

**Zoning Report**

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**Site Information**

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Address	2865 E FOURTEENTH AV
Mailing Address	2881 E 14TH AVE COLUMBUS OH 43219-2301
Owner	FLAHERTY J D JR
Parcel Number	010008013
In Columbus?	Yes
County	FRANKLIN

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**Zoning Information**

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Zoning	Z66-113, Manufacturing, M1, 12/14/1966, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	I-670 Graphics Control
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	Port Columbus International Airport

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**Pending Zoning Action**

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Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

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THE CITY OF COLUMBUS

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA16-179 Date Received: 16 Dec 2016
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: N/A
Existing Zoning:
Comments:

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

- [X] Variance [ ] Special Permit

Indicate what the proposal is and list applicable code sections:

CLUBS CMT FOR COMMERCIAL PROPERTY AT 2865 E. 14TH AVE.
COLUMBUS 43219. ZONING CODE SECTION 3312.25
3312.51, LOADING SPACE

LOCATION

Certified Address: 2865 14TH AVE. City: COLUMBUS Zip: 43219-2301

Parcel Number (only one required): 010008013

APPLICANT (If different from Owner):

Applicant Name: KEITH E. WAGENKNECHT Phone Number: 614-917-7195 Ext.:
Address: 7831 BASIL WESTERN BD. NW City/State: CANAL WINGH, OH Zip: 43110
Email Address: KEWAGS@YAHOO.COM Fax Number:

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

Name: JD FLAHERTY Phone Number: 614-679-5017 Ext.:
Address: 2865 E. 14TH AVE. City/State: COLUMBUS, OH. Zip: 43219-2301
Email Address: JD@CONSISOHO.COM Fax Number: 614-252-2131

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

Name: KEITH E. WAGENKNECHT Phone Number: 614-917-7195 Ext.:
Address: 7831 BASIL WESTERN BD. NW City/State: CANAL WINGH, OH Zip: 43110
Email Address: KEWAGS@YAHOO.COM Fax Number:

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [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

THE CITY OF COLUMBUS

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

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME KEITH E. WAGENKNECHT of (1) MAILING ADDRESS 7831 BASIL WESTERN RD, NW, CANAL WINCH, OH. 43110

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 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) JD FLAHERTY 2865 E. 14TH AVE. COLUMBUS, OH. 43219-2301

APPLICANT'S NAME AND PHONE # (same as listed on front application) KEITH E. WAGENKNECHT 614-917-7195

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:

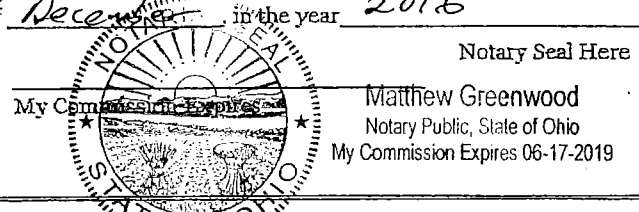
Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS

(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 12th day of December, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC



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THE CITY OF COLUMBUS

Board of Zoning Adjustment Application

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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... 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... 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:

THIS PROPERTY WAS PURCHASED BY THE OWNER 33 YEARS AGO & THE ACCESS TO THE LOADING DOCK WAS EXISTING AT THAT TIME. OVER THE YEARS TRUCK DELIVERIES HAVE OCCURRED & AT TIMES MHD FLARS WERE DAMAGED BECAUSE OF THE CURB ISSUE. THE OWNER IS SEEKING TO INSTALL A CITY APPROVED CURB CUT AND NOW HAS DISCOVERED THAT THE ORIGINAL OWNER DID NOT GET PROPER APPROVAL WHEN THE BUILDING WAS ERECTED. CURB ACCESS TO THE DOCK AREA HAS NEVER INCONVENIENCED NEIGHBORING PROPERTIES & OTHER PROPERTIES HAVE SIMILAR CONDITIONS AS WELL. OWNER IS SEEKING APPROVAL TO PROPERLY INSTALL A CURB CUT PER CITY REQUIREMENTS AND CONTINUE PROPER USE OF ACCESS TO EXISTING LOADING DOCK.

Signature of Applicant [Handwritten Signature]

Date 12/12/2016

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# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 12/14/16



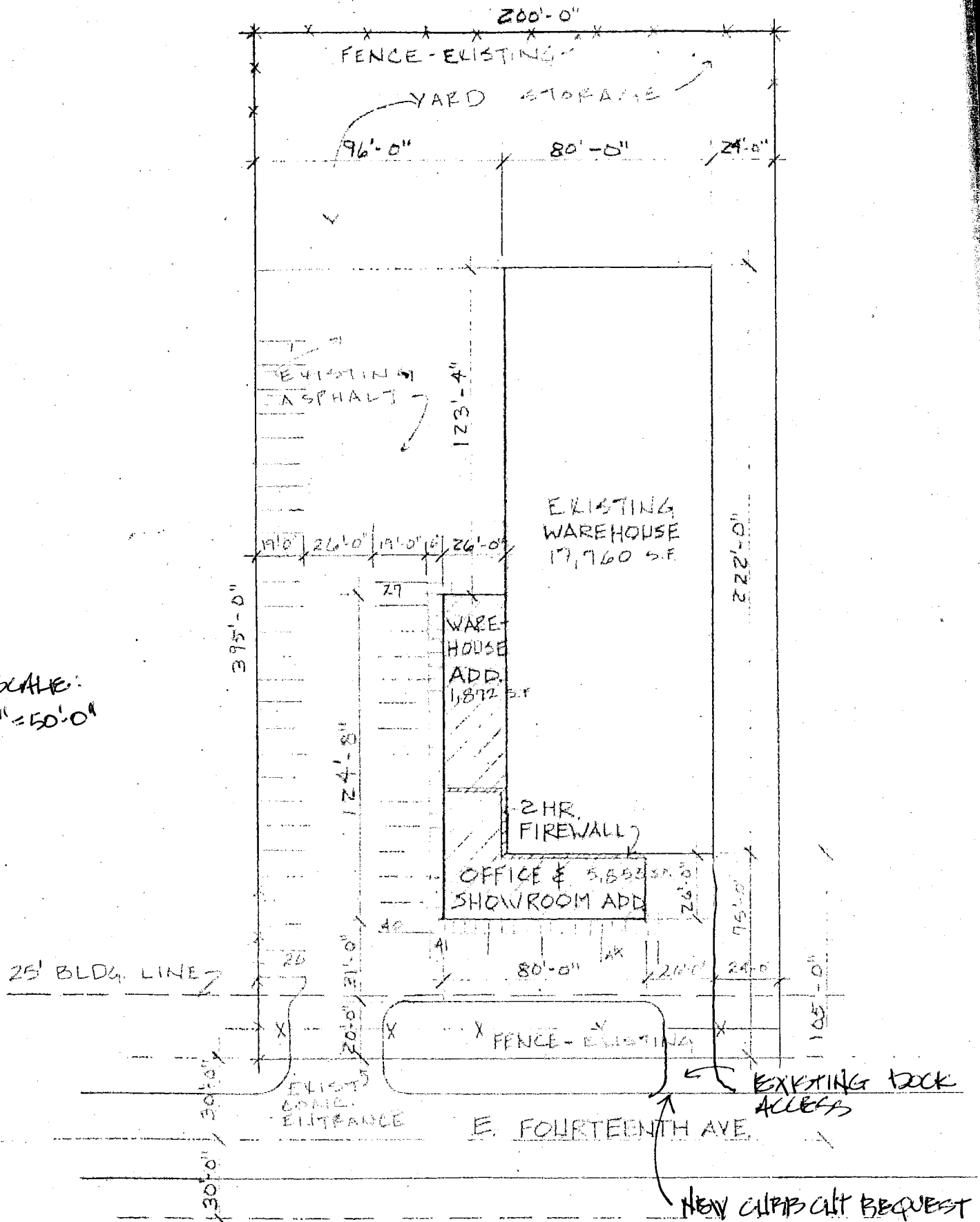
Disclaimer

Scale = 150



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.

SCALE:  
1" = 50'-0"



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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

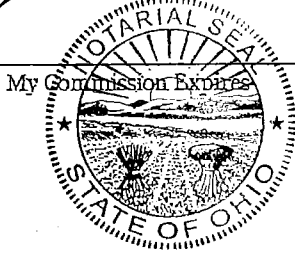
Being first duly cautioned and sworn (NAME) KEITH E. WAGENKNECHT
of (COMPLETE ADDRESS) 7831 BASIL WESTERN RD. NW, CANAL WINCH, OH. 43110
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of
this application and their mailing addresses:

Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: JD FLAHERTY, 2865 E. 14TH AVE. COLUMBUS, OH. 43219-2301

SIGNATURE OF AFFLIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 12th day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]



Notary Seal Here
Matthew Greenwood
Notary Public, State of Ohio
My Commission Expires 06-17-2019

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