

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
 DEVELOPMENT

Zoning Report

Site Information

Address	4646 JOURNAL ST, COLUMBUS, OH
Mailing Address	2026 N BROADWAY ST NEW ULM MN 56073-1030
Owner	RGS INVESTMENTS LLC
Parcel Number	560247134
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z79-057, Manufacturing, M, 7/23/1980, H-35
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	BZA16-103, Passed
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

Board of Zoning Adjustment Application

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

BZA17-127

4646 JOURNAL STREET

OFFICE USE ONLY

Application Number: BZA17-127 Date Received: 29 Oct. 2017
Application Accepted by: HF Fee: \$1900-
Commission/Civic: N/A
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 allow the appropriate amount of shade trees to line the property edge, in lieu of various islands throughout the parking lot that could impede the tractor trailers.

LOCATION

Certified Address: 4646 Journal St City: Columbus Zip: 43228

Parcel Number (only one required): 560-247134

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

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

Name: Rick Schugel, RGS Investments LLC Phone Number: 507-276-2978 Ext.: _____

Address: 2026 North Broadway City/State: New Ulm/MN Zip: 56073

Email Address: ricks@jrschugel.com Fax Number: _____

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

Name: Glenn Decker Phone Number: 614-459-5992 Ext.: _____

Address: 1495 Old Henderson Rd City/State: Columbus/Ohio Zip: 43220

Email Address: gdecker@sandsdeckercps.com Fax Number: _____

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

APPLICANT SIGNATURE Rick Schugel

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE Glenn Decker

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

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BZA17-127

4646 JOURNAL STREET

AFFIDAVIT

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1) NAME** Glenn Decker

of **(1) MAILING ADDRESS** 1495 Old Henderson Rd. Columbus, Ohio 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 4646 Surface Road, 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) Rick Schugel

RGS Investments, LLC

2026 North Broadway

New Ulm, MN 56073

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

Rick Schugel

507-276-2978

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

(5) _____

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

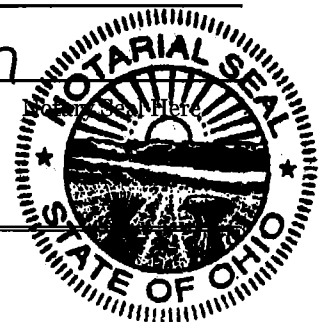
(7) SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 17th day of October, in the year 2017

Kathy Zalmon
(7) SIGNATURE OF NOTARY PUBLIC

6-8-2020
My Commission Expires
KATHY ZALMON
Notary Public, State of Ohio



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RGS INVESTMENTS LLC
OR CURRENT OCCUPANT
2026 NORTH BROADWAY
NEW ULM, MN 56073

RGS INVESTMENTS LLC
OR CURRENT OCCUPANT
2026 NORTH BROADWAY
NEW ULM, MN 56073

GLENN DECKER / SANDS DECKER CPS
OR CURRENT OCCUPANT
1495 OLD HENDERSON RD
COLUMBUS, OH 43220

GLENN DECKER / SANDS DECKER CPS
OR CURRENT OCCUPANT
1495 OLD HENDERSON RD
COLUMBUS, OH 43220

USF HOLLAND INC
OR CURRENT OCCUPANT
4800 JOURNAL ST
COLUMBUS, OH 43228

USF HOLLAND INC
OR CURRENT OCCUPANT
4800 JOURNAL ST
COLUMBUS, OH 43228

SD INVESTMENTS LLC
OR CURRENT OCCUPANT
PO BOX 1474
PATASKALA, OH 43062

SD INVESTMENTS LLC
OR CURRENT OCCUPANT
PO BOX 1474
PATASKALA, OH 43062

RGS INVESTMENTS LLC
OR CURRENT OCCUPANT
2026 NORTH BROADWAY
NEW ULM, MN 56073

RGS INVESTMENTS LLC
OR CURRENT OCCUPANT
2026 NORTH BROADWAY
NEW ULM, MN 56073

CABOT II-OH1M01-OH1M04
OR CURRENT OCCUPANT
1 BEACON ST STE 1700
BOSTON, MA 02108

CABOT II-OH1M01-OH1M04
OR CURRENT OCCUPANT
1 BEACON ST STE 1700
BOSTON, MA 02108

PENNSYLVANIA LINES LLC
OR CURRENT OCCUPANT
110 FRANKLIN RD SE
ROANOKE, VA 24042

PENNSYLVANIA LINES LLC
OR CURRENT OCCUPANT
110 FRANKLIN RD SE
ROANOKE, VA 24042

Board of Zoning Adjustment Application

STATEMENT IN SUPPORT OF VARIANCE(S)

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). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- 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.

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 demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

Per zoning code 3312.21, the interior of any parking lot containing ten parking spaces or more shall be landscaped. Interior landscaping shall be provided at the minimum ratio of one shade tree for every ten parking spaces or fraction thereof. The required amount of shade trees will be met, the ideal location of these trees for this space would be outside of the tractor trailer parking lot. The owner would like to utilize the entire lot for parking. The shade tree islands would cause maneuvering and space prohibiting complications for the truck drivers. Utilizing the space along the outside of the lot would create more space for truck parking and maneuvering.

13 trees required

Signature of Applicant

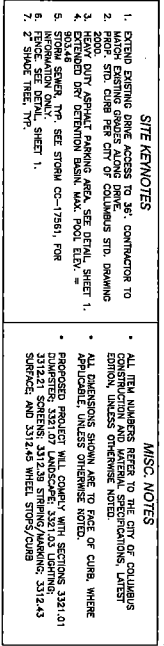
Rich Schulz

Date

10-5-2017

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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) Glenn Decker
of (COMPLETE ADDRESS) 1495 Old Henderson Rd. Columbus, Ohio 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:

NAME

COMPLETE MAILING ADDRESS

Rick Schugel

2026 North Broadway, New Ulm, MN 56073

SIGNATURE OF AFFIANT

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

Kathy Salmon
SIGNATURE OF NOTARY PUBLIC

My Commission Expires 6-8-2020
KATHY SALMON

Notary Public, State of Ohio

My Commission Expires 06-08-2020

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