

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

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

OFFICE USE ONLY

Application Number: CV17-074 Date Received: 10/24/17  
Application Accepted by: TD Fee: \$2,240  
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address or Zoning Number: 4040 Morse Road, Columbus, OH Zip: 43230

Is this application being annexed into the City of Columbus? Select one:  YES  NO

*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: 600150028

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

Current Zoning District(s): Residential R1

Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for Council Variance request:  
Electrical substation fence and stone area expansion south into non compliant zone.

Acreage: 4.095 Ac.

**APPLICANT:**

Name: Jesse Lee Phone Number: 614-898-7100 Ext.: 10968

Address: 2221 Schrock Road City/State: Columbus, OH Zip: 43229

Email Address: jlee@msconsultants.com Fax Number: \_\_\_\_\_

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

Name: Ohio Power Company (Matt Panzitta) Phone Number: 614-552-1197 Ext.: \_\_\_\_\_

Address: 700 Morrison Road City/State: Gahanna, OH Zip: 43230

Email Address: mpanzitta@aep.com Fax Number: \_\_\_\_\_

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

Name: P. Todd Ireland Phone Number: 614-716-6841 Ext.: \_\_\_\_\_

Address: 1 Riverside Plaza City/State: Columbus, OH Zip: 43215

Email Address: ptireland@aep.com Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE Jesse Lee

PROPERTY OWNER SIGNATURE Matt Panzitta

ATTORNEY / AGENT SIGNATURE P. Todd Ireland

*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 checks payable to the Columbus City Treasurer



Statement of Hardship

Ohio Power Company would like to expand the existing substation south into the southern half of the parcel that is zoned as R1. The southern half of the parcel does not permit the intended use with the current zoning district. A use variance is requested to allow expansion of the existing substation south into 3332.03 R-1 Residential district. The northern half of the parcel is currently zoned Institutional I and the substation is a permitted use in this zone. All other surrounding parcels are zoned as Commercial C and the granting of the use variance would not cause any problems for surrounding properties nor would public safety be impeded by the granting of this variance.

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

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

**AFFIDAVIT** (See instruction sheet)

Application Number: CV17-074

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jesse Lee  
of (1) MAILING ADDRESS 2221 Schrock Road, Columbus, OH 43229

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 4040 Morse Rd. Columbus, OH 43230

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 10/24/17  
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME (4) Ohio Power Company  
AND MAILING ADDRESS 700 Morrison Road  
Gahanna, OH 43230

APPLICANT'S NAME AND PHONE # (4) Jesse Lee  
(same as listed on front application) 614-292-7100 ext. 10968

AREA COMMISSION OR CIVIC GROUP (5) Northland Community Council  
AREA COMMISSION ZONING CHAIR Dave Paul  
OR CONTACT PERSON AND ADDRESS P.O. Box 297836 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)

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 23 day of October, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 05/18/2020



Melissa C. Ames  
Notary Public-State of Ohio  
My Commission Expires ~~May 18, 2020~~ expires six (6) months after the date of notarization.  
May 18, 2020

**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

**APPLICANT** ↓

Jesse Lee  
2221 Schrock Road  
Columbus, OH 43229

**PROPERTY OWNER** ↓

Matt Panzitta  
American Electric Power  
700 Morrison Road  
Gahanna, OH 43230

**ATTORNEY/AGENT** ↓

P. Todd Ireland, Real Estate Agent  
American Electric Power  
1 Riverside Plaza  
Columbus, OH 43215

**AREA COMMISSION** ↓

Northland Community Council  
Zoning Chair: Dave Paul  
P.O. Box 297836  
Columbus, OH 43229

**SURROUNDING PROPERTY OWNERS** ↓ →

4038 Columbus Retail LLC  
C/O NR Property LLC  
1601 Washington Ave. Ste. 700  
Miami Beach, FL 33139

Aerc Bradford Easton LLC  
1 AEC Pkwy.  
Cleveland, OH 44143

MTA Outlot LLC  
150 E. Broad St.  
Columbus, OH 43215

D & K Limited  
4050 Morse Rd.  
Columbus, OH 43230

ESA Properties LLC  
345 Park Ave.  
New York, NY 10154

129 Marion Street LLC  
7969 Silver Lake Ct.  
Westerville, OH 43082

Storage Equities PS  
Partners III Mid-Ohio  
PO Box 25025  
Glendale, CA 91221

Central Ohio Transit Authority  
1600 Mc Kinley Ave.  
Columbus, OH 43221

Ashford Columbus Easton LP  
14185 Dallas Pkwy. Ste. 1100  
Dallas, TX 75254

Sandpiper Easton LLC  
211 W. Franklin St.  
Richmond, VA 23220

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director  
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 Number: CV17-074

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jesse Lee  
of (COMPLETE ADDRESS) 2221 Schrock Road, Columbus, OH 43229

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, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Ohio Power Company (Matt Panzitta) 700 Morrison Road 614-552-1197 Gahanna, OH 43230	2.
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Jesse Lee

Sworn to before me and signed in my presence this 19 day of October, in the year 2017

Melissa C. Ames  
SIGNATURE OF NOTARY PUBLIC

05/18/2020  
My Commission Expires

Notary Seal Here



Melissa C. Ames  
Notary Public-State of Ohio  
My Commission Expires  
May 18, 2020

**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

**CENTRAL SURVEYING CO., LTD.**  
7563 E. Main St., Reynoldsburg, Ohio 43068

---

**Exhibit "A"**

**Description of a 4.095 Acre Tract  
For  
Ohio Power Company**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 17, United States Military Lands, and being part of a 3.02 acre tract of land conveyed to Columbus and Southern Ohio Electric Company, as recorded in Deed Volume 1811, Page 478, and all of a 2.998 acre tract of a land conveyed to Columbus and Southern Ohio Electric Company, as recorded in Deed Volume 2612, Page 572, said tracts being part of Parcel Number 600-150028-00. All references contained herein are to the Franklin County Recorder's records, Columbus, Ohio, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Beginning at a 3/4 inch I.D.I.P. capped "Hockaden" found at a corner of a 0.216 acre tract of land conveyed to the City of Columbus, as recorded in Instrument Number 199708210075518, said point is located N 03°46'14" E, 58.64 feet and S 86°13'46" E, 24.66 feet from the southwesterly corner of said 0.216 acre tract and a southeasterly corner of Transit Drive, as recorded in Plat Book 88, Page 81;

thence, N 03°44'56" E, 207.90 feet with the easterly line of said 0.216 acre tract to a 3/4 inch I.D.I.P. capped "Hockaden" found at a corner of said 0.216 acre tract;

thence, continuing with the easterly line of said 0.216 acre tract with a curve to the left having a radius of 225.00 feet, an arc length of 106.06 feet, a delta angle of 27°00'31", and a chord which bears N 09°45'19" W, 105.08 feet to a mag nail found at a corner of said 0.216 acre tract and on the East line of said Transit Drive;

thence, N 03°50'27" E, 43.97 feet with the easterly line of said Transit Drive to a point on the east line of said 3.02 acre Columbus and Southern Ohio Electric Company tract;

thence, S 85°26'18" E, 500.91 feet to a on the west line of a 5.519 acre tract of land conveyed to D & K Limited, as recorded in Instrument Number 200111020253979;

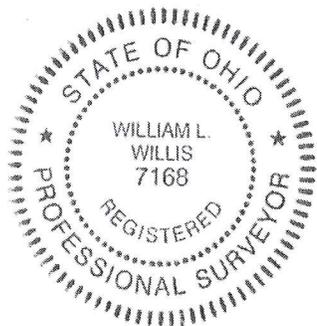
thence, S 03°45'21" W, 367.67 feet with the west line of said 5.519 acre tract and the east line of said 2.998 acre tract to a 3/4 inch I.D.I.P. capped "Hockaden" found at the southeasterly corner of said 2.998 acre tract and on the North line of a 0.532 acre tract conveyed to the State of Ohio, as recorded in Deed Volume 2984, Page 323;

thence, N 86°09'34" W, 456.36 feet to a 3/4 inch I.D.I.P. capped "Hockaden" found on the South line of said 3.02 acre tract, the North line of said 0.532 acre tract and at a corner of a 1.271 acre tract conveyed to the State of Ohio, as recorded in Deed Volume 3076, Page 295;

thence, with a curve to the right having a radius of 20.00 feet, an arc length of 31.41 feet, a delta angle of 89°58'36", and a chord which bears N 41°14'22" W, 28.28 feet to the Point of Beginning and containing 4.095 acres of land, more or less and being subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any. This description is based on an actual field survey performed by me, or under my supervision during May of 2003 and August of 2017.

All iron pins set are 5/8 inch diameter iron rebar, 30 inch long, with a yellow plastic cap stamped "Central Surv Co., Ltd."

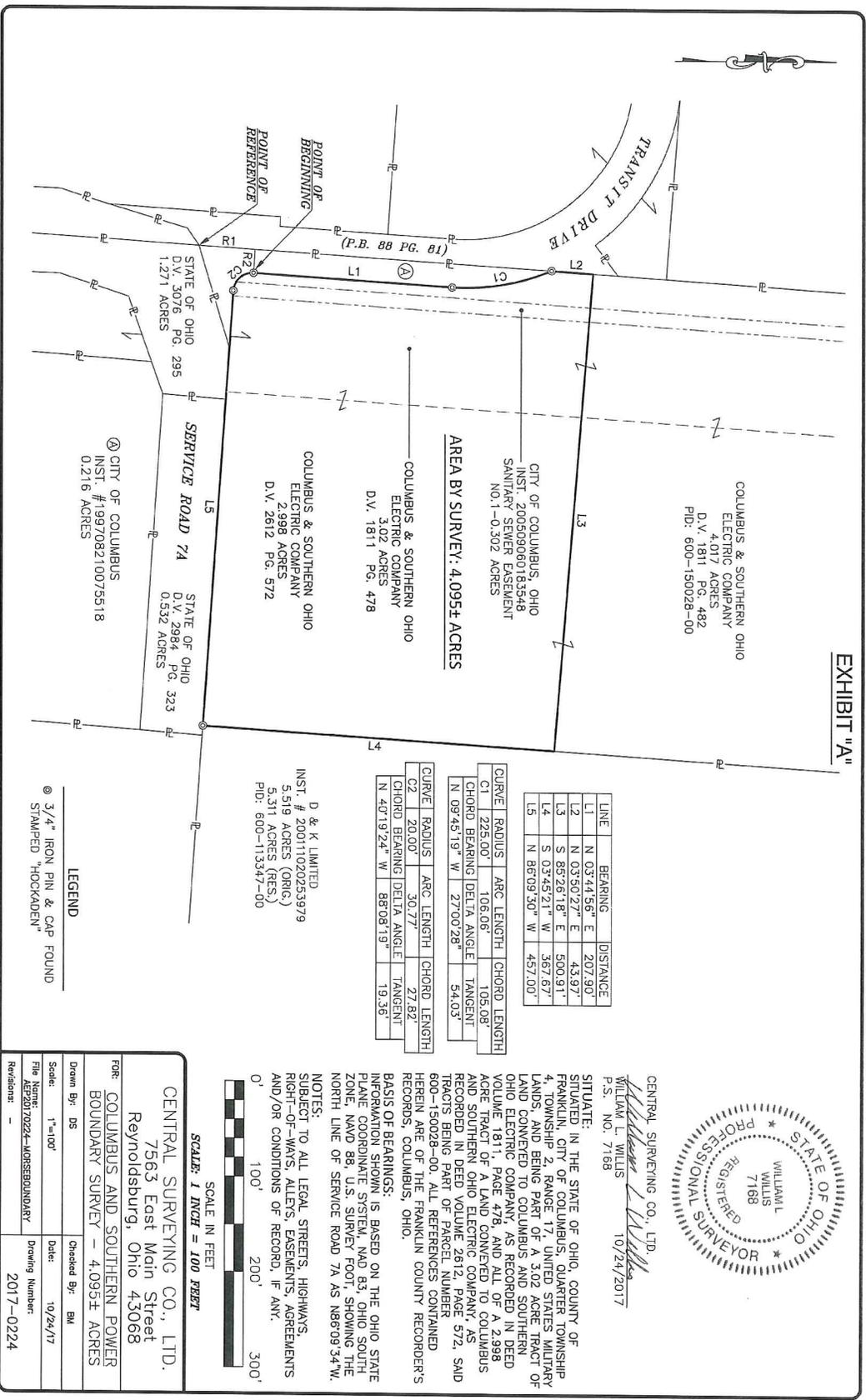
Bearings are based on measurements and computations on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983, showing the north line of Service Road 7A as being N 86°09'34" W.



*William L. Willis*  
William L. Willis, P.S. #7168 10/24/2017

Central Surveying Co., Ltd  
7563 East Main Street  
Reynoldsburg, OH 43068

**EXHIBIT "A"**



**AREA BY SURVEY: 4.095± ACRES**

COLUMBUS & SOUTHERN OHIO  
ELECTRIC COMPANY  
4.017 ACRES  
D.V. 1811 PG. 482  
PID: 600-150028-00

CITY OF COLUMBUS, OHIO  
INST. 200509060183548  
SANITARY SEWER EASEMENT  
NO. 1-0-302 ACRES

COLUMBUS & SOUTHERN OHIO  
ELECTRIC COMPANY  
3.02 ACRES  
D.V. 1811 PG. 478

COLUMBUS & SOUTHERN OHIO  
ELECTRIC COMPANY  
2.998 ACRES  
D.V. 2812 PG. 572

CITY OF COLUMBUS  
INST. #199708210075518  
0.216 ACRES

STATE OF OHIO  
D.V. 3076 PG. 295  
1.271 ACRES

STATE OF OHIO  
D.V. 2894 PG. 323  
0.532 ACRES

LINE	BEARING	DISTANCE
L1	N 03°44'56" E	207.90'
L2	N 03°50'22" E	43.97'
L3	S 85°26'18" E	500.91'
L4	S 03°45'21" W	367.67'
L5	N 86°09'30" W	457.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	225.00'	106.06'	105.08'
		CHORD BEARING	DELTA ANGLE
		N 09°45'19" W	27°00'28"
			54.03°
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C2	20.00'	30.77'	27.82'
		CHORD BEARING	DELTA ANGLE
		N 40°19'24" W	88°08'19"
			19.36°

D & K LIMITED  
INST. # 200111020253979  
5.519 ACRES (ORIG.)  
5.311 ACRES (RECS.)  
PID: 600-113347-00

LEGEND  
① 3/4" IRON PIN & CAP FOUND  
STAMPED "HOCKADEN"



CENTRAL SURVEYING CO., LTD.  
WILLIAM L. WILLIS  
P.S. NO. 7168  
10/24/2017

SITUATE: IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS, AND BEING PART OF A 3.02 ACRE TRACT OF LAND CONVEYED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, AS RECORDED IN DEED VOLUME 1811, PAGE 478, AND ALL OF A 2.998 ACRE TRACT OF A LAND CONVEYED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, AS RECORDED IN DEED VOLUME 1811, PAGE 478, AND ALL OF A 2.998 ACRE TRACT OF A LAND CONVEYED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, AS RECORDED IN DEED VOLUME 2612, PAGE 572, SAID TRACTS BEING PART OF PARCEL NUMBER 600-150028-00, ALL REFERENCES CONTAINED HEREIN ARE OF THE FRANKLIN COUNTY RECORDER'S RECORDS, COLUMBUS, OHIO.

**NOTES:** TO ALL LEGAL STREETS, HIGHWAYS, RIGHT-OF-WAYS, ALLEYS, EASEMENTS, AGREEMENTS AND/OR CONDITIONS OF RECORD, IF ANY.  
BASIS OF BEARINGS: IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83, OHIO SOUTH ZONE, NAVD 88, U.S. SURVEY FOOT, SHOWING THE NORTH LINE OF SERVICE ROAD 7A AS N86°09'34"W.



SCALE: 1 INCH = 100 FEET

CENTRAL SURVEYING CO., LTD.  
7563 East Main Street  
Reynoldsburg, Ohio 43068

FOR: COLUMBUS AND SOUTHERN POWER  
BOUNDARY SURVEY - 4.095± ACRES

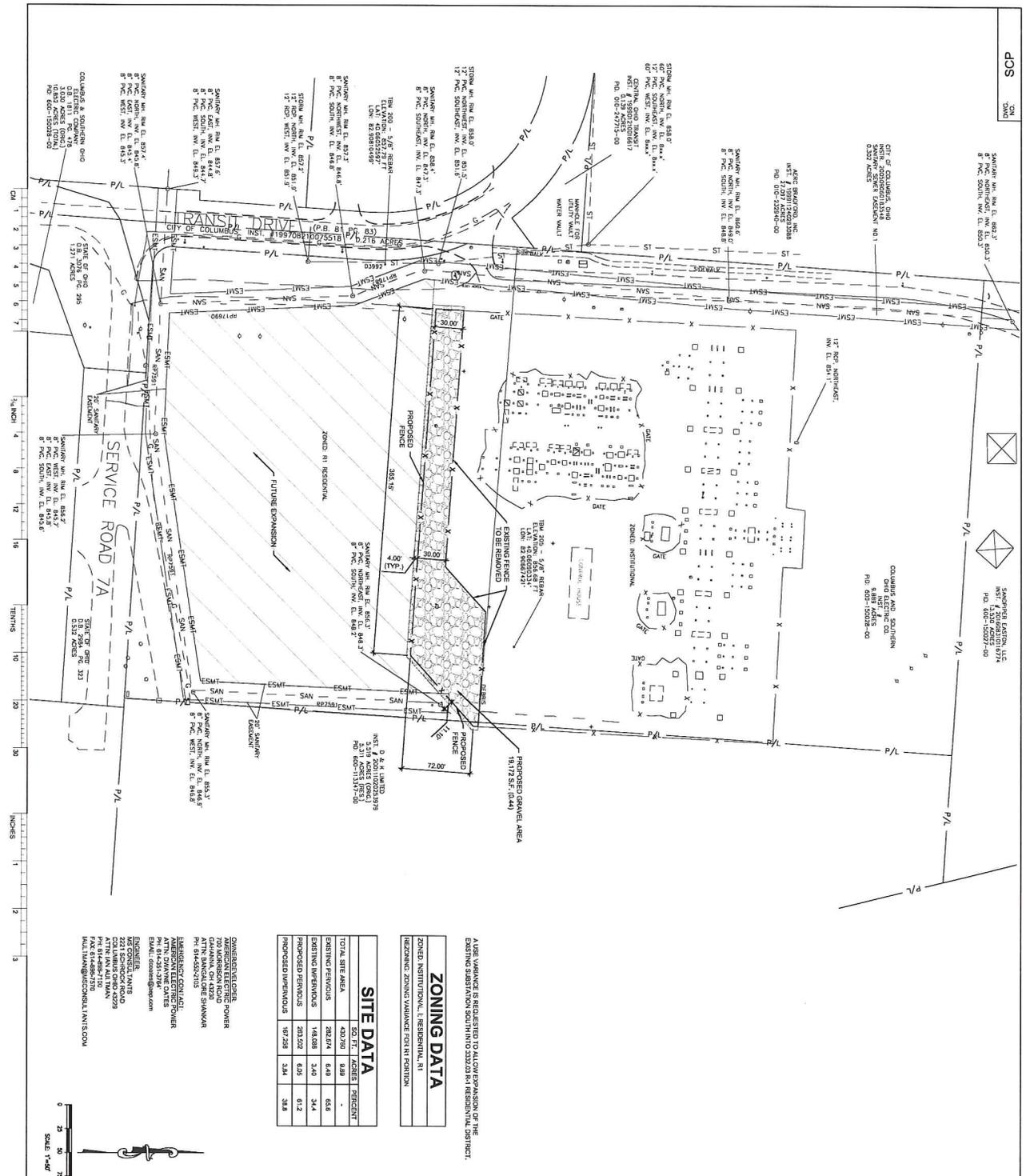
Drawn By: DS  
Checked By: BM

Scale: 1"=100'  
Date: 10/24/17

File Name: AE20170224-MORSEBOUNDARY  
Drawing Number: 2017-0224

Revisions: -

Cv17-074



SCP  
CIVIL

DATE: 10/20/2017

SCALE: 1"=40'

PROJECT: MORSE ROAD STATION

CLIENT: AMERICAN ELECTRIC POWER

DESIGNER: MS CONSULTANTS, INC.

DATE: 10/20/2017

SCALE: 1"=40'

PROJECT: MORSE ROAD STATION

CLIENT: AMERICAN ELECTRIC POWER

DESIGNER: MS CONSULTANTS, INC.

DATE: 10/20/2017

SCALE: 1"=40'

PROJECT: MORSE ROAD STATION

CLIENT: AMERICAN ELECTRIC POWER

DESIGNER: MS CONSULTANTS, INC.

DATE: 10/20/2017

SCALE: 1"=40'

PROJECT: MORSE ROAD STATION

CLIENT: AMERICAN ELECTRIC POWER

DESIGNER: MS CONSULTANTS, INC.

DATE: 10/20/2017

SCALE: 1"=40'

PROJECT: MORSE ROAD STATION

CLIENT: AMERICAN ELECTRIC POWER

DESIGNER: MS CONSULTANTS, INC.

DATE: 10/20/2017

SCALE: 1"=40'

PROJECT: MORSE ROAD STATION

CLIENT: AMERICAN ELECTRIC POWER

DESIGNER: MS CONSULTANTS, INC.

DATE: 10/20/2017

SCALE: 1"=40'

PROJECT: MORSE ROAD STATION

CLIENT: AMERICAN ELECTRIC POWER

DESIGNER: MS CONSULTANTS, INC.

DATE: 10/20/2017

ZONING DATA	
ZONING DISTRICT	RESIDENTIAL, R1
ZONING VARIANCE	RESIDENTIAL, R1
ZONING VARIANCE FOR IN PARTITION	

SITE DATA	
TOTAL SITE AREA	450.78 SQ. FT.
EXISTING PERIMETERS	282.14' x 6.40' x 6.54'
EXISTING IMPERVIOUS	148.08' x 3.40' x 3.14'
PROPOSED PERIMETERS	283.02' x 6.05' x 6.12'
PROPOSED IMPERVIOUS	147.28' x 3.44' x 3.14'

AMERICAN ELECTRIC POWER  
 11000 EAST AVENUE  
 COLUMBUS, OH 43240  
 PH: 614-888-1100  
 FAX: 614-888-1101  
 WWW.AEP.COM

MS CONSULTANTS, INC.  
 2221 S. HANCOCK AVENUE  
 COLUMBUS, OH 43207  
 PH: 614-888-1100  
 FAX: 614-888-1101  
 WWW.MSCONCONS.COM

DATE: 10/20/2017  
 SCALE: 1"=40'

PROJECT: MORSE ROAD STATION  
 CLIENT: AMERICAN ELECTRIC POWER  
 DESIGNER: MS CONSULTANTS, INC.  
 DATE: 10/20/2017  
 SCALE: 1"=40'

PROJECT: MORSE ROAD STATION  
 CLIENT: AMERICAN ELECTRIC POWER  
 DESIGNER: MS CONSULTANTS, INC.  
 DATE: 10/20/2017  
 SCALE: 1"=40'

PROJECT: MORSE ROAD STATION  
 CLIENT: AMERICAN ELECTRIC POWER  
 DESIGNER: MS CONSULTANTS, INC.  
 DATE: 10/20/2017  
 SCALE: 1"=40'

PROJECT: MORSE ROAD STATION  
 CLIENT: AMERICAN ELECTRIC POWER  
 DESIGNER: MS CONSULTANTS, INC.  
 DATE: 10/20/2017  
 SCALE: 1"=40'

LEGEND	DESCRIPTION
EXISTING	FENCE
PROPOSED	FENCE
	GRAVEL AREA



**GENERAL NOTES:**

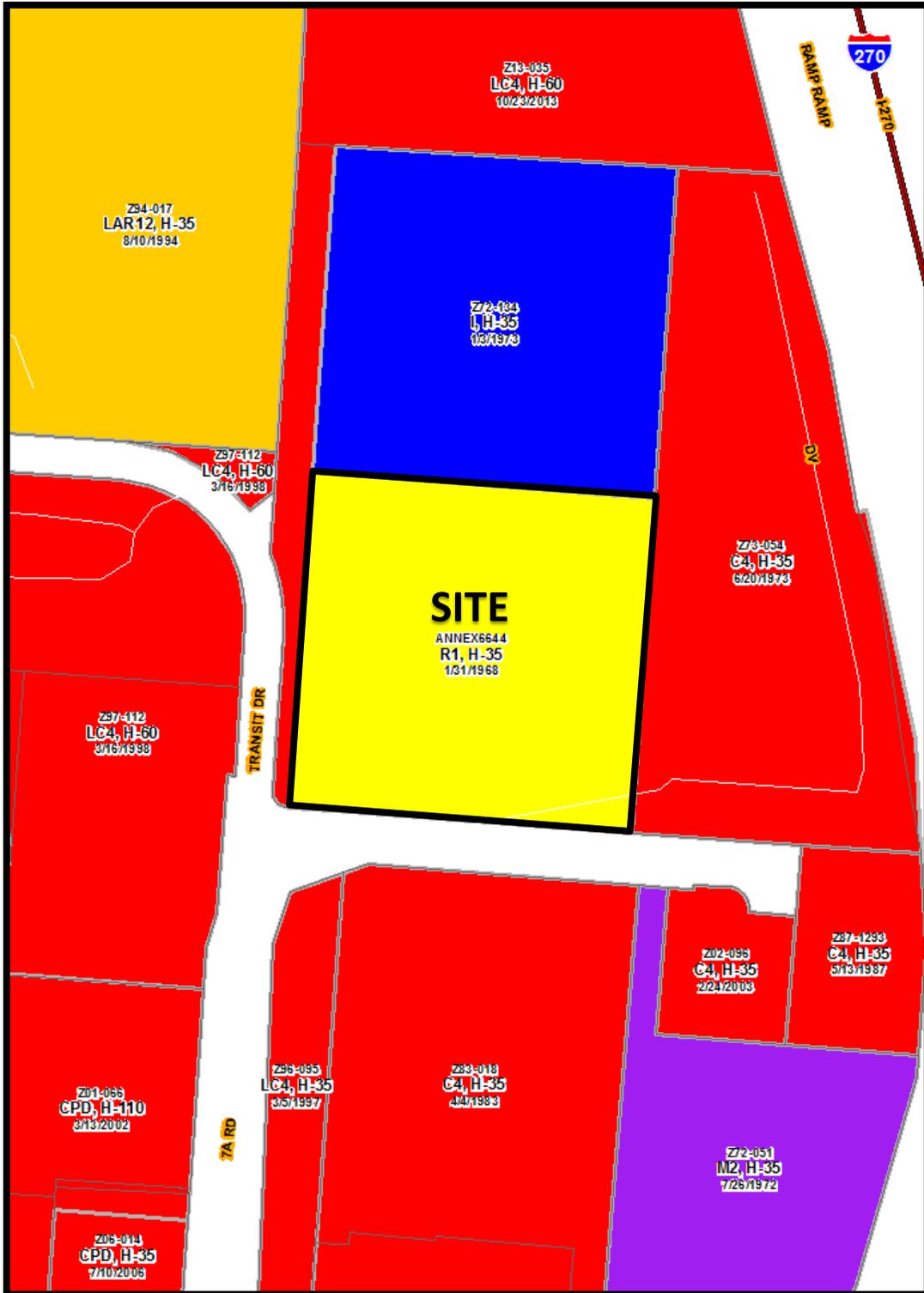
- ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE IN SUBSTANTIAL AGREEMENT WITH THE RECORD DRAWINGS.
- THE PROPOSED GRAVEL AREA IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.
- THE EXISTING FENCE IS TO BE MAINTAINED AND REPAIRED AS NEEDED TO MAINTAIN ITS ORIGINAL CONDITION.
- THE PROPOSED FENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.
- THE PROPOSED FENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.
- THE PROPOSED FENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.
- THE PROPOSED FENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.
- THE PROPOSED FENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.
- THE PROPOSED FENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.
- THE PROPOSED FENCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THESE DRAWINGS.

**OHIO UTILITIES PROTECTION SERVICE**

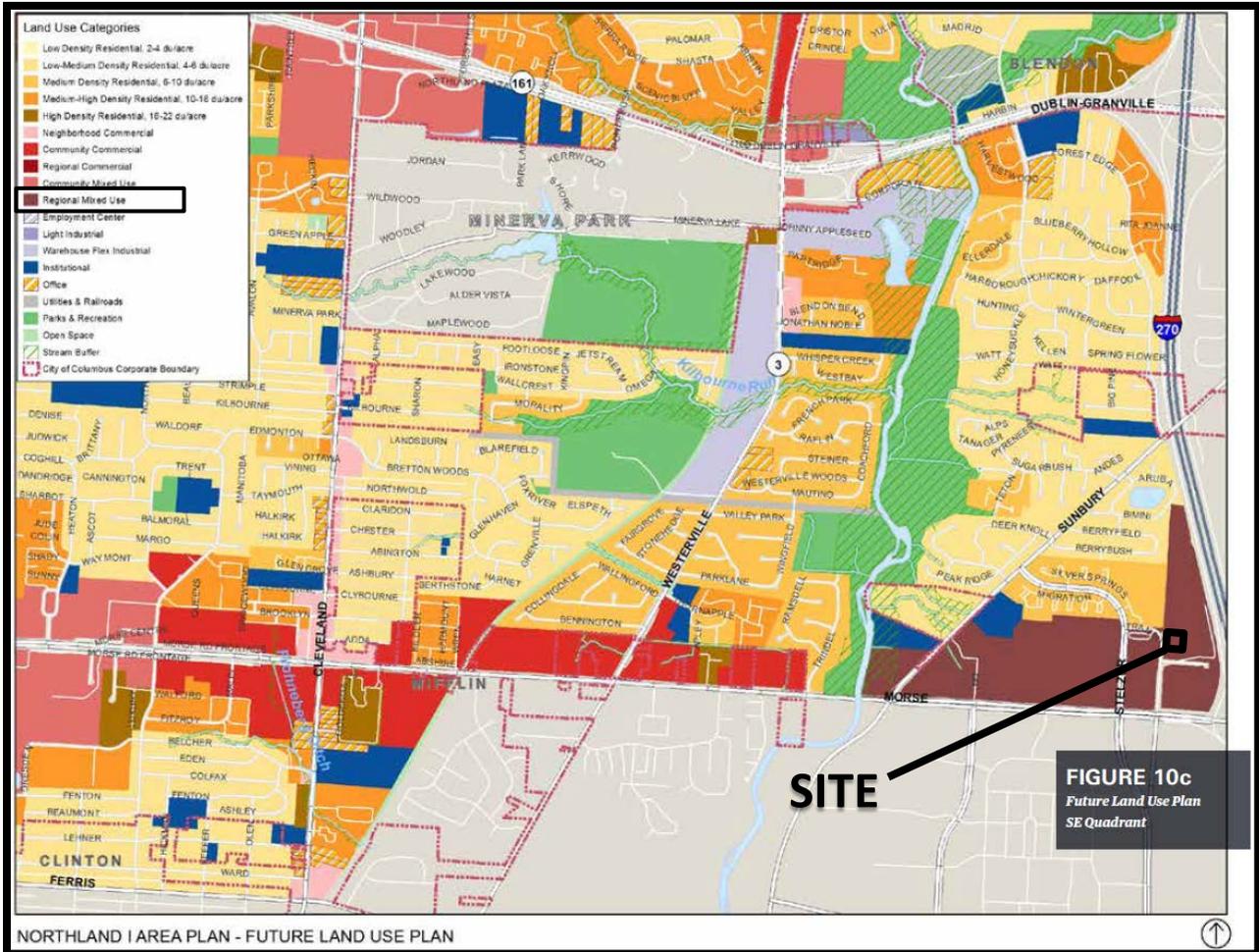
ms consultants, inc.  
 engineers, architects, planners  
 2221 S. HANCOCK AVENUE  
 COLUMBUS, OH 43207  
 PH: 614-888-1100  
 FAX: 614-888-1101  
 WWW.MSCONCONS.COM

DATE: 10/20/2017  
 SCALE: 1"=40'

PROJECT: MORSE ROAD STATION  
 CLIENT: AMERICAN ELECTRIC POWER  
 DESIGNER: MS CONSULTANTS, INC.  
 DATE: 10/20/2017  
 SCALE: 1"=40'



CV17-074  
 4040 Morse Road  
 Approximately 4.1 acres



CV17-074  
 4040 Morse Road  
 Approximately 4.1 acres



CV17-074  
4040 Morse Road  
Approximately 4.1 acres