

Zoning Report

Site Information

Address	W BROAD ST
Mailing Address	2550 BRIXTON RD COLUMBUS OH 43221-3080
Owner	MOUTH OF WILSON LLC
Parcel Number	570187765
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z14-057, Commercial, LC4, 5/5/2015, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Westland 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 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: BZA17-002 Date Received: 17 Jan 2017
Application Accepted by: WESTLAND AC Fee: \$ 1900
Commission/Civic:
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:

3312.49 Reduce required parking for proposed retail display area from 236 to zero. DISPLAY AREA = 50809 sq. ft.

LOCATION

Certified Address: 5526 W. Broad St. City: Columbus Zip: 43228

Parcel Number (only one required): 570-187765-00

APPLICANT (If different from Owner):

Applicant Name: Patricia J. Anderson Phone Number: 614.402.4510 Ext.: off. 614.889.1314

Address: 5350 Riverside Drive City/State: Columbus, Ohio Zip: 43220

Email Address: pa@straders.net Fax Number: 614.889.2546

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

Name: Mouth of Wilson LLC; Ruth + Jack Strader Phone Number: 614.402.1568 Ext.:

Address: 2550 Brixton Rd. City/State: Columbus, Ohio Zip: 43221

Email Address: jr@straders.net Fax Number: 614.889.2546

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

Name: Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

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

APPLICANT SIGNATURE Patricia J. Anderson

PROPERTY OWNER SIGNATURE Ruth Strader

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.

POWER OF ATTORNEY

The undersigned, Ruth Strader, the principal shareholder of Mouth of Wilson LLC, a duly licensed LLC under Ohio law, in good standing with the Ohio Secretary of State, hereby appoints Patricia Anderson individually and in her capacity as President of Strader's Garden Centers Inc., to act in her capacity to present an application to the City of Columbus Zoning Commission for a zoning variance at Strader's Garden Center located at 5526 W. Broad St., Columbus, Ohio.

A copy of this Special Power of Attorney shall be sufficient evidence of the binding power of the Agent granted herein.

IN WITNESS WHEREOF, the undersigned does hereby execute and deliver this POWER of Attorney effective as of January 11, 2017.

Ruth Strader

RUTH STRADER

Subscribed and sworn to before me this 11th day of January, 2017.

John R. Skaggs

Notary Public



JOHN R. SKAGGS
Notary Public, State of Ohio
My Comm. Expires Sept. 29, 2020
Recorded in Franklin County



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 Patricia J. Anderson
of (1) MAILING ADDRESS 5350 Riverside Dr., Columbus, OH 43220

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 5526 W. Broad St., Columbus, Ohio 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)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Mouth of Wilson, LLC
2550 Brixton Rd.
Columbus, Ohio 43221
Contact: Ruth Strader

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

Patricia J. Anderson
cell 614.402.4510 office 614.889.1314

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

(5) Westland Area Commission
Mike McKay
6336 Clover Meadow Court, Galloway, OH 43119

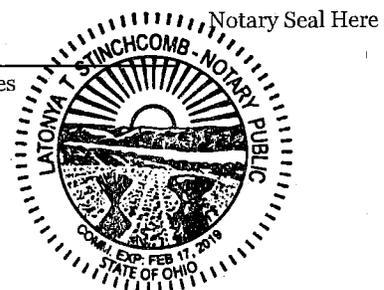
and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for 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

(7) SIGNATURE OF AFFIANT Patricia J. Anderson

Sworn to before me and signed in my presence this 14th day of January, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 2/1/19



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

APPLICANT

Patricia J. Anderson
5350 Riverside Drive
Columbus, OH 43220

Mouth of Wilson, LLC
2550 Brixton Road
Columbus, OH 43221
Contact: Ruth Strader

Westland Area Commission
Mike McKay
6336 Clover Meadow Court
Galloway, OH 43119

Mouth of Wilson, LLC
2550 Brixton Rd.
Columbus, OH 43221

SURROUNDING PROPERTY OWNERS

AEI Net Lease Portfolio III DST
30 E 7th ST STE 1300
Saint Paul, MN 55101

GP Portfolio Landlord #3 LLC
303 Peachtree St.
Atlanta, GA 30308

Parsley Business Developments LLC
775 Kaderly Dr
Columbus, OH 43228

Midwest Development Systems LLC
PO Box 354
Lewis Center, OH 43035

Broadman Baptist Church
75 Hilliard-Rome Rd
Columbus, OH 43228-1122

Citywide Rentals LLC
PO Box 282217
Columbus, OH 43228

Corriveau Properties LLC
5580 W Broad St
Columbus, OH 43228

Wendys Properties LLC
One Dave Thomas Blvd
Dublin, OH 43017

Straders Garden Centers
5526 West Broad St. Columbus OH 43228

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... 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.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

We are providing 141 parking spaces, on the primary site. This number is far more than we would ever use. For example during our busiest times 75% of the parking lot may be parked. Typically the lot is only 25% filled. Adding this display area, will not increase a parking demand and even if it did we could fill it on the primary lot which is always under filled.

Signature of Applicant Patricia J. Anderson Date 01.12.2017

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

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) Patricia J. Anderson of (COMPLETE ADDRESS) 5350 Riverside Drive, Columbus, OH 43220

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:

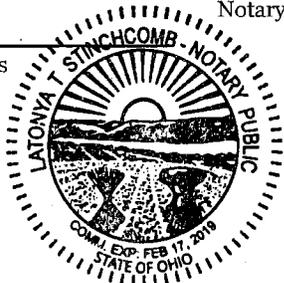
Table with 2 columns: NAME, COMPLETE MAILING ADDRESS. Row 1: Jack and Ruth Strader, 2550 Brixton Rd, Columbus, Ohio 43221

SIGNATURE OF AFFIANT Patricia J. Anderson

Sworn to before me and signed in my presence this 11th day of January, in the year 2017

Signature of Notary Public: Latonya T. Stinchcomb

My Commission Expires 2/17/19 Notary Seal Here



PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule.