

**THE CITY OF  
COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
DEVELOPMENT**Zoning Report**

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**Site Information**

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Address	1970 ALUM CREEK DR, COLUMBUS, OH
Mailing Address	4964 TEMPE RD POWELL OH 43065-8061
Owner	RADER MANAGEMENT LLC
Parcel Number	010019101
In Columbus?	Yes
County	FRANKLIN

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**Zoning Information**

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Zoning	Z66-048, Manufacturing, M, 6/15/1966, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	Columbus Southside Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

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**Pending Zoning Action**

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

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THE CITY OF  
**COLUMBUS**

ANNUAL CITY COUNCIL MEETING

**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA17-060 Date Received: 15 MAY 2017  
 Application Accepted by: FF Fee: \$1900  
 Commission/Civic: COLUMBUS SOUTH SIDE 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:

To operate a stand alone crematory to serve the public and funeral homes; Section 3389.04.

**LOCATION**Certified Address: 1970 Alum Creek Drive City: Columbus Zip: 43207Parcel Number (only one required): 010-019101-00**APPLICANT** (If different from Owner):Applicant Name: DFS Enterprises, LLC Phone Number: 678-986-5001 Ext.: \_\_\_\_\_Address: 790 Indian Mounds Road SE City/State: Cartersville, GA Zip: 30120Email Address: cliftdempsey@gmail.com Fax Number: \_\_\_\_\_**PROPERTY OWNER(S)** ☐ Check here if listing additional property owners on a separate pageName: Rader Management LLC Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_Address: 4964 Tempe Road City/State: Powell, OH Zip: 43065

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**ATTORNEY / AGENT** (Check one if applicable): ☒ Attorney ☐ AgentName: James V. Maniace Phone Number: 614-221-2838 Ext.: \_\_\_\_\_Address: 65 E. State St., Suite 1000 City/State: Columbus, OH Zip: 43220Email Address: jmaniace@taftlaw.com Fax Number: 614-221-2007**SIGNATURES** (All signatures must be provided and signed in blue ink)APPLICANT SIGNATURE [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.

THE CITY OF  
**COLUMBUS**

MISSOURI, MISSOURI

DEPARTMENT OF PLANNING  
AND ZONING

**Board of Zoning Adjustment Application**

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Parcel Number (only one required): 010-019101-00

**APPLICANT** (If different from Owner):

Applicant Name: DFS Enterprises, LLC Phone Number: 678-986-5001 Ext.: \_\_\_\_\_

Address: 790 Indian Mounds Road SE City/State: Cartersville, GA Zip: 30120

Email Address: cliftdempsey@gmail.com Fax Number: \_\_\_\_\_

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

Name: Rader Management LLC Phone Number: 614-565-9266 Ext.: \_\_\_\_\_

Address: 4964 Tempe Road City/State: Powell, OH Zip: 43065

Email Address: nancyrader@columbus.rr.com Fax Number: none

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

Name: James V. Maniace Phone Number: 614-221-2838 Ext.: \_\_\_\_\_

Address: 65 E. State St., Suite 1000 City/State: Columbus, OH Zip: 43220

Email Address: jmaniace@taftlaw.com Fax Number: 614-221-2007

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

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE Maniace J. Rader

ATTORNEY / AGENT SIGNATURE James V. Maniace

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THE CITY OF  
**COLUMBUS**  
OHIO

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Board of Zoning Adjustment Application

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 James V. Maniace

of (1) MAILING ADDRESS Taft Stettinius & Hollister LLP, 65 E. State St. Suite 1000, 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 1970 Alum Creek Drive, Columbus, Ohio 43207

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) Rader Management LLC  
4964 Tempe Road  
Powell, OH 43065

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

James V. Maniace  
678-986-5001

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

(5) Columbus South Side Area Commission  
Curtis Davis  
584 E. Moler Street, Columbus, OH 43207

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

Sworn to before me and signed in my presence this 11<sup>th</sup> day of May, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



ELIZABETH N. B. MCCARTHY  
Notary Public, State of Ohio  
My Commission Expires  
August 5, 2018

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**BZA17-060**  
**1970 ALUM CREEK DRIVE**

**APPLICANT**

DFS ENTERPRISES LLC  
790 INDIAN MOUND ROAD SE  
CARTERSVILLE GA 30120

**PROPERTY OWNER**

RADER MANAGEMENT LLC  
4964 TEMPE RD  
POWELL OH 43065

**ATTORNEY**

JAMES V. MANIACE  
TAFT STETTINIUS & HOLLISTER LLP  
65 E STATE ST SUITE 1000  
COLUMBUS OH 43215

**AREA COMMISSION**

COLUMBUS SOUTH SIDE AREA  
COMMISSION  
CURT DAVIS  
584 E MOLER ST  
COLUMBUS OH 43207

**SURROUNDING PROPERTY  
OWNERS**

1955 ALUM CREEK DRIVE LIMITED  
LIABILITY COMPANY  
OR CURRENT OCCUPANT  
1955 ALUM CREEK DRIVE  
COLUMBUS OH 43207

UB2 REAL ESTATE LLC  
OR CURRENT OCCUPANT  
700 ALUM CREEK DRIVE  
COLUMBUS OH 43205

UP ALUM CREEK INC  
OR CURRENT OCCUPANT  
1966 ALUM CREEK DRIVE  
COLUMBUS OH 43207

MABC PROPERTIES LLC  
OR CURRENT OCCUPANT  
5724 SAINT GEORGE AVE  
WESTERVILLE OH 43082

TIME WARNER CABLE MIDWEST LLC  
/ OR CURRENT OCCUPANT  
7820 CRESCENT EXECUTIVE DR  
CHARLOTTE NC 28217

THE CITY OF  
**COLUMBUS**

OFFICE OF THE CITY CLERK

100 North Front Street, Suite 100  
Columbus, Ohio 43201-2000

## Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224  
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### STATEMENT IN SUPPORT OF SPECIAL PERMIT REQUEST

APPLICATION #

**3307.06 Special Permits.**

The board of zoning adjustment shall have the power:

- A. To grant special permits for uses listed in Chapter 3389 where it is shown that the special use can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.
- B. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.
- C. To 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 the Zoning Code and to otherwise safeguard the public safety and welfare.
- D. Upon application by the city attorney, to revoke any special permit whose condition has been violated after notice and opportunity to conform have been given.
- E. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.

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

**PLEASE NOTE:** It is the applicant's responsibility to identify the Special Permit required for the project. If the necessary Special Permit is not requested, 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 meets the requirements of Section 3307.06 in the following ways  
(use separate page if needed or desired):

See Attached.

Signature of Applicant



Date

5/10/17

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1970 Alum Creek Drive, Columbus, Ohio 43207

**STATEMENT IN SUPPORT OF SPECIAL PERMIT REQUEST**

The granting of a Special Permit for Uses listed in Chapter 3388 requires the applicant to demonstrate the following:

- a) The special use can be granted without substantial detriment to the public good.

The Board has reviewed and approved crematory applications in the past after hearing scientific evidence the crematories are safe in operation, carefully regulated, and emit only heat and vapor without harming the environment. This special use supports the public good in that it is the least environmentally impactful manner for the disposition of human remains and provides a relatively economical way for families who do not want or cannot afford typical funeral home services to take possession of a loved ones remains and conduct their own remembrances.

- b) The special use can be granted without substantial impairment of the general purpose of the underlying zoning district in which the use is proposed to be located.

Chapter 3389 provides that crematories may be located in a C-3 or C-4 commercial district, or a M-manufacturing district. The proposed use is located in an M-District, which is its most intensive use-permitted district of choice. By its nature, this use is not as intense as many other uses permitted in the M-District. This use is a perfect and innocuous fit for its zoning district.

- c) The special use can be granted without significant incompatibility with the general character of the neighborhood.

The crematory will not require any variances, so by that standard it is compatible with the area standards for development established by law for the neighborhood. The immediate neighborhood does not have a defined identity and contains a variety of commercial, manufacturing and industrial uses. The building housing the crematory is unobtrusive and utilitarian by design. It will appear to be a general purpose commercial building by appearance, so it will be completely compatible with the neighborhood.

1970 Alum Creek Drive, Columbus, Ohio 43207

**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being located in Half Section 37, Section 25, Township 5, Range 22, Refugee Lands, and being 1.795 acres of the City National Bank and Trust Company 41.371 tract of record in Deed Book 2747, page 447, all references being to records of the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point in the centerline of Alum Creek Drive at the Northwesterly corner of the said City National Bank and Trust Company 41.371 acre tract, being also the southwesterly corner of the Lawrence W. Berman 9.581 acre tract of record in Deed Book 2325, page 279;

Thence along the southerly line of the said Berman 9.581 acre tract, being also the northerly line of the said City National Bank and Trust Company 41.371 acres tract South  $87^{\circ} 37' 54''$  East, (passing an iron pin at 52.45 feet), 563.37 feet to an iron pin;

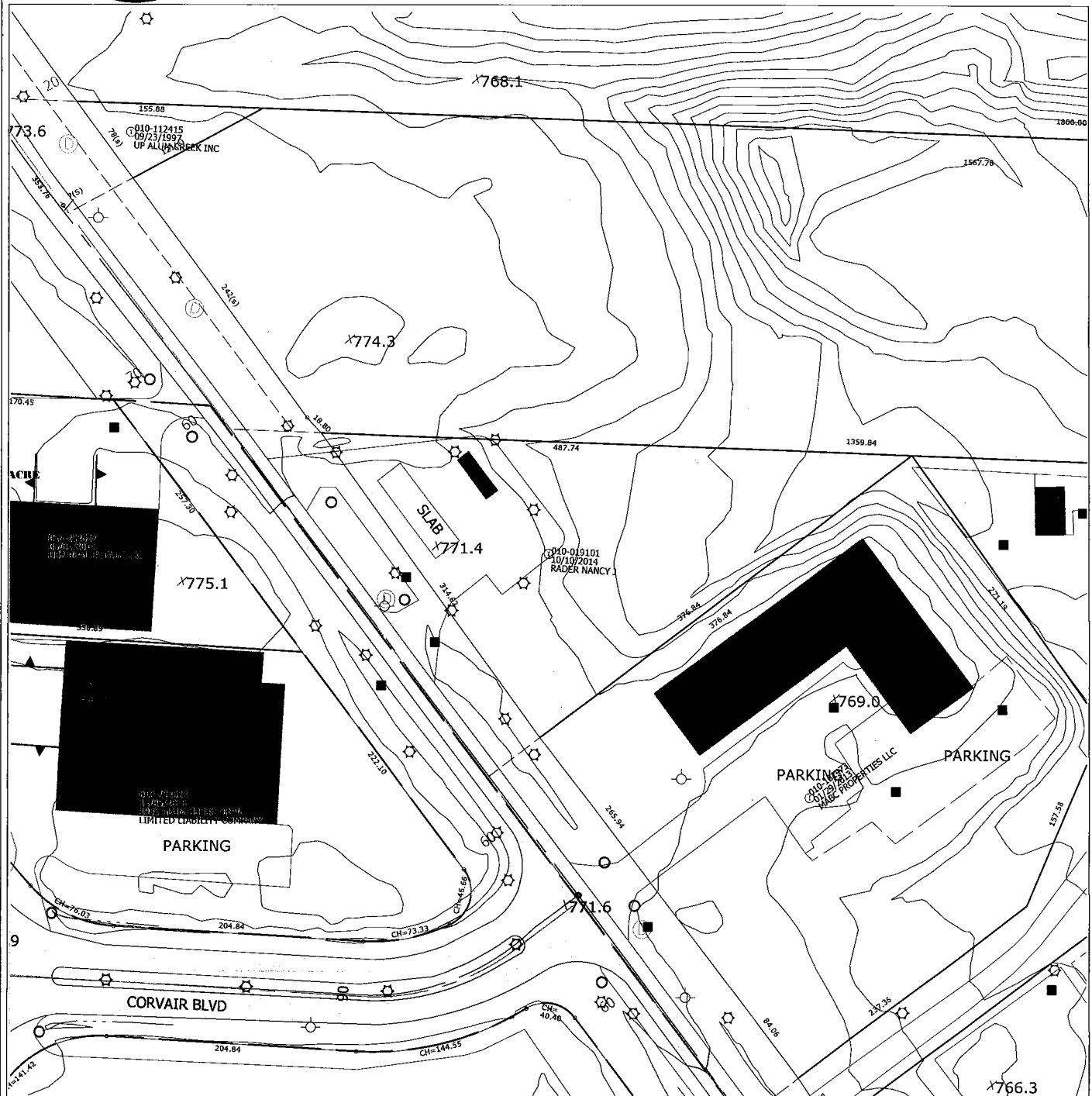
Thence South  $52^{\circ} 15' 10''$  West, (passing an iron pin at 390.84 feet), 430.84 feet to a point in the centerline of said Alum Creek Drive;

Thence along the centerline of the Alum Creek Drive, North  $37^{\circ} 44' 50''$  West, 363.0 feet to the place of beginning, containing 1.795 acres, more or less.





**CLARENCE E MINGO II**  
**FRANKLIN COUNTY AUDITOR**  
**MAP ID: N**      **DATE: 5/12/17**



Disclaimer

Scale = 120



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

- [illegible]

USAGE	PARKING REQUIREMENTS	AREA	REQUIRED
PROPOSED USE: FUNERAL PARLOR	1 SPACE PER EA. 150 S.F. FOR SERVICE USE.	3,450 S.F.	24

TOTAL SPACES PROVIDED = 24

**SITE DATA TABLE:**

TOTAL SITE AREA: 1.478 AC. (84,397 S.F.)  
TOTAL DISTURBED: 1.139 AC. (49,819 S.F.)  
PRE-DEVELOPED IMPERVIOUS: ±0.23 AC. (15.2%)  
POST-DEVELOPED IMPERVIOUS: 0.451 AC. (30.5%)

**SANITARY SEWER NOTE:**

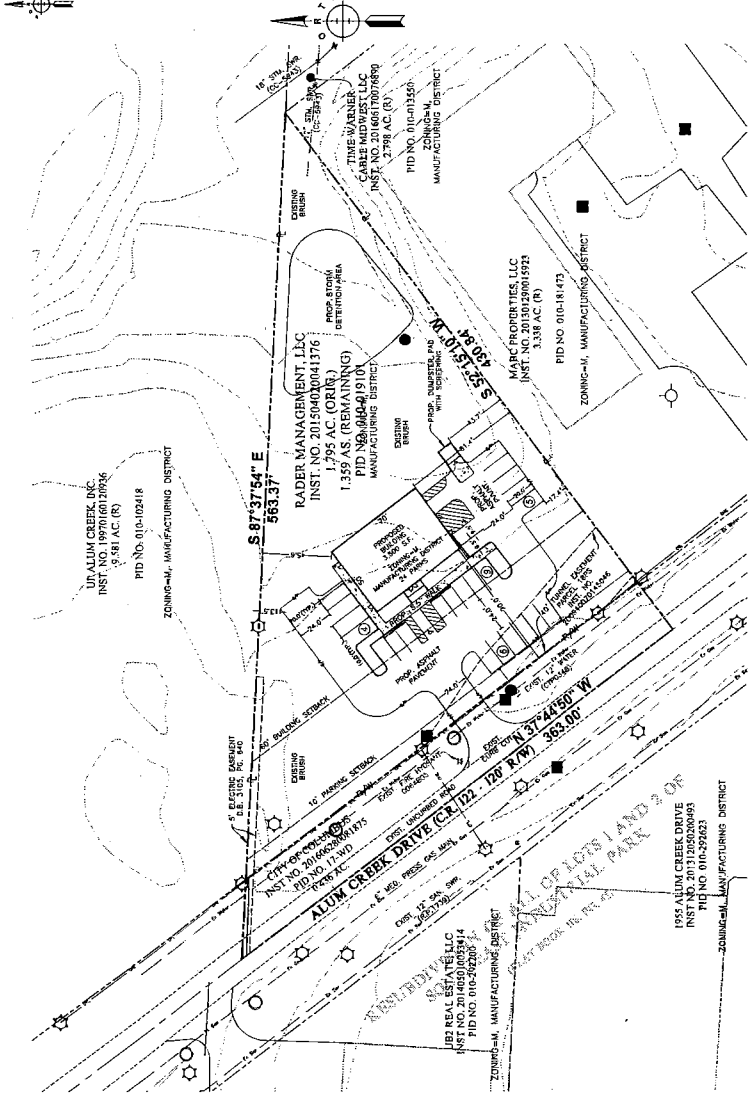
CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE 610 DUBLIN ROAD, 3RD FLOOR 845-7492.

PRIOR TO REVOLUTION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 610 DUBLIN RD., 3RD FLOOR 845-7492.

**FOR THE DIVISION OF POWER :**

[illegible]**PERMIT EXPIRATION:**

THIS PLAN IS VALUO FOR ONE (1) YEAR FROM DATE OF APPROVAL



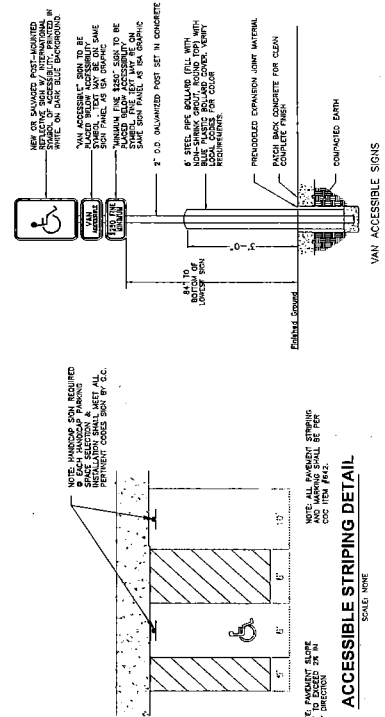
**SITE LOCATION MAP**  
SCALE: NOT TO SCALE

Age Group	Yes (%)	No (%)
18-24	~45	~55
25-34	~40	~60
35-44	~35	~65
45-54	~30	~70
55-64	~25	~75
65+	~20	~80

## LEGEND

PROPERTY LINE	PROPERTY LINE
ROCK-OF-WAY	ROCK-OF-WAY
CENTRAL OF IND	CENTRAL OF IND
EL. ELECTRIC	EL. ELECTRIC
EL. GAS	EL. GAS
EL. SANITARY	EL. SANITARY
EL. STREET	EL. STREET
EL. TELEPHONE	EL. TELEPHONE
EL. WATER	EL. WATER
PROP. GAS	PROP. GAS
PROP. ELECTRIC	PROP. ELECTRIC
PROP. SANITARY	PROP. SANITARY
PROP. STREET	PROP. STREET
PROP. TELEPHONE	PROP. TELEPHONE
PROP. WATER	PROP. WATER
OVERHEAD UTILITIES	OVERHEAD UTILITIES
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
OVERHEAD TELEPHONE	OVERHEAD TELEPHONE

$\xi$	CENTRE OF ROAD
E/P	EX. EDGE OF PAVEMENT
$\Delta$	NAILROAD SPINE (YOUNG)
$\blacktriangle$	NAILROAD SPINE (OLD)
$\circ$	IRON PIN (YOUNG)
$\bullet$	IRON PIN (OLD)
$\circ$	UAG NAIL (YOUNG)
$\bullet$	UAG NAIL (OLD)
$\otimes$	ROAD MONITOR BOX



DATE	05/05/17
SHEET	N/A
STORE #	1"=40'
CHECKED BY:	M/C
DRAWN BY:	J.S
DESIGN TEAM	
PRELIMINARY COMPLIANCE SITE PLAN # CREMATION CENTERS OF OHIO 19720 ALUM CREEK DRIVE COLUMBUS, OH 43207	

THE CITY OF  
**COLUMBUS**

DEPARTMENT OF BUILDINGS  
AND ZONING SERVICES

## Board of Zoning Adjustment Application

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) James V. Maniace

of (COMPLETE ADDRESS) Taft Stettinius & Hollister LLP, 65 E. State St. Suite 1000, 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
DFS Enterprises, LLC	790 Indian Mounds Road SE, Cartersville, GA 30120

SIGNATURE OF AFFIANT

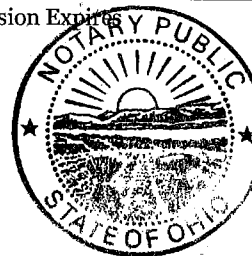
Sworn to before me and signed in my presence this

11<sup>th</sup> day of May, in the year 2017

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



ELIZABETH N. B. MCCARTHY  
Notary Public, State of Ohio  
My Commission Expires  
August 5, 2018

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