

Zoning Report

Site Information

Address	2390 CLEVELAND AVE, COLUMBUS, OH
Mailing Address	PO BOX 191 NEW ALBANY OH 43054-0191
Owner	CACC INVESTMENTS LLC
Parcel Number	010061064
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Commercial, C4, 2/27/1928, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	CLEVELAND AVE/NORTH LINDEN UCO
Planning Overlay	None
Graphics Variance	None
Area Commission	North Linden 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

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, 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: BZA16-172 Date Received: 19 Dec 2016
Application Accepted by: JF Fee: \$1900-
Commission/Civic: NORTH LINDEN AC
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:

3372.607 VINYL Privacy Fence IN LIEU OF METAL
3312.49 PARKING Requirement 2 instead of 5
3312.09 20' MANEUVERING Requirement

LOCATION

Certified Address: 2390 Cleveland Ave City: Columbus Zip: 43211

Parcel Number (only one required): 010-061064

APPLICANT (If different from Owner):

Applicant Name: DANNY POPP Phone Number: 614-262-7973 Ext.: _____

Address: 855 B. COOKE RD. City/State: Columbus OH Zip: 43224

Email Address: ddparchs@aol.com Fax Number: 614-262-7963

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

Name: CACC INVESTMENTS LLC Phone Number: _____ Ext.: _____

Address: PO Box 191 City/State: NEW Albany OH Zip: 43054

Email Address: _____ Fax Number: _____

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

Name: DANNY POPP Phone Number: 614-262-7973 Ext.: _____

Address: 855 B COOKE RD. City/State: Columbus OH. Zip: 43224

Email Address: ddparchs@aol.com Fax Number: 614-262-7963

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [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 Robert Jones
of (1) MAILING ADDRESS 855 E. COOKE RD. Columbus OH. 43224
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 2390 Cleveland Ave. Columbus OH. 43211
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) CACC INVESTMENT LLC
PO Box 191
New Albany OH. 43054

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

Danny Popp
614-262-7973

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) NORTH LINDEN
Walt Reimer
614-882-0800

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
<u>CACC INVESTMENT</u>	<u>2390 Cleveland Ave</u>	<u>PO BOX 191 New Albany 43054</u>

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

(8) SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 19 day of December in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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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:

SEE ATTACHED

Signature of Applicant _____ Date _____

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STATEMENT OF HARDSHIP

Due to the site's existing building configuration and building layout on it having to provide the minimum number of required parking spaces is physically impossible creating a financial hardship to the owner. To address this they Daycare will be providing pick up and drop off services for over 50% of its target market.

In regards to the material of the screen fence the previous owner had recently installed a new white vinyl fence; the current owner would like to keep the existing fence as is in lieu having it replaced, the vinyl is very low maintenance and looks quite nice.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 11/15/16



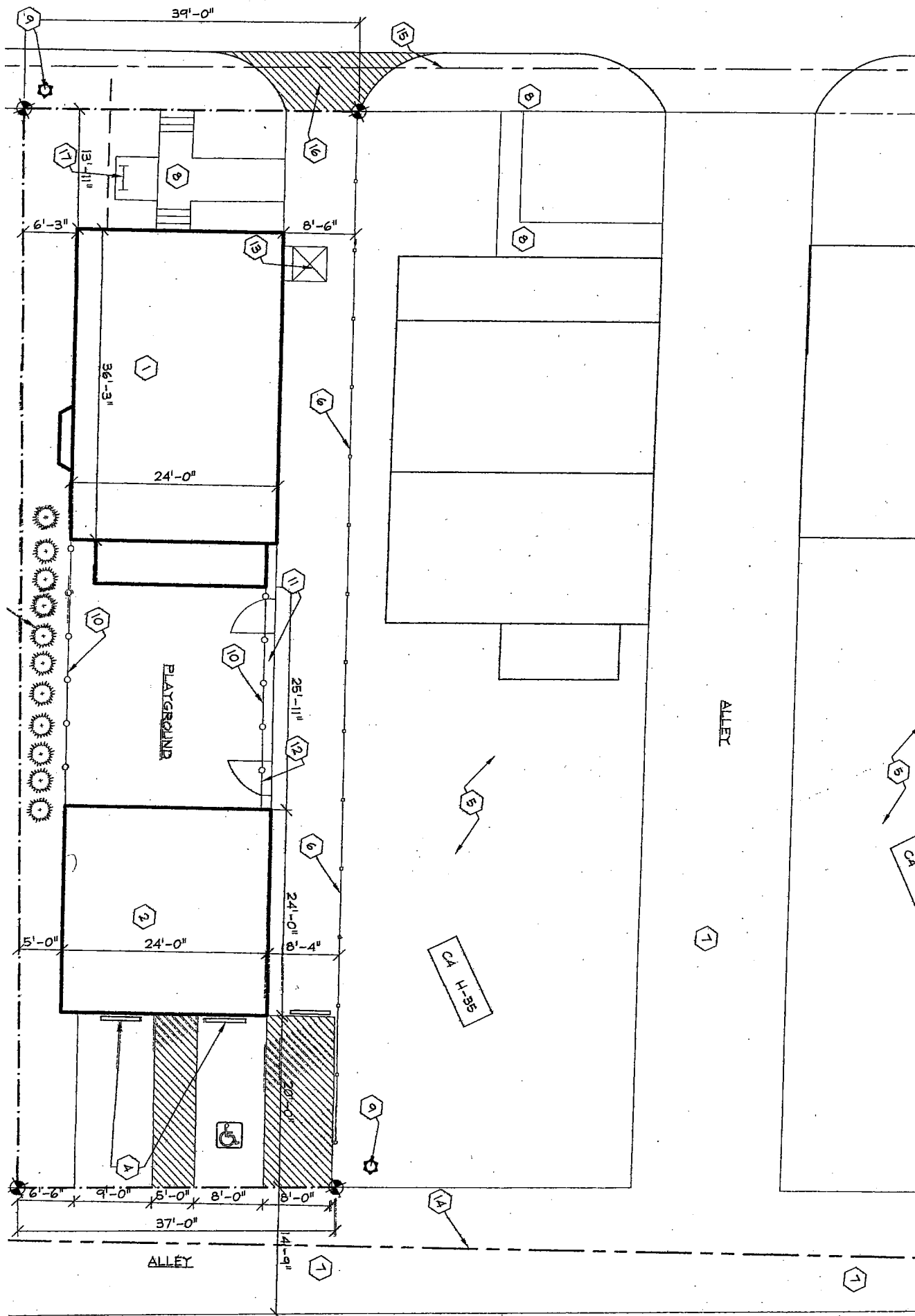
Disclaimer

Scale = 60



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



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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) Robert T Jones
of (COMPLETE ADDRESS) 855 B COOK RD. COLUMBUS OH. 43224
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

CACC INVESTMENTS

PO Box 191 NEW ALBANY OH. 43054

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

19

day of

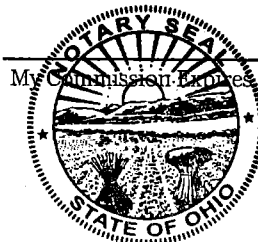
December

, in the year

2016

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



ANTIONETTE M. GILLUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 17, 2019

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