amp; Hale LLC</td>
</tr>
<tr>
<td>Cincinnati, OH 45230</td>
<td>Columbus, OH 43230</td>
<td>37 West Broad Street, Suite 460</td>
</tr>
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<td></td>
<td></td>
<td>Columbus, OH 43215</td>
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<tr>
<td>SURROUNDING PROPERTY OWNERS</td>
<td></td>
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</tr>
<tr>
<td>Fu Ih Chu</td>
<td>Progeny Partnership</td>
<td>Hristo Krusarovski</td>
</tr>
<tr>
<td>459 Forestwood Drive</td>
<td>PO Box 29412</td>
<td>352 Dysar Run Drive</td>
</tr>
<tr>
<td>Gahanna, OH 43230</td>
<td>Columbus, OH 43229</td>
<td>Blacklick, OH 43004</td>
</tr>
<tr>
<td>Ric Properties Ltd</td>
<td>Max Auto Real Estate LLC</td>
<td>Singh Main Street LLC</td>
</tr>
<tr>
<td>c/o Team Lubrication Inc</td>
<td>3209 East Main Street</td>
<td>3140 East Main Street</td>
</tr>
<tr>
<td>PO Box 13189</td>
<td>Columbus, OH 43213</td>
<td>Columbus, OH 43213</td>
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<td>Columbus, OH 43213</td>
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<tr>
<td>E-Z Cash Pawn Shop Inc</td>
<td>Donald Nagle</td>
<td>Duwa LLC</td>
</tr>
<tr>
<td>4315 Boulder Creek Drive</td>
<td>685 South Ashburton</td>
<td>3339 Darby Glen Boulevard</td>
</tr>
<tr>
<td>Columbus, OH 43230</td>
<td>Columbus, OH 43213</td>
<td>Hilliard, OH 43026</td>
</tr>
<tr>
<td>Bellwood Ventures Ltd</td>
<td>Dana E Davis</td>
<td></td>
</tr>
<tr>
<td>3232 East Main Street</td>
<td>694 Everett Avenue S</td>
<td></td>
</tr>
<tr>
<td>Columbus, OH 43213</td>
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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

9/30/16 S:Docs
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.
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: 010090205
Zoning Number: 3190  Street Name: E MAIN ST
Lot Number: N/A  Subdivision: N/A

Requested By: SMITH & HALE (LIESEL SCHMADER)
Issued By:  Date: 8/12/2016

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

SCALE: 1 inch = 50 feet
GIS FILE NUMBER: 71475

NOT TO BE USED AS A BUILDING/UTILITY ADDRESS
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 ______ day of ______, in the year ______

SIGNATURE OF NOTARY PUBLIC __________________________________________

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