



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu Sep 29 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2116 W HENDERSON RD COLUMBUS OH 43220

Mailing Address: 7460 BROCK RD

PLAIN CITY OH 43064-9433

Owner: PKC PROPERTIES LTD

Parcel Number: 010147406

ZONING INFORMATION

Zoning: Z66-077, Commercial, C4

effective 8/4/1966, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: HENDERSON ROAD 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



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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: BZA16-132

Date Received: 9-12-16

Application Accepted by: _____

Fee: _____

Commission/Civic: Northwest Civic Association

Existing Zoning: C-4: Commercial District

Comments: _____

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Per attached request:

Code: 3372.704 (B) Code: 3372.709 (A) Code: 3372.705 (B) Code: 3312.21

LOCATION

Certified Address: 2116 W. Henderson Road City: Columbus Zip: 43220

Parcel Number (only one required): 010-147406

APPLICANT (If different from Owner):

Applicant Name: Marcia Campbell Phone Number: 614-871-3660 Ext.: _____

Address: 1667 Gateway Circle City/State: Grove City, Ohio Zip: 43123

Email Address: Marcia@maverickbldr.com Fax Number: 614-871-3666

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

Name: PKC Properties, LTD Phone Number: 614-306-7503 Ext.: _____

Address: 2116 W. Henderson Road City/State: Columbus, Ohio Zip: 43220

Email Address: p.rengel@ritascolumbus.com Fax Number: 614-457-7291

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

Name: Marcia Campbell Phone Number: 614-871-3660 Ext.: _____

Address: 1667 Gateway Circle City/State: Grove City, Ohio Zip: 43123

Email Address: Marcia@maverickbldr.com Fax Number: 614-871-3666

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

APPLICANT SIGNATURE Marcia Campbell

PROPERTY OWNER SIGNATURE PKC Properties, LTD

ATTORNEY / AGENT SIGNATURE Marcia Campbell

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

City of Columbus, Ohio • Department of Building & Zoning Services

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Marcia Campbell

of (1) MAILING ADDRESS 1667 Gateway Circle, Grove City, Ohio 43123

deposed 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

for which the 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

(4) PKC Properties, LTD

AND MAILING ADDRESS

2116 W. Henderson Road

Columbus, Ohio 43220

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

Marcia Campbell

Maverick Builders, Inc.

614-871-3660

AREA COMMISSION OR CIVIC GROUP

(5) Henderson Road CCO

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(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

Attached

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

SIGNATURE OF AFFIANT

(8) Marcia Campbell

Subscribed to me in my presence and before me this 14 day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Jacqueline M. Pfender

My Commission Expires:

Notary Seal Here



JACQUELINE M. PFENDER
Notary Public, State of Ohio
My Comm. Expires 09-12-17

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THE CITY OF
COLUMBUS

ANDREW J. GINTIER, 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

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:
1. 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 be 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:

Rita's Ice is located on the corner of West Henderson Road, Dierker Road and Wendy's Drive.

In order to comply with the CCO we must ask for a variance, we are located in C4 zoning.

We received a variance #14310-00000-00831 which was approved.

Due to the position of the building to allow for transportation request we need to set the building from Dierker at 60+/- instead of the original 51'8" as requested.

The CCO requires a 60% of frontage for the building and we are at 53% due to the parcel being at an angle and the parking isle and widths as required we are unable to meet the 60% requirement

Code: 3372.709 (A) Requires that parking, stacking and circulation aisles to be located behind the building, we are requesting to waive the requirement due to site limitations

Code 3312.21 Requires one tree per ten parking spaces in islands or peninsulas, four are required. We are requesting to install three in islands and the balance in landscaping beds adjacent to the parking area.

Signature of Applicant

Maria Campbell

Date 9-12-16

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Code: 3372.704(B) Requires building setback at 51'8" per variance 14310-00831, we are requesting 60' +/-

Code: 3372.705 (B) Requires a principal building along primary frontage to be 60% of lot width, we are requesting a reduction to 53%

Code: 3372.709 (A) Requires that parking, stacking and circulation aisles to be located behind the building, we are requesting to waive the requirement due to site limitations

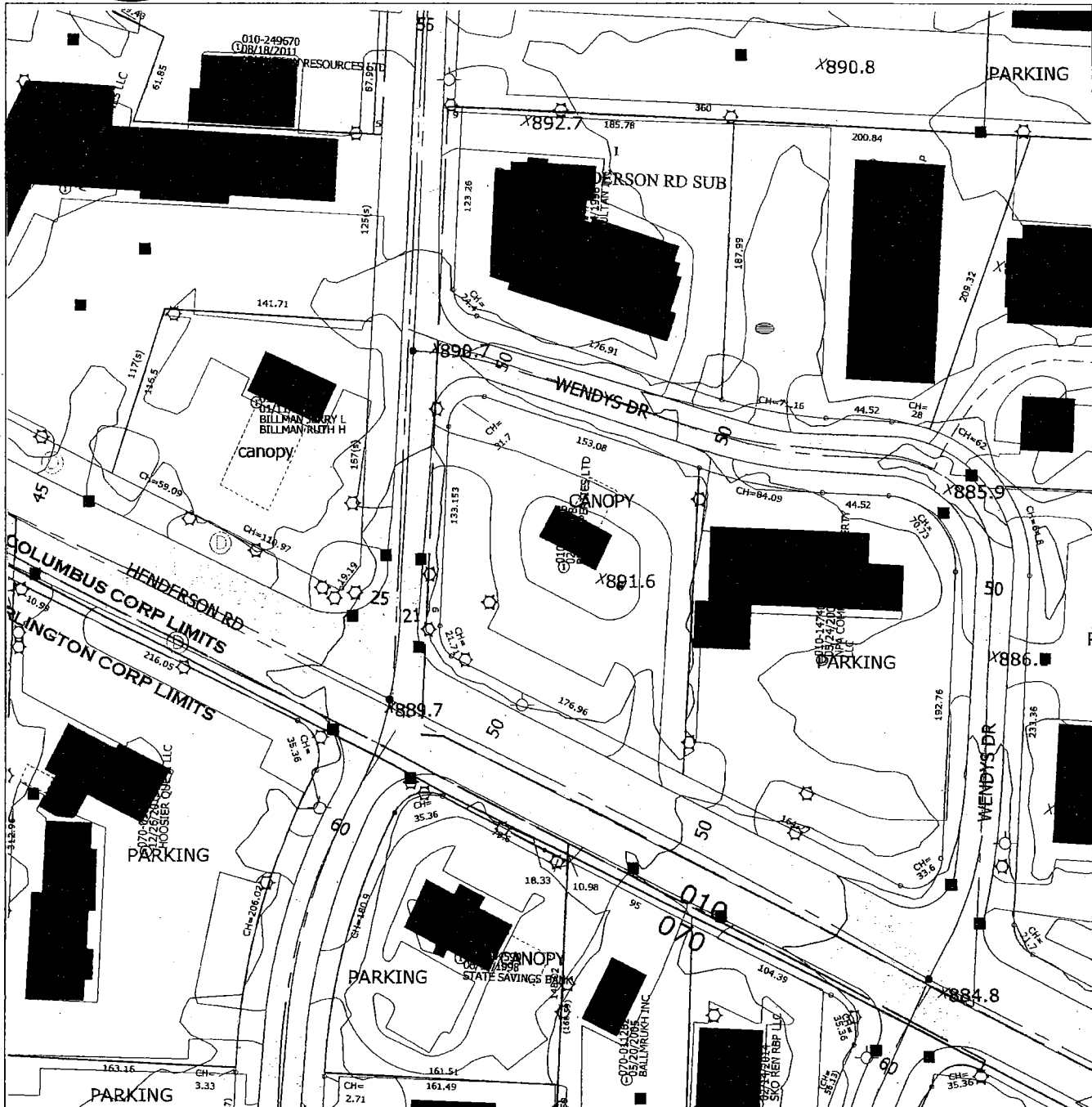
Code 3312.21 Requires one tree per ten parking spaces in islands or peninsulas, four are required. We are requesting to install three in islands and the balance in landscaping beds adjacent to the parking area.



CLARENCE E M FRANKLIN COUNTY

MAP ID: S

DATE: 11/4/14



Disclaimer

Scale = 100

 Grid
North

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

2116 WEST HENDERSON ROAD

BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
FEBRUARY 24, 2015

5. **Application No.:** **14310-00831**
 Location: **2116 WEST HENDERSON ROAD (43220)**, located at the
 northeast corner of Dierker Road and West Henderson Road
 Area Comm./Civic: Northwest Civic Association
 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3372.704(a), Setback requirements.
 To increase the building setback along a primary road
 (Henderson Road) from 25 feet to 91 feet.
 3372.704(b), Setback requirements.
 To increase the building setback along a secondary road
 (Dierker Road) from 25 feet to 52 feet and (Wendy's
 Drive) from 25 feet to 40 feet.
 3372.704(d), Setback requirements.
 To reduce the parking setback along a primary street
 from 25 feet to 5 feet.
 3372.707(e), Landscaping and screening.
 To not provide screening for a surface parking lot or
 vehicular circulation area.
 3312.11, Drive-up stacking area.
 To reduce the minimum number of stacking spaces from
 8 to 6.
 3312.49, Minimum numbers of parking spaces required.
 To reduce the number of additional spaces 43 to 32
 (applicant is adding 15 spaces).
 Proposal: To construct a 3900 square foot addition to an existing
 restaurant.
 Applicant(s): PKC Properties, Ltd.
 2116 West Henderson Road
 Columbus, Ohio 43220
 Attorney/Agent: Maverick Builder, Inc. c/o Marcia Campbell
 1667 Gateway Circle
 Grove City, Ohio 43123
 Property Owner(s): Applicant
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

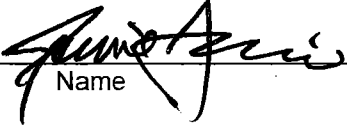
RESULTS: APPROVED

VOTE: 5-0

MEMBER

| | |
|--------------------------|-----|
| James V. Maniace (Chair) | yes |
| John Behal | yes |
| Jim Bubutiev | yes |
| Michael Jones | yes |
| Eleanor Palmer | yes |

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

 26 FEB. 2015
Name Date

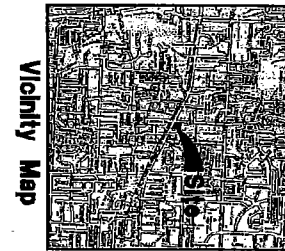
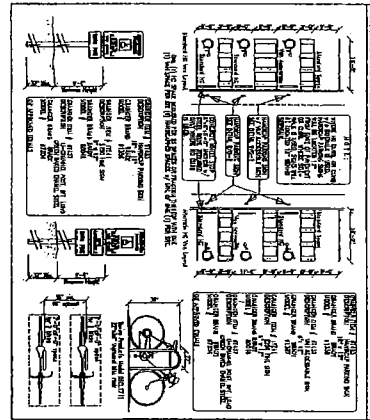
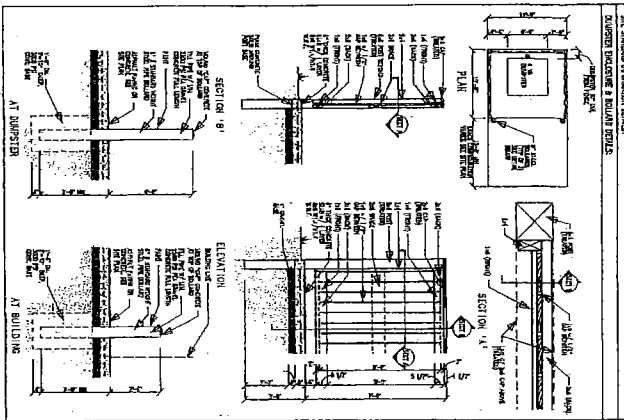
This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

NOTICE

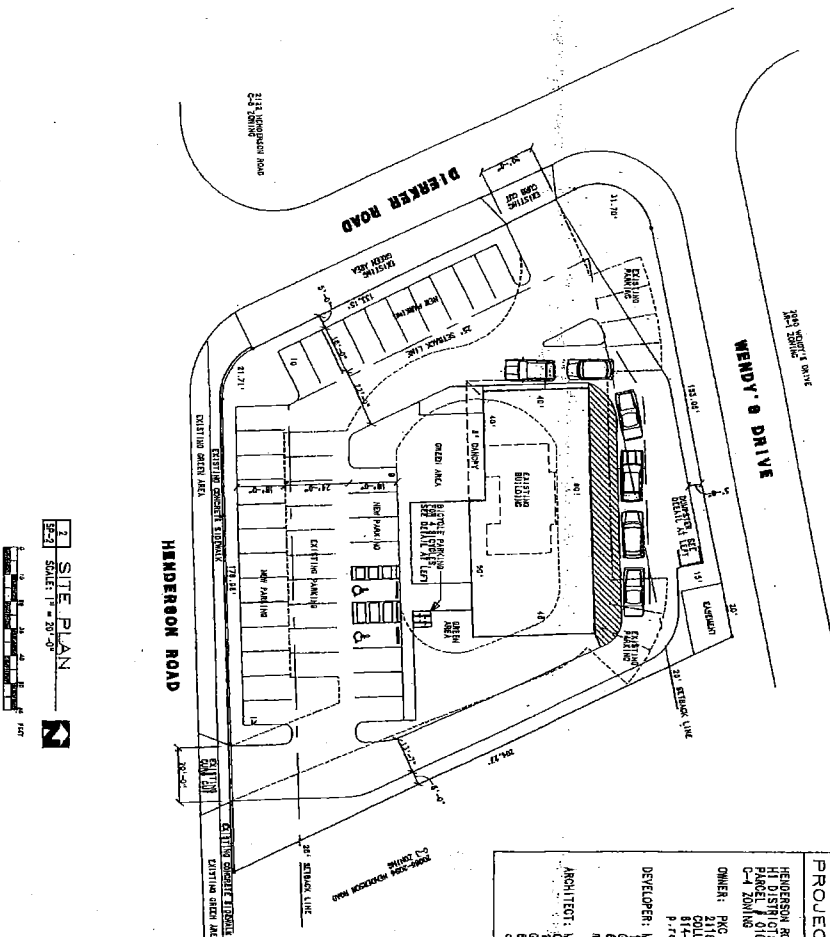
An order of the Board of Zoning Adjustment becomes effective immediately. All variances and special permits, unless otherwise specified by the Board, will be void one (1) year after the date issued unless extended by the Board or unless an affirmative action by the applicant has been taken.

ORIGINAL

D



14310-0000-00831
2116 WEST HENDERSON
ROAD



2 SITE PLAN
SCALE: 1" = 20'-0"

| SITE DATA TABLE | |
|-----------------|--------------|
| EXISTING | NEW |
| BUILDING | 608 S.F. |
| PARKING | 17 SPACES |
| BUILDING | 25 HENDERSON |
| SETBACK | 25 HENDERSON |
| PARKING | 25 HENDERSON |
| SETBACK | 25 HENDERSON |
| PARKING | 25 HENDERSON |
| SETBACK | 25 HENDERSON |

NOTE: ALL HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED. NEW ASPHALT TO MATCH EXISTING ASPHALT. ELEVATIONS FOR POSITIVE SITE DRAINAGE FLOW.

PROJECT DATA

HENDERSON ROAD COO
H1 DISTRICT: H-35
H2 DISTRICT: H-35
H3 DISTRICT: H-35

OWNER: PNC PROPERTIES, LTD.

DEVELOPER: WATSON BUILDERS

ARCHITECT: GRIFFIN & GRIFFIN

1875 GRIFFIN & GRIFFIN

1875 GRIFFIN & GRIFFIN

1875 GRIFFIN & GRIFFIN

1875 GRIFFIN & GRIFFIN

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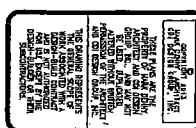
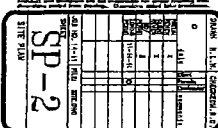
1875 GRIFFIN & GRIFFIN

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BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.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) Marcia Campbell

of (COMPLETE ADDRESS) 1667 Gateway Circle, Grove City, Ohio 43123

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

PKC Properties, LTD

2116 W. Henderson Road, Columbus, Ohio 43220

SIGNATURE OF AFFIANT

Marcia Campbell

Subscribed to me in my presence and before me this 14 day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Jacqueline M. Pfender

My Commission Expires:



JACQUELINE M. PFENDER
Notary Public, State of Ohio
My Comm. Expires 09-12-17

Notary Seal Here

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