

Zoning Report

Site Information

Address	1600 W MOUND ST, COLUMBUS, OH
Mailing Address	90 W BROAD ST RM 425 COLUMBUS OH 43215-9000
Owner	CITY OF COLUMBUS
Parcel Number	010003370
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Manufacturing, M, 2/27/1928, H-60
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Greater Hilltop Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

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

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: BZA16-160 Date Received: 14 Dec. 2016
 Application Accepted by: _____ Fee: \$1900
 Commission/Civic: C.A.A.C.
 Existing Zoning: _____
 Comments: _____

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

- Variance
- Special Permit

Indicate what the proposal is and list applicable code sections:

Variance 1: Reduction of the Mound Street Building Setback from 50 feet to 30 feet.
 Variance 2: Installation of 60 ft Antenna Height within the Mound Street Bldg setback. 3309.142.

LOCATION

Certified Address: 1600 W Mound St. City: Columbus Zip: 43223

Parcel Number (only one required): 010-003370-00

APPLICANT (If different from Owner):

Applicant Name: _____ 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: City of Columbus Phone Number: 614-645-5189 Ext.: _____

Address: 90 W. Broad St RM 425 City/State: Columbus/OH Zip: 43215

Email Address: FinanceRealEstateMgtOffice@columbus.gov Fax Number: 614-645-5190

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

Name: John R. Ortli, PE Phone Number: 614-600-5904 Ext.: _____

Address: 277 W. Natiowide Blvd. City/State: Columbus/OH Zip: 43215

Email Address: john.ortli@aecom.com Fax Number: 614-464-0588

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

APPLICANT 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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Joe Lombardi
of **(1)** MAILING ADDRESS 90 W. Broad St., Columbus, Ohio 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 City of Columbus, 1600 W. Mound St, Columbus, Ohio 43223

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 **(4)** City of Columbus
AND MAILING ADDRESS 90 W. Broad Street, Rm 425
Columbus, OH 43215

APPLICANT'S NAME AND PHONE # Joe Lombardi, Director of Finance & Mgmt.
(same as listed on front application) 614-645-5189

AREA COMMISSION OR CIVIC GROUP **(5)** Greater Hilltop Area Commission
AREA COMMISSION ZONING CHAIR Greg Large
OR CONTACT PERSON AND ADDRESS 614-653-7653

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

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

(8) SIGNATURE OF AFFIANT Joe G. Lombardi

Sworn to before me and signed in my presence this 9th day of November, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 1/28/18

Notary Seal Here
Christina S Long
Notary Public, State of Ohio

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EXAMPLE LABEL SET

APPLICANT

ACME Inc.
c/o Brad Clark
555 Main Street
Anytown, USA 10000

PROPERTY OWNER

Jeffrey Jackson
430 Main Street
Anytown, USA 10000

ATTORNEY

John W. Smith
Law Office LP
123 Main Street
Anytown, USA 10000

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

Civic Group
c/o Zoning Chair Person
100 Main Street
Anytown, USA 10000

SURROUNDING PROPERTY OWNERS

Jeffrey Johnson
430 Main Street
Anytown, USA 10000

Robert Miller
425 Main Street
Anytown, USA 10000

Jane Lewis
429 Main Street
Anytown, USA 10000

Country Snaps LP
c/o Shopping Centers Inc.
355 Town Street
Anytown, USA 10000

Joel and Carla Nelson
434 Main Street
Anytown, USA 10000

Susan Griffin
505 High Street
Anytown, USA 10000

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STATEMENT OF HARDSHIP

APPLICATION #

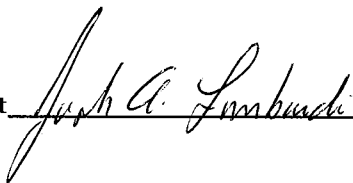
3307.09 Variances by Board.

- 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:

- Variance 1: Reduction of the Mound Street Building Setback from 50 feet to 30 feet.
Per the City Thoroughfare Plan, the Mound Street building setback requirement is 50 feet. Parcel 010-003370 has a depth of approximately 140 feet. The proposed booster station building along with required vehicle circulation requires 110 feet from the north property line thus placing the south edge of the building at 30 feet from the north R/W of Mound Street. Meeting the 50 ft. setback would require reducing building footprint and vehicular circulation to size that would not make the project viable. A variance is being requested to reduce the building setback from 50 ft. to 30 ft along the north side of Mound Street for the subject parcel.
- Variance 2: Location of a 60 ft antenna inside of the allowable height/building setback as outlined in 3309.142. The proposed antenna is 60 feet and anchored to a concrete block foundation. The proposed antenna location is based upon a detailed field propagation study as well as the a requirement to be in close proximity to the radio. As such a variance is being requested to install the antenna at a distance of 23 feet from Mound Street R/W. The building setback line is 50 ft based upon the City Thoroughfare Plan.

Signature of Applicant



Date 11-9-16

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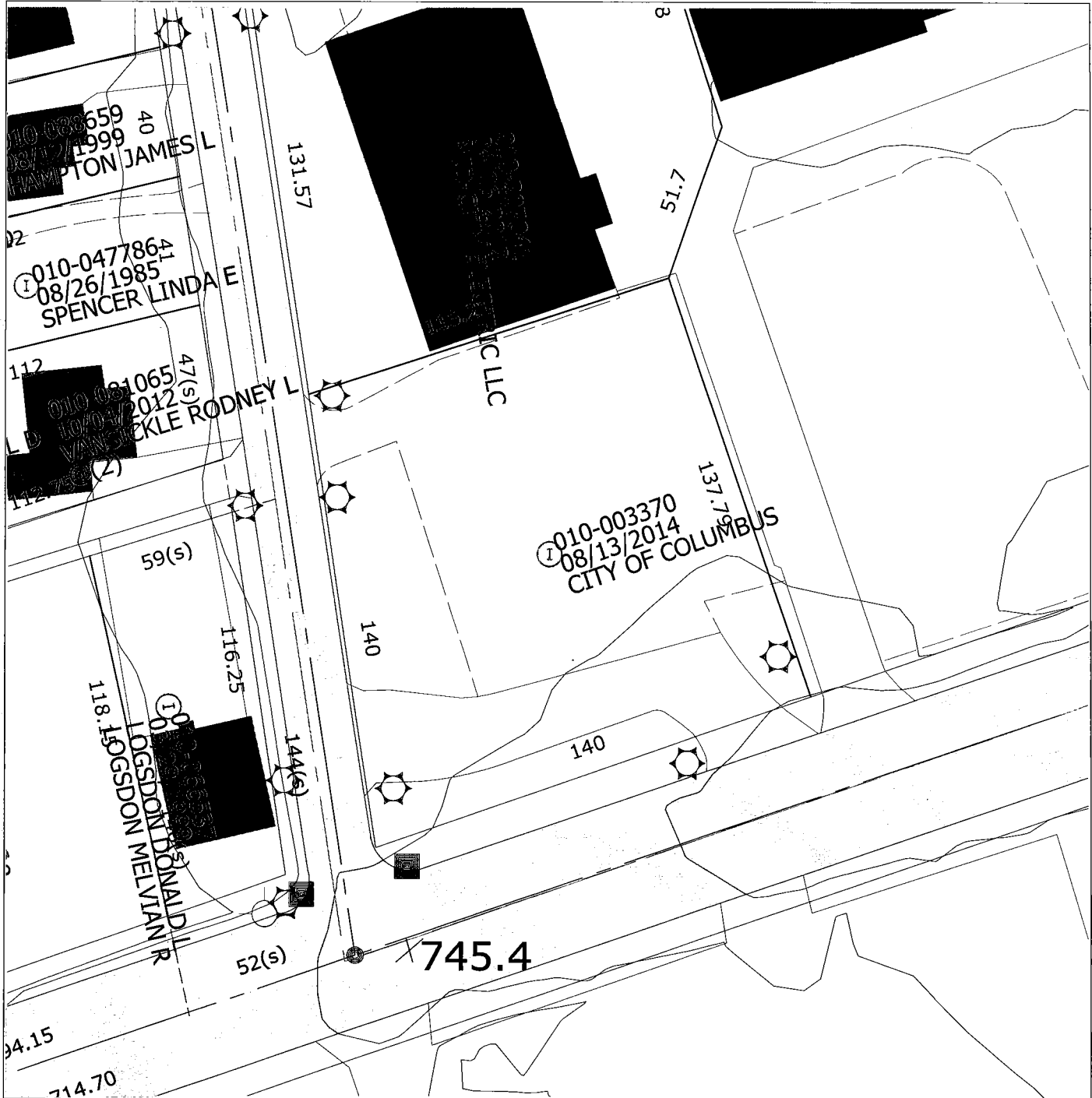
Please make checks payable to the Columbus City Treasurer



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 4/7/16

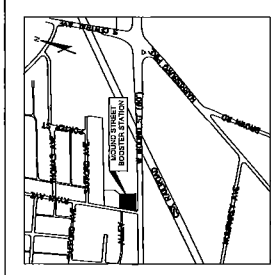


Disclaimer

Scale = 45



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.



**1600 WEST MOUND STREET
CITY OF COLUMBUS
FRANKLIN COUNTY
NOVEMBER 1, 2016**

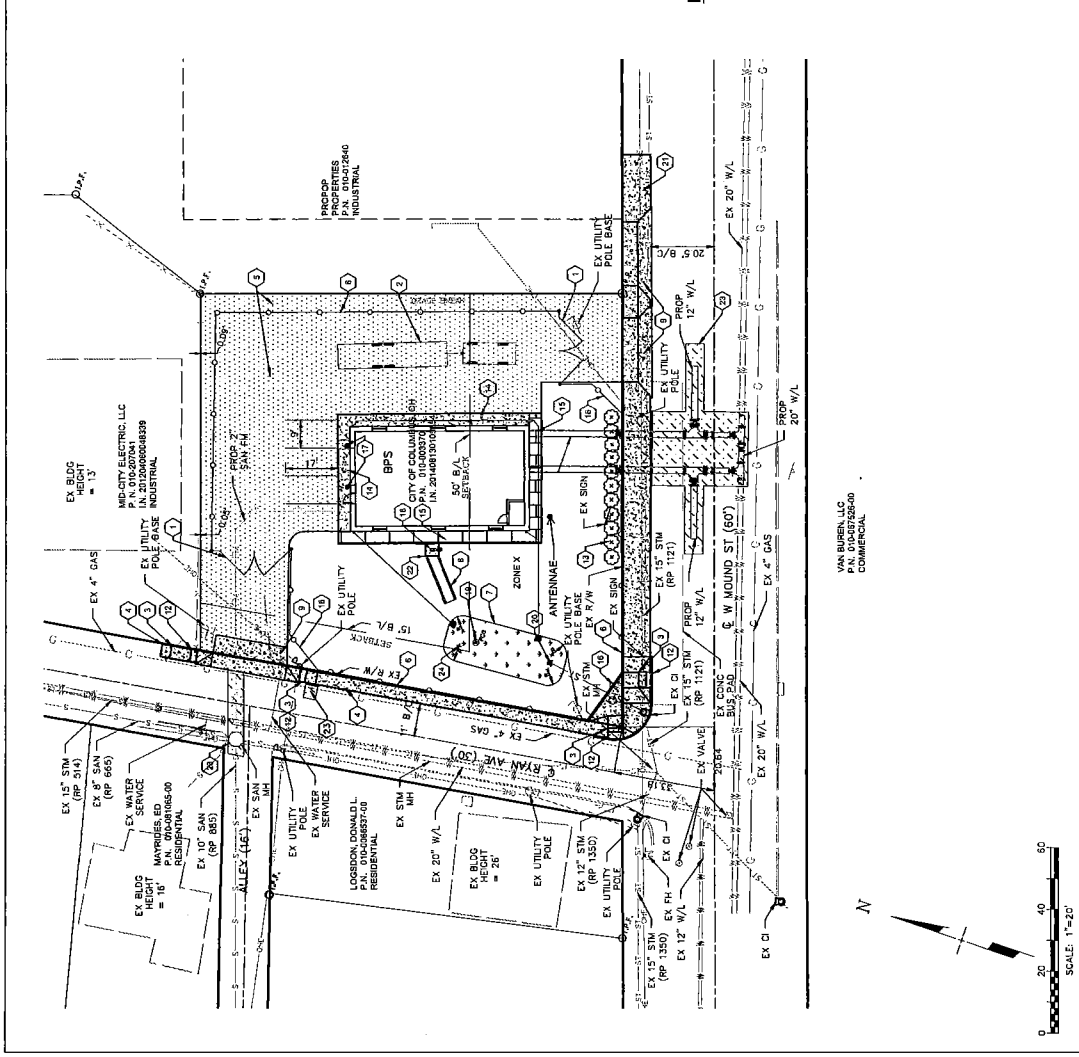
- CODED NOTES:**
- 1 DOUBLE SWING GATE. (TYP OF 2)
 - 2 PORTABLE STANDBY GENERATOR TRAILOR
 - 3 CURB ACCESS RAMP (STD DWG 2319)
 - 4 4" CONC SIDEWALK (STD DWG 2300). TRANSITION SIDEWALK AND EXISTING CURB TO MATCH EXISTING PAVEMENT GRADE (TYP).
 - 5 ASPHALT PAVEMENT
 - 6 8" FENCE AND GATES
 - 7 15'x40' BORETENTION FACILITY.
 - 8 CONCRETE SWALE.
 - 9 EXISTING ACCESS DRIVE TO BE REMOVED AND REPLACED. STANDARD COMMERCIAL DRIVEWAY APPROACH PER CCC STD DWG 2322. RAMP @ 8.0% W/L.
 - 10 NOT USED
 - 11 DETECTABLE WARNING (TYP). SEE DETAIL STD DWG 2319 (TYP)
 - 12 PLANTING PER CCC STANDARDS
 - 13 4'-0" WIDE CONCRETE SIDEWALK @ 1/2" FT SLOPE AWAY FROM BUILDING. SEE STD DWG 2300 FOR DETAIL
 - 14 4'-0" WIDE PAVERS.
 - 15 MAINTAIN CLEAR VISION TRIANGLE PER CITY OF COLUMBUS 3321.05
 - 16 SITE BOLLARD.
 - 17 PUMP SURGE DISCHARGE STRUCTURE.
 - 18 REMEDIATION FACILITY UNDERDRAIN CLEARDOUT. SEE STD DWG 44-5181
 - 19 BORETENTION OVERFLOW CATCH BASIN.
 - 20 9'-0" WIDE CONCRETE SIDEWALK. SEE STD DWG 2300 FOR DETAIL.
 - 21 2" EXPANSION JOINT FILLER
 - 22 REPLACE ASPHALT PAVEMENT PER EXISTING ASPHALT PAVEMENT BUILDUP.
 - 23 R=5'-0" (TYP) SEE BORETENTION RADIUS COORDINATES BELOW.
 - 24 W/8789531 N7028763.45 8241845.61 02041845.61
 - 25 W/8789531 N7028763.39 8241845.46 02041845.46
 - 26 E1816951.01 E1816950.00 E1816950.12 E1816951.11

- NOTES:**
- FOR THE DIVISION OF POWER:
 - THE DIVISION OF POWER HAS OVERSEEN PRIMARY AND OVERHEAD STREET LIGHTING AND IS NOT RESPONSIBLE FOR THE DESIGN OF THE STREET LIGHTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA. THE DOP DISPATCH OFFICE NUMBER IS: (614) 645-7827 (VOICE)
 - ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF THE DOP PERSONNEL. AND AT THE EXPENSE OF THE PROJECT DOP SHALL MAKE ALL FINAL ADJUSTMENTS TO THE STREET LIGHTING SYSTEM. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S MATERIAL AND INSTALLATION SPECIFICATIONS' SPECIFICATIONS CITY OF COLUMBUS' (CANS) ANY NEW OR REINSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN THE CITY OF COLUMBUS' STREET LIGHTING SYSTEM TESTING MANUAL. THE DOP'S EXISTING CONDUCTOR SAFETY POLICY AND HOLD CARD SYSTEM, USE-CARDS OF WHICH ARE AVAILABLE FROM DOP. IF YOU HAVE ANY QUESTIONS, CALL SCOTT WOLFE AT (614) 724-4351 OR CHRIS VOELT AT (614) 645-8963.
 - IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR OR HIS EMPLOYEES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

SANITARY SEWER NOTE:
CONNECTION TO SANITARY SEWER CANNOT BE MADE UNTIL THE SANITARY SEWER PERMIT OFFICE 910 DUBUIN RD., 3RD FLOOR 645-7490.

SITE AREA DATA
TOTAL SITE AREA: 0.40 AC
TOTAL DISTURBED AREA: 0.48 AC

CONSTRUCTION AREA DATA
REPAIRED ASPHALT AREA: 1.15 AC
POST-DEVELOPED IMPERVIOUS AREA: 0.23 AC
15% DECREASE OF IMPERVIOUS AREA.



PROJECT TITLE:
STORM SEWERS FOR
MOUND STREET WASTEWATER STATION
INFRASTRUCTURE IMPROVEMENTS
PROJECT No. 590459-100000
CONTRACT No. 2029

**SITE COMPLIANCE PLANS
16345-127**

CITY NO	COUNTY RECORDER	VOL.	PAGE	DATE

NO.	REVISIONS	DESCRIPTION	APPROVAL/DATE

DESIGNER	CHECKER	DATE

AECOM
DYNOTEK
DYNOTEK, INC.
2511 E. DUBUIN RD., SUITE 300
COLUMBUS, OHIO 43260
(614) 880-7200 Fax: (614) 880-7204

PLAN PREPARED BY:

SCALE	AS SHOWN	SHEETS	RECORD PLAN NO.
AS SHOWN	AS SHOWN	1 OF 1	

CITY OF COLUMBUS

CONTRACT DRAWING NO.

DATE

1600 WEST MOUND STREET

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) Joe Lombardi
of (COMPLETE ADDRESS) 90 W. Broad St., Columbus, Ohio 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
_____ City of Columbus _____ 1600 W. Mound Street _____ c/o City of Columbus, Real Estate Management _____ 90 W Broad St, Rm 425 _____ Columbus, OH 43215	_____ _____ _____
_____ 10,000 Columbus Based Employees _____ Joe Lombard, 614-645-5189	_____ _____
_____	_____
_____	_____
_____	_____

SIGNATURE OF AFFIANT *Joe A. Lombardi*

Sworn to before me and signed in my presence this 9th day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC *[Signature]*

1/28/18
My Commission Expires

Notary Seal Here

Christopher S. Long
Notary Public, State of Ohio

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