

Zoning Report

Site Information

Address	5101 TRABUE RD, COLUMBUS, OH
Mailing Address	PO BOX 28606 ATLANTA GA 30358-0606
Owner	CLEVE CORP
Parcel Number	560205289
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z85-170, Manufacturing, M2, 5/16/1986, 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	None
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

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: BZA16-161 Date Received: 14 Dec. 2016
Application Accepted by: N/A Fee: \$1900-
Commission/Civic: N/A
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:

Seeking variance for construction of a fence in excess of six feet in height per CC4113.55. Proposed fence shall be 8' high with 1' of 3-strand barbed wire. Per CC4525.13 B, this fence will be used to protect the public from access to the UPS parcel shipping facility. The height and other properties of the proposed fencing will match existing fencing already present on site.

LOCATION

Certified Address: 5101 Trabue Road Columbus 43228

Parcel Number (only one required): 560-205289-00

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: United Parcel Service (UPS) c/o Jeff McBride Phone Number: 614-870-4220 Ext.: _____

Address: 5101 Trabue Road City/State: Columbus, OH Zip: 43228

Email Address: JWMcBride@UPS.com (All Lower Case) Fax Number: _____

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

Name: John Ortli, P.E. Phone Number: 614-600-5904 Ext.: _____

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

Email Address: John.Ortli@AECOM.com Fax Number: _____

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

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

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jeff McBride

of **(1)** MAILING ADDRESS 5101 Trabue Road, Columbus OH, 43228

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 5101 Trabue Road, Columbus OH, 43228

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) United Parcel Service (UPS) c/o Jeff McBride
5101 Trabue Road, Columbus OH, 43228

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

United Parcel Service (UPS) c/o Jeff McBride 614-870-4220

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:

(6) PROPERTY OWNER NAME

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

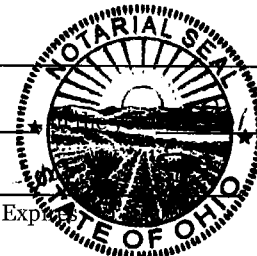
☒ **(7)** Check here if listing additional property owners on a separate page

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 11 day of December

Christina R. Morgenstern
(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 6-30-19



Christina R. Morgenstern
Notary Public, State of Ohio
My Commission Expires 06-30-19

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BZA16-161
5101 TRABUE ROAD

Attachment to Variance Application for 5101 Trabue Road, Columbus Ohio		
Applicant United Parcel Service C/O Jeff McBride 5101 Trabue Road Columbus, OH 43228	Owner United Parcel Service C/O Jeff McBride 5101 Trabue Road Columbus, OH 43228	Agent John R. Ortli, PE AECOM 277 W. Nationwide Blvd. Columbus, OH 43215
Area Commission No Area Commission		
Surrounding Property Owners within 125 feet of 5101 Trabue Road		
Columbus Southern Power 1314 Walcutt Road	Columbus Medina 1250 Walcutt Road	Ohio CORP Fisher Road
Keller Family, LP 1600 Walcutt Road c/o Keller Family LP 1600 Walcutt Road Columbus, OH 43228	Trabue Road Self Storage LLC 5140 Trabue Road c/o Trabue Road Self Storage LLC 5140 Trabue Road Columbus, OH 43228	Honest Holdings LLC 5110 Trabue Road c/o Honest Holdings LLC 1629 W. Third Avenue Columbus, OH 43212
Troncos, Hector R. 5100 Trabue Road c/o Hector R. Troncos 5100 Trabue Road Columbus, OH 43228	Norfolk Southern c/o Norfolk Southern Corp. Three Commercial Place Norfolk, VA 23510	Pennsylvania Lines LLC c/o Norfolk Southern Corp Three Commercial Place Norfolk, VA 23510
Saley Holdings, LLC 5197 Trabue Road	Saben LTD 1400 Walcutt Road	I-70 Interstate Right-of-Way Ohio Department of Transportation 1980 W. Broad Street Columbus, OH 43223
CSX Columbus 2351 Westbelt Drive c/o CSX Transportation 500 Water Street, 15th Floor Jacksonville, FL 32202	ZET LLC 5090-5098 Trabue Road	

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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:

Per CC 4113.55, fences greater than 8' in height require a permit to be approved through the BZA.

The proposed fencing for the construction project is a 8' tall fence with 1' of 3-strand barbed wire.

The proposed fencing will match the height and properties of existing fence already on site.

It is acknowledged that this site borders a residential zone in the south east corner of the site. The purpose of the existing and proposed fence line is to protect the assets within the UPS parcel facility from tampering or theft, and also to prevent access to this potentially hazardous site by the public. Therefore, the proposed fencing should conform to and pass the requirement put forth by CC4525.13(B). Having a fence shorter than 8' would not provide enough protection to the parcel facility on premise, and would also render the existing fence less effective.

Signature of Applicant

Date

12/14/16

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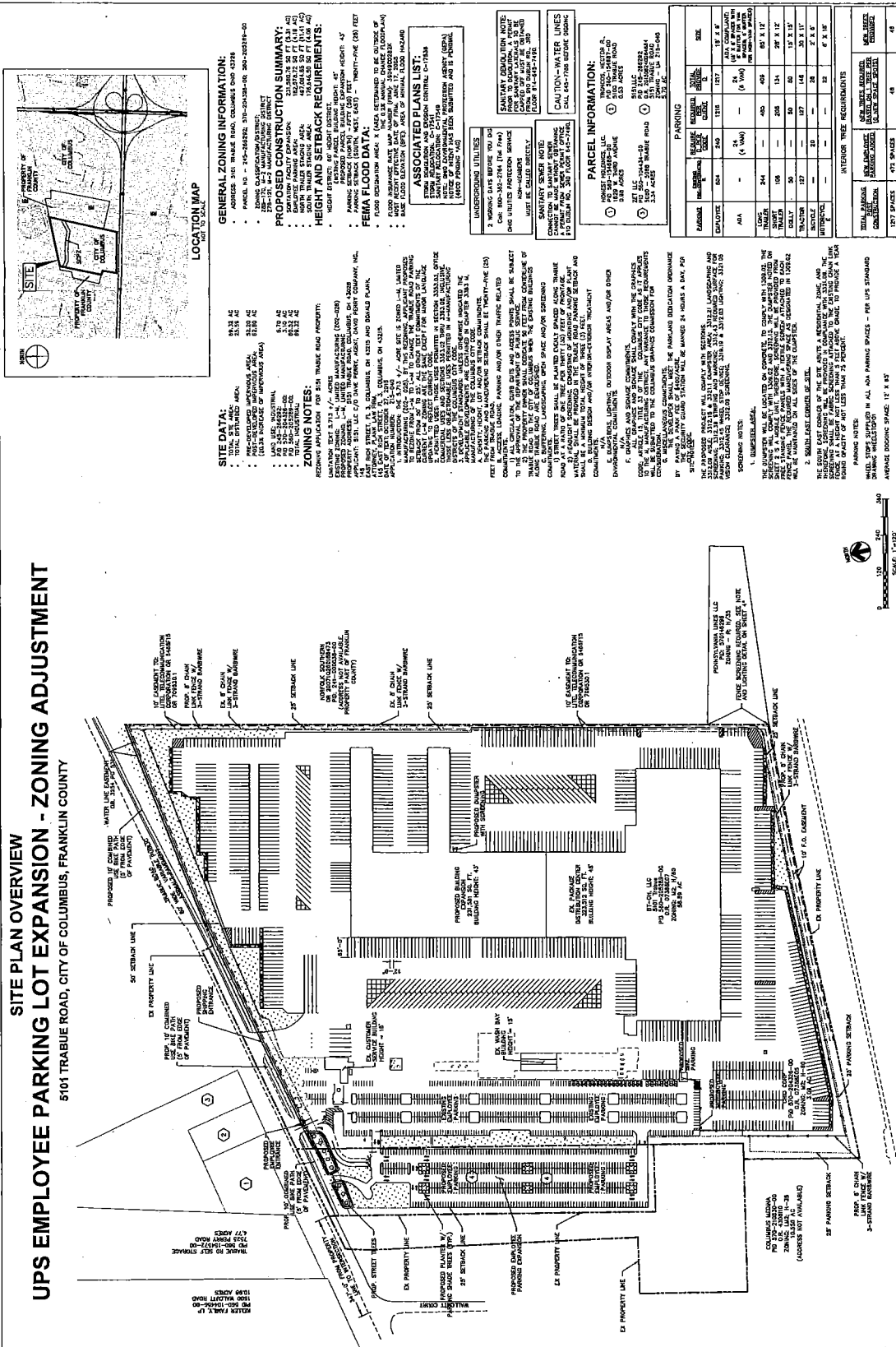
Grid North

Real Estate / GIS Department

SITE PLAN OVERVIEW

UPS EMPLOYEE PARKING LOT EXPANSION - ZONING ADJUSTMENT

5101 TRABUE ROAD, CITY OF COLUMBUS, FRANKLIN COUNTY

[illegible]

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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) Jeff McBride

of (COMPLETE ADDRESS) 5101 Trabue Road, Columbus Ohio, 43228

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

United Parcel Service - C/O Jeff McBride

5101 Trabue Road

Columbus, OH 43228

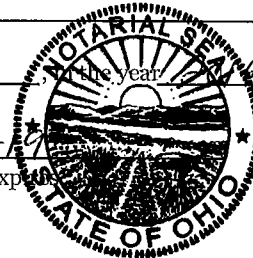
(1000 Columbus Based Employees)

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 14 day of December

Christina R. Morgenstern
SIGNATURE OF NOTARY PUBLIC

My Commission Expires 6-30-19



Christina R. Morgenstern
Notary Public, State of Ohio
My Commission Expires 06-30-19

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