

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
 DEVELOPMENT

Zoning Report

Site Information

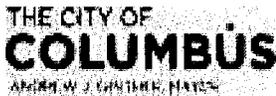
Address	6969 ALUM CREEK DR, COLUMBUS, OH
Mailing Address	130 S. JEFFERSON ST CHICAGO IL 60601-5201
Owner	LIGHTNING PROPCO I LLC
Parcel Number	495242620
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z97-097, Manufacturing, M, 1/7/1998, 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	Far South Columbus Area Commission
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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: BZA17-131 Date Received: 13 Nov. 2017
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic: FAR SEWER Columbus
Existing Zoning:
Comments:

TYPE(S) OF ACTION REQUESTED (Check all that apply):

- [X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections: A, B
Requesting a variance for the required landscape screening (3312.21) & 10' parking setback (3312.27). The owner would like to increase their parking spaces. In order to do so, the proposed parking will be approximately 0.5' - 1.5' from the existing right-of-way.

LOCATION

Certified Address: 6969 Alum Creek Dr City: Columbus, Oh Zip: 43217

Parcel Number (only one required): 495-242620-00

APPLICANT (If different from Owner):

Applicant Name: Mark Cameron, SANDS DECKER CPS Phone Number: 614 459-6992 Ext.: 223

Address: 1495 Old Henderson Road City/State: Columbus, Oh Zip: 43220

Email Address: mcameron@sandsdeckercps.com Fax Number:

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

Name: Rafael Realty ADA Compliant Limited Partnership Phone Number: 513-403-7139 Ext.:

Address: 10182 International Blvd City/State: Cincinnati, Oh Zip: 45246

Email Address: dlance@dalfen.com Fax Number:

ATTORNEY / AGENT (Check one if applicable): [] Attorney [X] Agent

Name: Dalfen Management Realty, LP Phone Number: 513-403-7139 Ext.:

Address: 10182 International Blvd City/State: Cincinnati, Oh Zip: 45246

Email Address: dlance@dalfen.com Fax Number:

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature] Rafael Realty ADA Compliant LP

ATTORNEY / AGENT SIGNATURE [Signature] Dalfen Management Realty LP

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Mark Cameron, SANDS DECKER CPS
of (1) MAILING ADDRESS 1495 Old Henderson Road, Columbus, Oh 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 6969 Alum Creek Dr, Columbus, Oh 43217

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) Rafael Realty ADA Compliant Limited Partnership
10182 International Blvd
Cincinnati, Oh 45246

APPLICANT'S NAME AND PHONE # (same as listed on front application) Mark Cameron, SANDS DECKER CPS
614-459-6992

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) COLUMBUS SOUTH SIDE
PO BOX 2111
43204 SOUTH COLUMBUS AVE
BECKY WALCOTT

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 13th day of NOVEMBER in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC [Signature]

6-8-2020
My Commission Expires
KATHY ZALMON
Notary Public, State of Ohio
My Commission Expires 06-08-2020



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

Data Sheet for Variance Request – 6969 Alum Creek Drive, Columbus, OH 43217

APPLICANT

Sands Decker CPS, LLC.
c/o Mark E. Cameron
1495 Old Henderson Road
Columbus, OH 43220

PROPERTY OWNER

**Rafael Realty (Alum Creek Business
Center Columbus) ADA Compliant
Limited Partnership**
(C/O Dalfen America Corp)
5575 S Semoran Blvd. Ste 5012
Orlando, FL 32822

ATTORNEY

N/A at this time

AREA COMMISSION OR NEIGHBORHOOD GROUP

Far South Columbus Area Commission
c/o Becky Walcott (Zoning Chair Person)
723 Iverton Road South
Columbus, OH 43207

SURROUNDING PROPERTY OWNERS

**Rafael Realty (Alum Creek Business
Center Columbus) ADA Compliant
Limited Partnership**
(C/O Dalfen America Corp)
5575 S Semoran Blvd. Ste 5012
Orlando, FL 32822

All-State Investments LC
520 S 18th Street
West Des Moines, IA 50265

Salsbury Industries, Inc.
1010 E 62nd Street
Los Angeles, CA 90001

Columbus Municipal Airport Authority
4600 International Gateway
Columbus, OH 43219

Kroger Company
1014 Vine Street
Cincinnati, OH 45202

Hamilton Creek LP
14 Oak Road
Columbus, OH 43217

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.

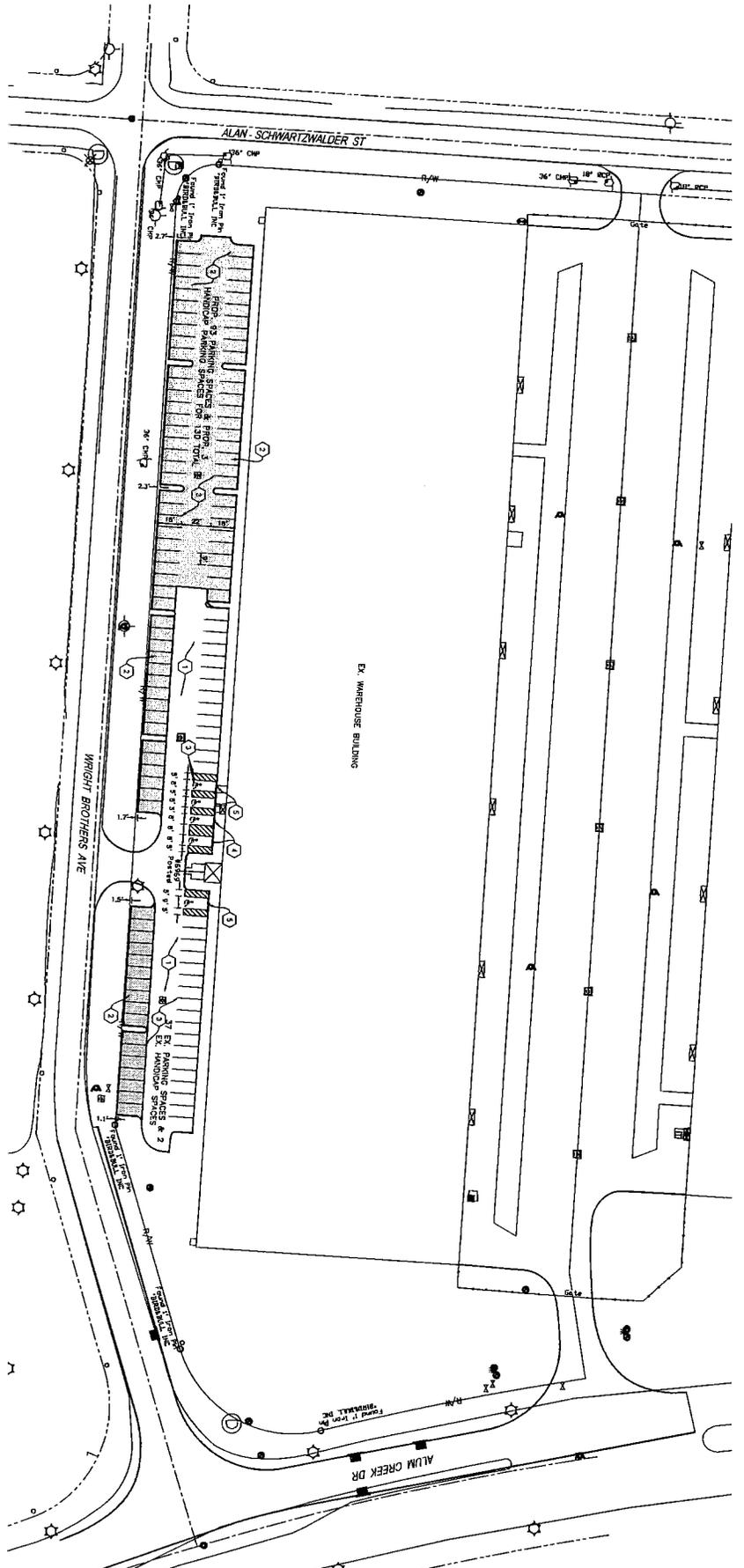
PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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):

The owner is requesting a variance for the landscape screening code (3312.21) & the 10' parking setback code (3312.27). The new owner would like to divide the current 1 building warehouse into 5

warehouse/office units. Each unit will consist of 32,000 SF, of that 32,000 SF of space, 2,500 SF will be office space. This use will not change the current zoning for the property. However, it will require additional parking. According to the City of Columbus Zoning requirements the owner will need at least 92 parking spaces. We are proposing 130 parking spaces to allow for company cars that may also require parking from the tenants. The addition of parking will encroach the 10' parking setback and will only be approximately 0.5' - 1.5' from the existing right-of-way, which will not allow enough room for the landscape screening.

Signature of Applicant _____ Date _____



- KEYNOTES**
1. EX. ASPHALT PAVEMENT TO REMAIN
 2. PROP. ASPHALT PAVING ADDITION WITH A TREE ISLAND EVERY 10' PARKING SPACES PER CITY OF COLUMBUS REQUIREMENT
 3. PAVEMENT MARKING INCLUDING PARKING SPACES, ADA STRIPES, 8'x11' & 8'x12' ACCESSIBLE PARKING SPACES SHALL BE STRIPED PER THE CITY'S ACCESSIBLE PARKING SPACE SPECIFICATIONS
 4. PARKING SPACE SPECIFICATIONS PER THE CITY'S ACCESSIBLE PARKING SPACE SPECIFICATIONS
 5. PROP. PARKING SPACES PER THE CITY'S ACCESSIBLE PARKING SPACE SPECIFICATIONS
- MISC. NOTES**
- ALL KEY NUMBERS REFER TO THE 2012 CITY OF COLUMBUS CONSTRUCTION & UTILITY SPECIFICATIONS, UNLESS OTHERWISE ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.

NOTE: BASE DRAWING WITH EXISTING BUILDING, PROPERTY LINES AND RIGHT-OF-WAYS PROVIDED BY OTHERS.

GENERAL ZONING INFORMATION

OWNER INFORMATION	BARBARA REALTY AND COMPANY LIMITED PARTNERSHIP 5145 N. WILSON AVENUE COLUMBUS, OH 43230
CERTIFIED ADDRESS	6969 ALUM CREEK DR COLUMBUS, OH 43230
PARCEL ID NUMBER	453-2-28282
ZONING	WAREHOUSING
REPORT DATE	7/27/11
REPORT TIME	11:00 AM
PREPARED BY	ALUM CREEK DRIVE
REVISIONS	THE EXISTING RIGHT-OF-WAY

These drawings are prepared in accordance with the City of Columbus Engineering Department, Ohio State University, Columbus, Ohio. The drawings are prepared by the City of Columbus Engineering Department, Ohio State University, Columbus, Ohio.

5098 PROJECT NO. 3497

SITE PLAN

VARIANCE REQUEST FOR PARKING EXPANSION
6969 ALUM CREEK DR, COLUMBUS, OH



Know what's below. Call before you dig.



Registered Engineer Date

SANDS DECKER CPS
ENGINEERS • SURVEYORS
ATTORNEYS • CONSULTANTS • CONTRACTORS

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.

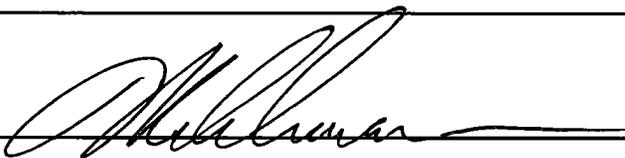
APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

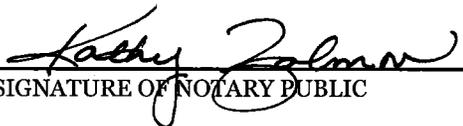
Being first duly cautioned and sworn (NAME) Mark E Cameron, Sands Decker CPS, LLC
of (COMPLETE ADDRESS) 1495 Old Henderson Road, Columbus, OH 43220

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:

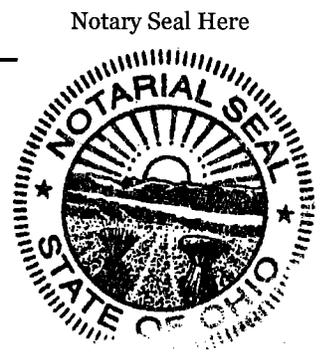
NAME	COMPLETE MAILING ADDRESS
<u>RAFAEL REALTY ADA COMPLIANT LTD PARTNERSHIP</u>	
<u>C/O DOUG LANCE</u>	
	<u>10182 INTERNATIONAL BLVD</u>
	<u>CINCINNATI OH 45246</u>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 13th day of NOVEMBER, in the year 2017


SIGNATURE OF NOTARY PUBLIC

6-8-2020
My Commission Expires
KATHY ZALMON
Notary Public, State of Ohio
My Commission Expires 06-08-2020



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