



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Tue Sep 20 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4370 INTERNATIONAL GATEWAY COLUMBUS OH 43219

Owner: COLUMBUS REGIONAL AIRPORT AUTHORITY

Mailing Address: 4600 INTERNATIONAL GTWY
COLUMBUS OH 43219-1779

Parcel Number: 010096157

ZONING INFORMATION

Zoning: Z81-051, Manufacturing, M
effective 8/19/1981, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: I-670 Graphics Control

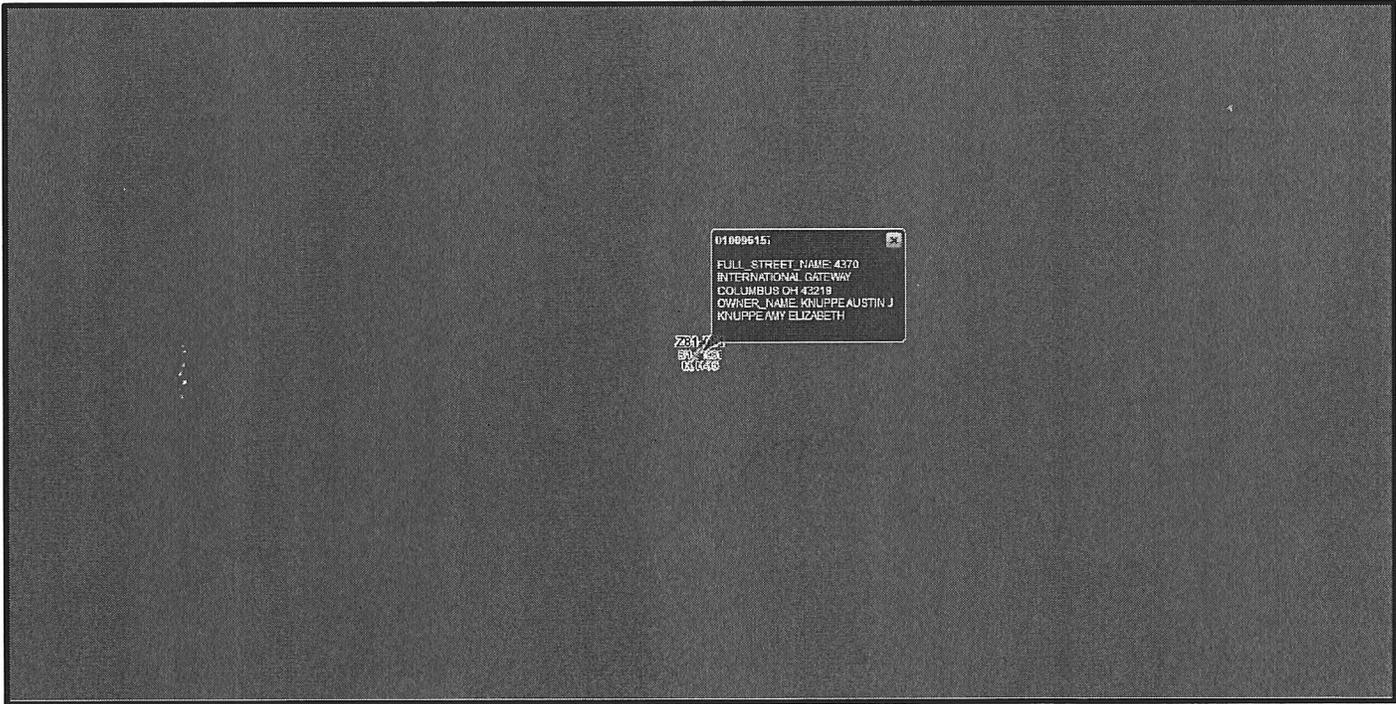
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A



010096157
FULL STREET NAME: 4370
INTERNATIONAL GATEWAY
COLUMBUS OH 43219
OWNER NAME: KNUPPE/AUSTIN J
KNUPPE/MY ELIZABETH

Z81-051
50-631
03/048



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: BZA16-103-127 Date Received: 6 SEP. 2016
Application Accepted by: [Signature] Fee: \$1900-
Commission/Civic: None
Existing Zoning: M
Comments: 11/15/16

TYPE(S) OF ACTION REQUESTED (Check all that apply):
[X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections:

The parking count is 325 spaces. Reduce the required number of trees from 33 to 0. Applicable code sections:
3312 - Off Street Parking and Loading, 3321 - General Site Development Standards

LOCATION

Certified Address: 4370 International Gateway City: Columbus Zip: 43219

Parcel Number (only one required): 01-0096157-00

APPLICANT (If different from Owner):

Applicant Name: Owner 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: Ray Fridley/Columbus Regional Airport Authority Phone Number: (614) 239-3040 Ext.:

Address: 4600 International Gateway City/State: Columbus/Ohio Zip: 43219

Email Address: RFridley@ColumbusAirports.com Fax Number:

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

Name: Doug Liening/Woolpert Phone Number: (513) 527-2530 Ext.:

Address: 4454 Idea Center Boulevard City/State: Dayton/Ohio Zip: 45430

Email Address: doug.liening@woolpert.com Fax Number: (937)461-0743

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE [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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Doug Liening
of (1) MAILING ADDRESS Woolpert, 4454 Idea Center Boulevard, Dayton, Ohio 45430

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 4370 International Gateway (2) per ADDRESS CARD FOR PROPERTY Parcel ID: 010096157

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) Columbus Regional Airport Authority
4600 International Gateway
Columbus, Ohio 43219

APPLICANT'S NAME AND PHONE # (same as listed on front application) Ray Fridley
(614) 239-3040

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) Not applicable

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
None		

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

(8) SIGNATURE OF AFFIANT *Doug M. Liening*

Sworn to before me and signed in my presence this 1 day of September, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC *Jason Campbell* My Commission Expires 8/14/2021 Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of applications. Applications must be submitted by appointment. Call 614-645-4532 to schedule an appointment. Please make checks payable to the Columbus City Treasurer.

JASON CAMPBELL
Notary Public, State of Ohio
My Commission Expires 08-14-20

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

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:

Existing zoning: Classification: M; General Zoning Category: Manufacturing

1. The special circumstance is the proximity of the site to the airport runway and terminal building. ~~Proposed trees could attract wildlife which would be a hazard to operating aircraft. The potential tree height could interfere with air traffic.~~

2. The airport has been located here for many years; no recent actions have occurred to cause the special circumstances

3. Adjacent properties have a limited amount of or no existing trees.

4. The variance will not be injurious to neighboring properties.

Signature of Applicant



Date

9/2/16

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City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010096157

Project Name: PARKING LOT

House Number: 4370

Street Name: INTERNATIONAL GATEWAY

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

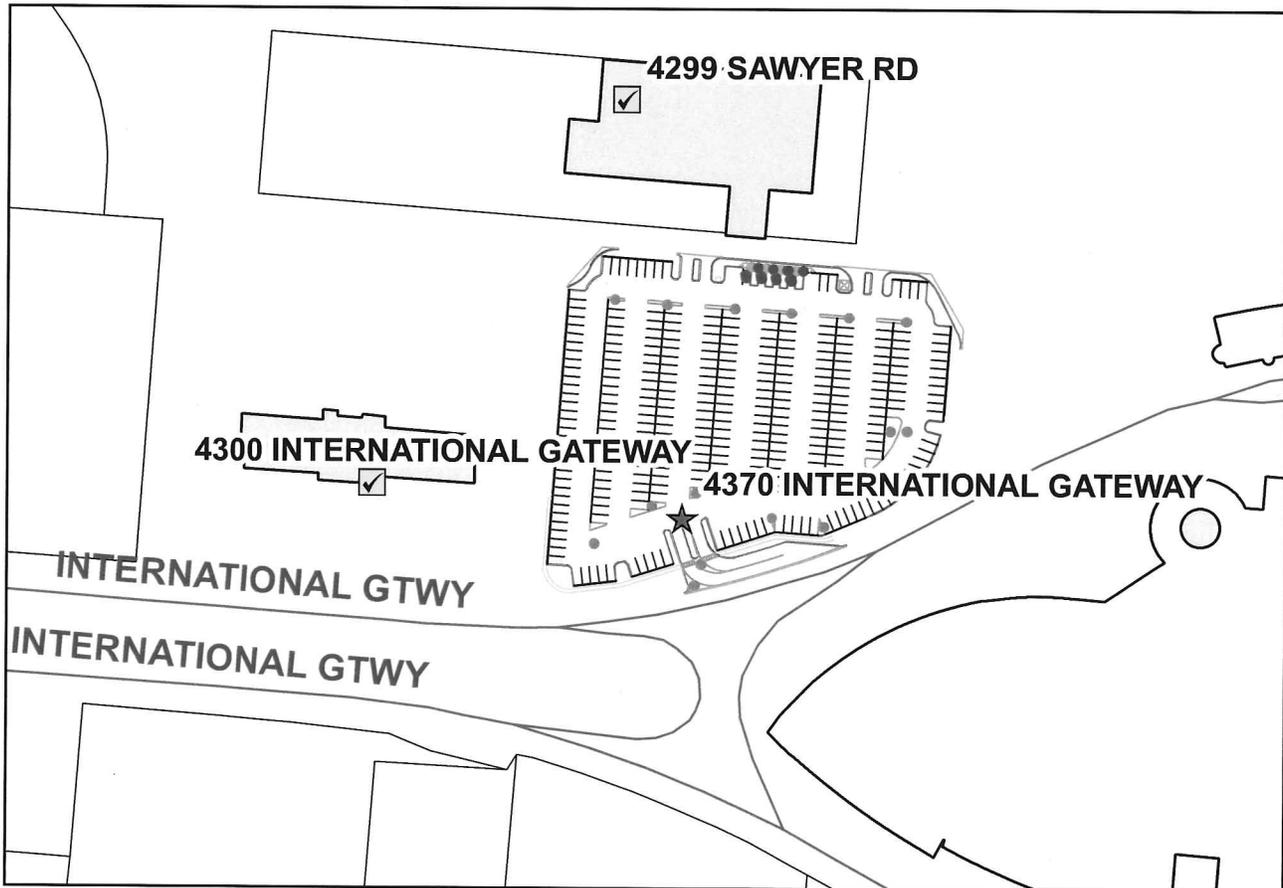
Complex: COLUMBUS AIRPORT

Owner: COLUMBUS REGIONAL AIRPORT AUTHORITY

Requested By: WOOLPERT

Printed By: *Phil Y Shih*

Date: 7/20/2016



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 9016761



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/6/16



ORTHOPHOTOGRAPHY DATE 2014

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.

Board of Zoning Adjustment Application

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) Doug Liening
of (COMPLETE ADDRESS) Woolpert, 4454 Idea Center Boulevard, Dayton, Ohio 45430

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
Columbus Regional Airport Authority	4600 International Gateway, Columbus, Ohio 43219

SIGNATURE OF AFFIANT *Doug M. Liening*

Sworn to before me and signed in my presence this 1 day of September, in the year 2016

J. Campbell My Commission Expires 8/14/2021 Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



JASON CAMPBELL
Notary Public, State of Ohio
My Commission Expires 08-14-2021

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