THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: CV17-039
Date Received: 5/1/2017
Application Accepted By: SP Fee: $1920
Comments: Assigned to Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6480 Doubletree Avenue Zip 43212
Is this application being annexed into the City of Columbus Yes No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 610-132745-00 and 010-182940

☐ ***Check here if listing additional parcel numbers on a separate page.***

Current Zoning District(s) M and M-1 Requested Zoning District(s) M and M-1

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for variance request: Applicant is requesting ability to use M-1 portion of building for C-2 office uses.

(continue on separate page if necessary)

Proposed Height District: 60' Acreage 2.058 +/- acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Belle Isle Investment Co. LP

Address 5600 N. May Avenue City/State Oklahoma City, OK Zip 73112

Phone # 405-641-7324 Fax # Email ds_mccarty@sbcglobal.net

PROPERTY OWNER(S):

Name Belle Isle Investment Co. LP

Address 5600 N. May Avenue City/State Oklahoma City, OK Zip 73112

Phone # 405-641-7324 Fax # Email ds_mccarty@sbcglobal.net

☐ ***Check here if listing additional property owners on a separate page***

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jill S. Tangeman, Esq.

Address 52 East Gay Street City/State Columbus, OH Zip 43215

Phone # 614-464-5608 Fax # 614-719-4638 Email: jstangeman@vorys.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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 all checks payable to the Columbus City Treasurer

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

CV17-039

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjuction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character , duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

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

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 requested as detailed below (use separate page if needed or desired):

See attached.

Signature of Applicant [signature] **Date** 5/1/207

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CV17-039

STATEMENT OF HARDSHIP

Property Address: 6480 Doubletree Avenue

Applicant: Belle Isle Investment Co. LP

The subject site is 2.058+/- acres on Doubletree Avenue and is part of the Busch Corporate Center business park. The subject site is comprised of two parcels, but is developed with one building. Part of the building is zoned M-Manufacturing and was intended to be used for general office uses. The remaining part of the building was originally constructed as warehouse space and was therefore zoned M-1. The Applicant is requesting a variance for the M-1 portion of the building to allow C-2 general office uses.

The applicant intends to use the whole building (both the M portion and the M-1 portion) for general office uses in accordance with 3353.03 of the Columbus zoning code. The original building was designed for a specific user that has since vacated the property. While it is possible that another tenant may have a need for warehouse space in addition to general office space, the applicant believes it will be easier to identify new tenants for the building if the entire building can be used for general office purposes.

In addition to the variance to allow C-2 general office uses in the M-1 portion of the building, the applicant is also requesting variances from Section 3312.25, Maneuvering; Section 3312.29, Parking space; and Section 3312.49(C). The original building was constructed across two parcels. While the building and parking areas operate as one development site, the parcels could not be combined because each parcel is in a different taxing district. The required parking and maneuvering are split between the two parcels. The variances for maneuvering and parking are needed because, while the development as a whole meets code requirements, each parcel needs to be able to stand on its own.

There are no planned renovations to the exterior of the building or parking areas.

The grant of the above variances will not be injurious to the neighboring properties nor have any negative impact on city services.

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757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # CV17-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43215
deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 6480 Doubletree Avenue for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/1/2017
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
☐ *Check here if listing additional property owners on a separate page.*

(4) Belle Isle Investment Co. LP
5600 N. May Avenue
Oklahoma City, OK 73112

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

Belle Isle Investment Co. LP
c/o Don McCarty #405-641-7342

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

(5) Northland Community Council
c/o Dave Paul
2185 Blackoak Ave., Columbus, OH 43229

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 (8) Jill Tangeman

Subscribed to me in my presence and before me this 1st day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC (8) Deanna Cook

My Commission Expires: NA

This Affidavit expires six months after date of notarization.

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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AVERY® 5160®

Belle Isle Investment Co. LP
c/o Wiggin Properties LLC
5801 Broadway Ext - Suite 120
Oklahoma City, OK 73118-7419

Belle Isle Investment Co. LP
5600 N. May Avenue
Oklahoma City, OK 73112

TJM Columbus LLC
5801 Ulmerton Road –Suite 200
Clearwater, FL 33760-3951

National Board of Boiler
Pressure Vessel Inspectors
1055 Crupper Ave
Columbus, OH 43229-1108

6525 Doubletree LLC
141 E. Town Street
Columbus, OH 43215

6525 Doubletree LLC
4849 Evanswood Drive
Columbus, OH 43229-6299

Vorys, Sater, Seymour and Pease LLP
c/o Jill S. Tangeman, Esq.
52 East Gay Street
Columbus, Ohio 43215

Northland Community Council
c/o Dave Paul, Development
Committee Chair
P.O. Box 297836
Columbus, OH 43229

CV17-039

4/27/2017 27213943

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THE CITY OF
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ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.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 # CV17-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 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 in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, Sate, Zip
Number of Columbus based employees
Contact name and number

1. Belle Isle Investment Co. LP
5600 N. May Avenue
Oklahoma City, OK 73112
c/o Don McCarty #405-641-7342
0 Columbus employees

2.

☐ ***Check if listing additional parties on a separate page.***

J. S. Tangeman
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC [signature]

My Commission Expires: NA

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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Revised 12/15 slp

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	6480 DOUBLETREE AVE, COLUMBUS, OH
Mailing Address	5801 BROADWAY EXT STE 120 OKLAHOMA CITY OK 73118-74
Owner	BELLE ISLE INVESTMENT CO LP
Parcel Number	610132745
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z69-040, Manufacturing, M, 6/18/1969, 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	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

DEPARTMENT OF
DEVELOPMENT

Zoning Report

Site Information

Address	DOUBLETREE AV
Mailing Address	5801 BROADWAY EXT STE 120 OKLAHOMA CITY OK 73118-74
Owner	BELLE ISLE INVESTMENT CO LP
Parcel Number	010182940
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	908, Manufacturing, M1, 11/24/1960, 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	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

CV17-039

Legal Description

Situated in the State of Ohio, County of Franklin, City of Columbus, Range 18 , Township 2, Quarter Section 4, United States Military Lands, and being a 2.058 acre tract as described in deed to Belle Isle Investment Company (Official Record Volume 32720I11) and being more fully described as follows:

Beginning at a point at the Intersection of the easterly right of way line of Doubletree Avenue with the southerly right of way of Crupper Avenue;

Thence North 02°45'03" East a distance of 135.31 feet along the easterly right of way of said Doubletree Avenue to an existing iron pin at the southeast corner of Columbus Hotel Joint Venture (Deed Book 3758, Page 697);

Thence South 87°50'41" East a distance of 319.99 feet along the southerly line of said Columbus Hotel to an existing iron pin;

Thence South 02°50'13" West a distance of 135.02 feet, along a westerly line of said Columbus Hotel to an existing iron pin;

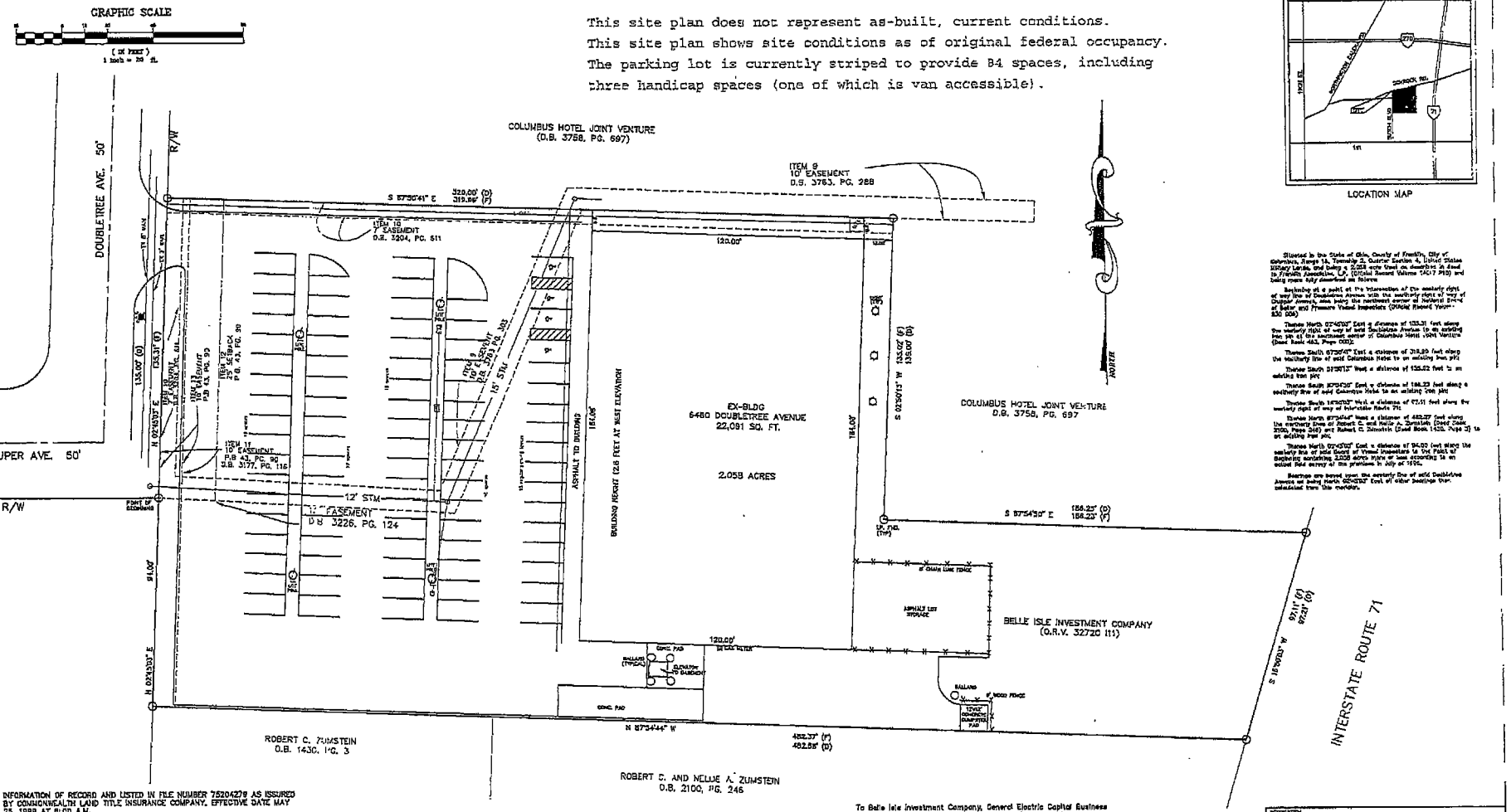
Thence South 87°54'50" East a distance of 186.23 feet along a southerly line of said Columbus Hotel to an existing iron pin;

Thence South 16°50'03" West a distance of 97.11 feet along the westerly right of way of Interstate Route 71;

Thence North 87°54'44" West a distance of 482.37 feet along the northerly lines of Robert C. and Nellie A. Zumstein (Deed Book 2100, Page 246) and Robert C. Zumstein (Deed Book 1430, Page 3) to an existing iron pin;

Thence North 02°45'03" East a distance of 94.00 feet to the Point of Beginning containing 2.058 acres more or less according to an actual field survey of the premises in July of 1996.

CV17-039



Situated in the State of Ohio, County of Franklin, City of Columbus, Range 16, Township 2, Quarter Section 4, United States Military Lands, and being a 2.058 acre tract as described in Franklin Association, LP, (Official Record Volume 32417 P10) and being more fully described as follows:

Beginning at a point at the intersection of the westerly right of way line of Doubletree Avenue with the southerly right of way of Cruper Avenue, also being the northeast corner of Industrial Zoned at Safety and Pressure Vessel Inspectors (Official Record Volume 830 006);

Thence North 87°45'00" East a distance of 133.31 feet along the southerly right of way of said Doubletree Avenue to an existing iron pin at the northwest corner of Columbus Hotel Joint Venture (Deed Book 463, Page 000);

Thence South 87°30'47" East a distance of 319.89 feet along the southerly line of said Columbus Hotel to an existing iron pin;

Thence South 87°30'13" West a distance of 155.62 feet to an existing iron pin;

Thence South 87°30'47" East a distance of 186.23 feet along a southerly line of said Columbus Hotel to an existing iron pin;

Thence South 18°30'00" West a distance of 67.51 feet along the westerly right of way of Interstate Route 71;

Thence North 87°54'30" West a distance of 482.37 feet along the northerly lines of Robert C. and Nellie A. Zumstein (Deed Book 2100, Page 246) and Robert C. Zumstein (Deed Book 1430, Page 3) to an existing iron pin;

Thence North 87°45'00" East a distance of 84.00 feet along the easterly line of said Board of Trustee Inspectors to the Point of Beginning containing 2.058 acres more or less according to an actual field survey of the premises in July of 1998.

Bearings are based upon the westerly line of said Doubletree Avenue as being North 02°15'00" East of other bearings that established from this monument.

INFORMATION OF RECORD AND LISTED IN FILE NUMBER 75204278 AS ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY. EFFECTIVE DATE MAY 23, 1998 AT 8:00 A.M.

SCHEDULE B SECTION II

ITEM 14 Reservations, conditions and restrictions of record in Deed Book 3738, page 168, Deed Book 2894, page 90, Deed Book 3177, page 116, and Miscellaneous Volume 152, page 217. (blanket easement)

ITEM 15 Easement to City of Columbus of record in Deed Book 3763, page 288, and Deed Book 3763, page 303.(affects the premises as shown)

ITEM 16 Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3204, page 611.(affects the premises as shown)

ITEM 17 Easement for utility purposes of record in Deed Book 3177, page 116.(affects the premises as shown)

ITEM 18 Building setback lines as shown on the recorded subdivision plat, found in Plat Book 43, page 90.(affects the premises as shown)

ITEM 19 Easement as shown on the recorded subdivision plat, found in Plat Book 43, page 90.(affects the premises as shown)

NOTE:
THIS SITE IS LOCATED IN ZONE"X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 39049 C 0155 G, EFFECTIVE DATE AUGUST 2, 1995.

THIS SITE SURVEYED HEREON IS THE SAME AS REFERED TO IN TITLE COMMITMENT NO. 75204278, EFFECTIVE DATE MAY 23, 1998 AT 8:00 A.M., AS ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

To Belle Isle Investment Company, General Electric Capital Business Asset Funding Corporation, and Commonwealth Land Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1997, includes items 1-4, 6-11, and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6815

STATE OF OHIO
FRANK C. LONG
6815
REGISTERED SURVEYOR

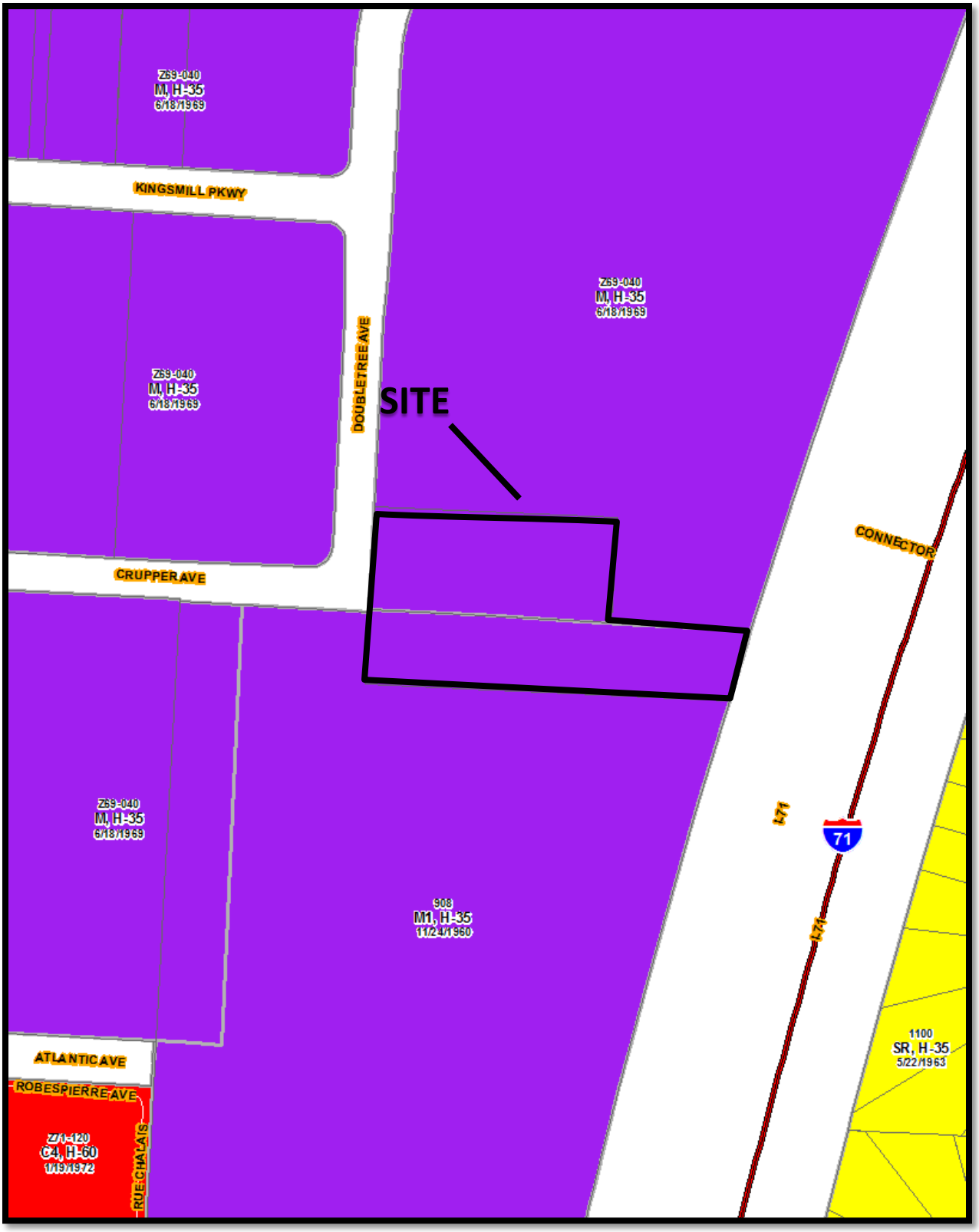
DESCRIPTION: ALTA/ACSM SURVEY

LOCATION: 6480 DOUBLETREE AVENUE
BUSCH CORPORATE CENTER
COLUMBUS, OHIO

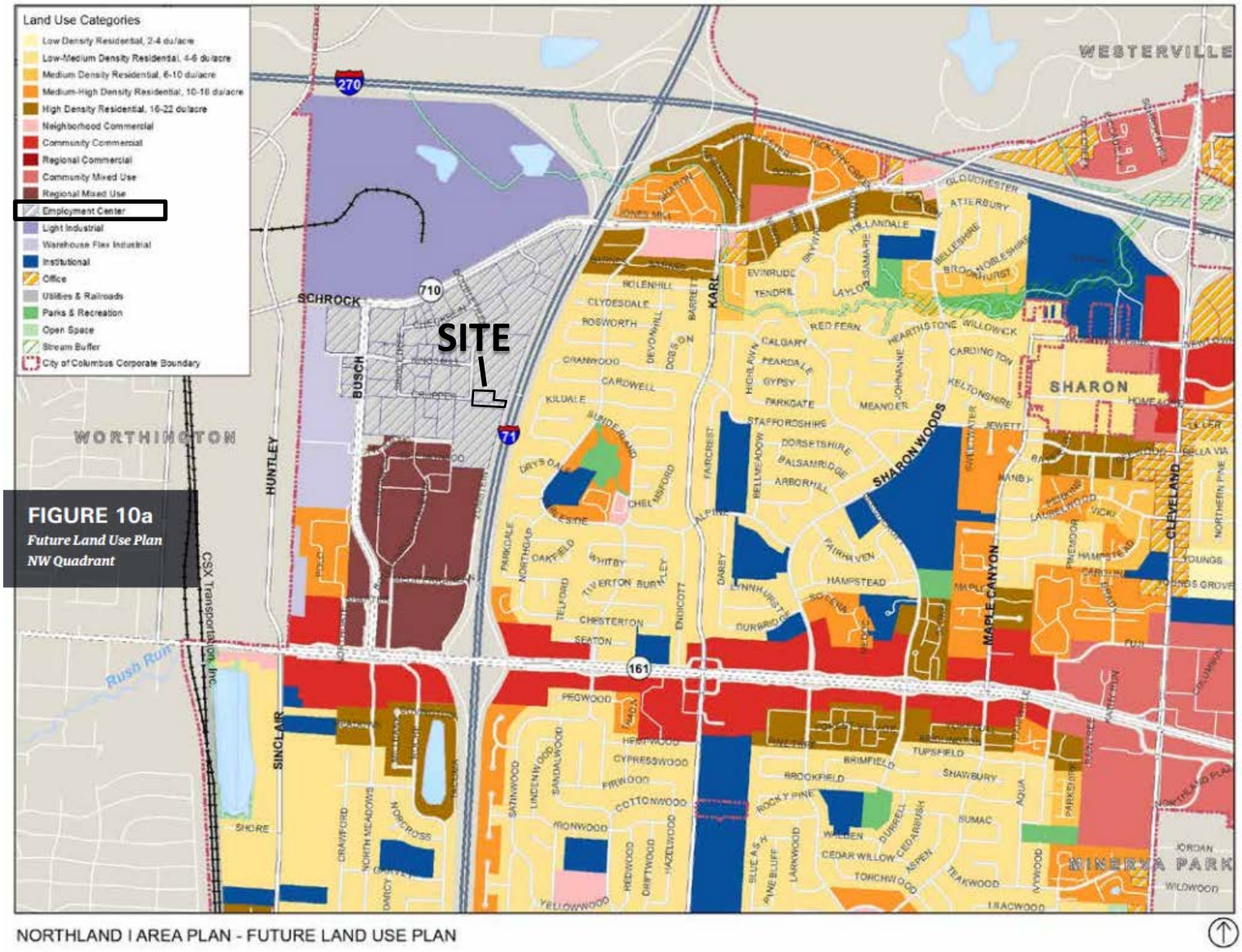
CLIENT: PROPERTY RESOURCE GROUP

HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
3622 Morse Crossing Avenue
Columbus, Ohio 43219
Tele: (614) 337-9700
Fax: (614) 337-9444
E-Mail: hock@columbus.rr.com

DRAWN BY: D.L.S.	CHECKED BY: F.C.L.	JACKET No.	REF. No.	SHEET
SCALE: 1"=50'	DATE: 5/26/98	#1098.211	12-2	1 OF 1

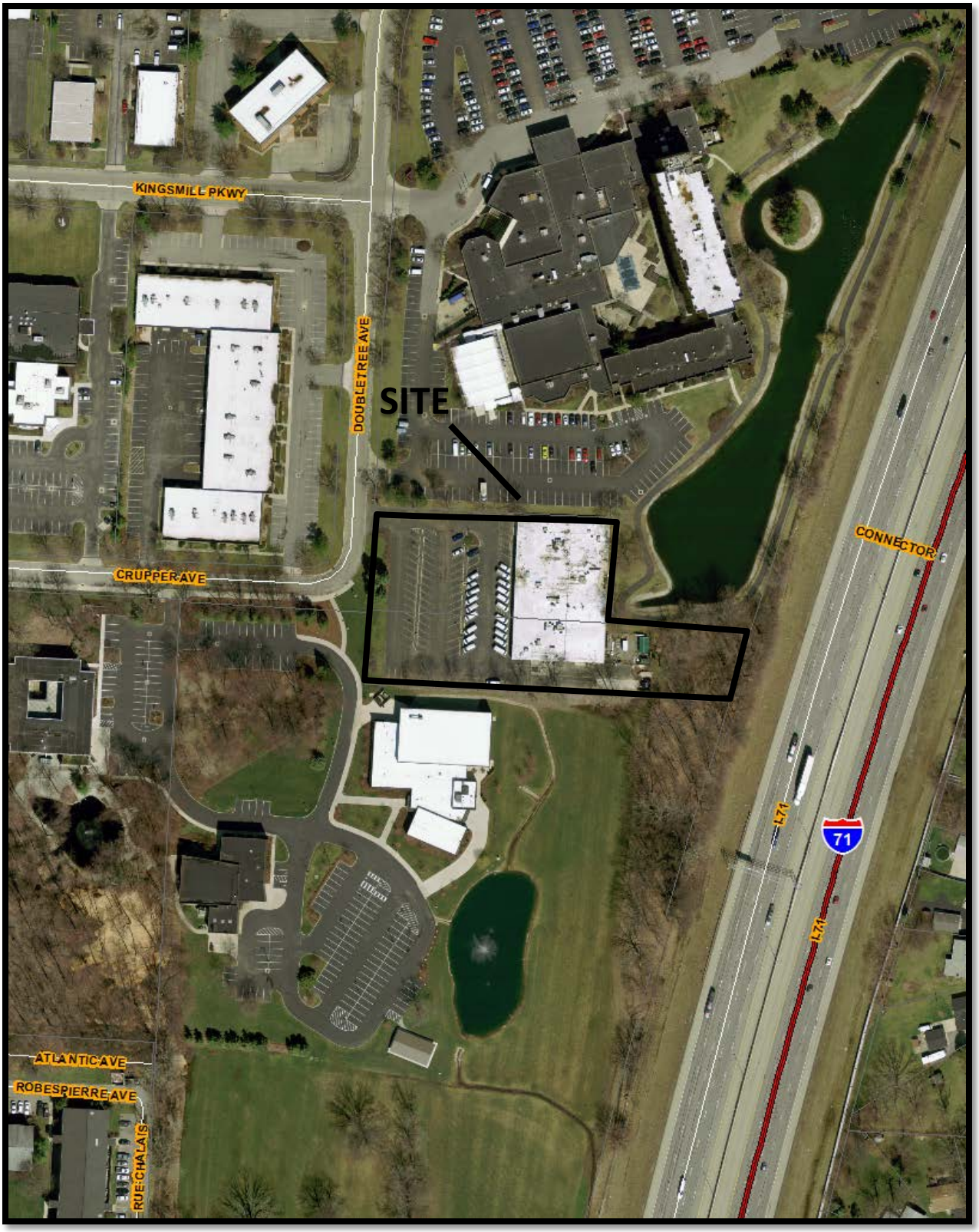


CV17-039
6480 Doubletree Avenue
Approximately 2.06 acres



NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN

CV17-039
6480 Doubletree Avenue
Approximately 2.06 acres



CV17-039
6480 Doubletree Avenue
Approximately 2.06 acres