

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
 DEVELOPMENT

Zoning Report

Site Information

Address	625 CLEVELAND AVE, COLUMBUS, OH
Mailing Address	100 ABBOTT PARK RD NORTH CHICAGO IL 60064-35
Owner	ABBOTT MANUFACTURING INC
Parcel Number	010000610
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	492, Manufacturing, M, 9/13/1950, 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	I-670 Graphics Control
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

AMERICAN COUNCIL ON EDUCATION

DEPARTMENT OF BUILDING & SAFETY
ADMINISTRATIVE SERVICES

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA17-129 Date Received: 27 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:

Proposal is request to reduce parking count from 1186 spaces required by Zoning section 3312.49 to 804 spaces. A request to reduce the number of interior landscaping trees required from 17 per 3312.21 to zero interior trees.

LOCATION

Certified Address: 625 Cleveland Ave. City: Columbus Zip: 43215

Parcel Number (only one required): 010-022824

APPLICANT (If different from Owner):

Applicant Name: Matthew Dicken Phone Number: 614 233 6911 Ext.: _____

Address: 394 Oak St. City/State: Columbus, Ohio Zip: 43215

Email Address: mdicken@kramerengineers.com Fax Number: _____

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

Name: Abbott Manufacturing INC Phone Number: _____ Ext.: _____

Address: 625 Cleveland Ave. City/State: Columbus, Ohio Zip: 43215

Email Address: _____ Fax Number: _____

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

Name: Matthew Dicken Phone Number: 614 233 6911 Ext.: _____

Address: 394 Oak St. City/State: Columbus, Ohio Zip: 43215

Email Address: mdicken@kramerengineers.com Fax Number: _____

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

APPLICANT SIGNATURE Matthew Dicken

PROPERTY OWNER SIGNATURE Kelly Nuhang

ATTORNEY / AGENT SIGNATURE Matthew Dicken

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



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 Matthew Dicken

of (1) MAILING ADDRESS 394 Oak St., 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 625 Cleveland Ave, Columbus, Ohio 43215

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) Abbott Manufacturing INC

625 Cleveland Ave.

Columbus, Ohio

43215

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

Matthew Dicken

614 233 6911

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

(5) No Zoning Commission

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 27 day of October, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/2/2019

IRENE O'GORMAN

Notary Public, State of Ohio

My Commission Expires 09-02-2019

Notary Seal Here

625 CLEVELAND AVENUE

Matthew Dicken
Kramer Engineers
394 Oak St.
Columbus, Ohio 43215

Abbott Laboratories INC
625 Cleveland Ave.
Columbus Ohio 43215

Columbus State Community College
Or Current Resident
550 E Spring St.
Columbus, Ohio 43215

Blue Banana Lorain LLC
Or Current Resident

4125 Lorain Ave.
Cleveland, Ohio 44113

Columbus Central Properties LTD
Or Current Resident
11766 Wilshire Blvd #325
Los Angeles, CA 90025

245 Mt Vernon Ave. LLC
Or Current Resident
245 Mt Vernon Ave.
Columbus, Ohio 43215

City Of Columbus
Real Estate Management
Or Current Resident
90 W Broad St. Rm 425
Columbus, Ohio 43215

Ballet Metropolitan INC
Or Current Resident
322 E Mt. Vernon Ave
Columbus, Ohio 43215

DCR Investments
Or Current Resident
280 E Naghten St.
Columbus, Ohio 43215

National Church Residences
Or Current Resident
2335 North Bank Dr.
Columbus, Ohio 43220

Kroger CO
Or Current Resident
1014 Vine St.
Cincinnati, Ohio 45202

Columbus City Schools
Real Estate Coordinator
Or Current Resident
270 E State St.
Columbus, Ohio 43215

New York Central Lines LLC
Or Current Resident
110 Franklin Rd SE
Roanoke, VA 24042

Pennsylvania Central Lines LLC
Or Current Resident
110 Franklin Rd SE
Roanoke, VA 24042

Franklin County Convention
Facilities Authority
Or Current Resident
400 N High St. Floor 4
Columbus, Ohio 43215



Board of Zoning Adjustment Application

DEPARTMENT OF PUBLIC
AND ZONING SERVICES

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

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):

Abbott Nutrition's southern Cleveland Ave. parking lot currently has spaces and aisles that are smaller than zoning code allows. The owner wants to adjust the layout along with other site improvements to improve maneuverability in the lot. The increased maneuverability results in a reduction of 110 spaces resulting in a total of 804 spaces available across three separate lots. The facility's largest shift size is currently 250 employees or contractors, even with maximum overlap during a shift change, less than 500 spaces could be utilized at a time.

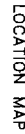
Because the lot is being restriped, not demolished and repaved, the current lack of any interior landscaping, and in an order to maximize the number of parking spaces in the lot, we request the interior tree requirement to be waived for this proposed project.

Signature of Applicant

Date

10/27/2017

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



CHANGER/DEVELOPER: UN

COMMERCIAL
OVERLAY: NO

- 100,000 SPACES = 1007 SPACES

1

10150

2. THIS SITE

TOTAL PROJECT AREA:
TOTAL DISTURBED AREA:

LIGHTING NOTE

THE DIVISION OF POWER HAS OVERHEAD AND UNDERGROUND PHASES

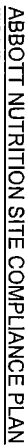
AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTINUATION
OFFICE.

NO PRIVATE ITEMS SHALL BE PLACED IN THE FOUNDATION'S AUDITORIUM STAIRS

ANY BRICKS REMOVED FROM THE

CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM THE SEWER PERMIT OFFICE, DUBLIN ROAD 2ND FLOOR, 04-6-7492.

DUBLIN ROAD 3RD FLOOR, 045-7409.



60.23 ACRES
ZONED ORIG. COMMERCIAL

00

10-11

ABBOTT NUTRITION SITE IMPROVEMENTS
625 CLEVELAND AVE.
COLUMBUS, OHIO 43215



KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERING

394 OAK STREET
COLUMBUS, OHIO 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911
FAX: 614.233.6914



THE CITY OF
COLUMBUS
OHIO

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) Matthew Dicken
of (COMPLETE ADDRESS) 394 Oak St. 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
Abbott Manufacturing INC	625 Cleveland Ave. Columbus, Ohio 43215

SIGNATURE OF AFFIANT

Matthew Dicken

Sworn to before me and signed in my presence this 27 day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

9/2/2019

Notary Seal Here

IRENE O'GORMAN
Notary Public, State of Ohio
My Commission Expires 09-02-2019

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