



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Wed Jun 22 2016

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 2040 S HAMILTON RD COLUMBUS OH 43232  
**Mailing Address:** PO BOX 7826  
 COLUMBUS OH 43207-0826

**Owner:** 2040 HAMILTON LLC  
**Parcel Number:** 010115670

### ZONING INFORMATION

**Zoning:** 760, Manufacturing, M1  
 effective 3/24/1958, Height District H-35  
**Board of Zoning Adjustment (BZA):** N/A  
**Commercial Overlay:** N/A  
**Graphic Commission:** N/A  
**Area Commission:** Greater South East Area Commission  
**Planning Overlay:** N/A

**Historic District:** N/A  
**Historic Site:** No  
**Council Variance:** N/A  
**Flood Zone:** OUT  
**Airport Overlay Environs:** N/A

### PENDING ZONING ACTION

**Zoning:** N/A  
**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A  
**Graphic Commission:** N/A



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: BZA16-092 Date Received: 22 June 2016
Application Accepted by: [Signature] Fee: \$1900
Commission/Civic:
Existing Zoning:
Comments:

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

[X] Variance [X] Special Permit

Indicate what the proposal is and list applicable code sections:

SPECIAL PERMIT FOR SALVAGE OPERATIONS AT 2040 AND 2060 S. HAMILTON RD
VARIANCE TO 3:392.10 OUTDOOR PILE HEIGHT - FROM 10' TO 18'

LOCATION

Certified Address: 2040 AND 2060 S. HAMILTON RD City: COLUMBUS, OH Zip: 43232

Parcel Number (only one required): 010-115070

APPLICANT (If different from Owner):

Applicant Name: JOHN INGUERSEN Phone Number: 614 361 0447 Ext.:
Address: 1050 BRYDEN RD City/State: COLUMBUS OH Zip: 43205
Email Address: JOHN @ CAPAFIS.COM Fax Number:

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

Name: EBRAHIM HOOSHARNEJAD Phone Number: 614 975-0091 Ext.:
Address: 611 MARION RD City/State: COLUMBUS OH Zip: 43207
Email Address: ABE @ PLASTICSCRAP.US Fax Number:

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

Name: Phone Number: Ext.:
Address: City/State: Zip:
Email Address: Fax Number:

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT 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.
Please make checks payable to the Columbus City Treasurer

THE CITY OF COLUMBUS ANDREW J. GENTHER, MAYOR

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

AFFIDAVIT

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JOHN INGWERSEN of (1) MAILING ADDRESS 1050 BRADEN RD COLUMBUS, OH 43205

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 2040, 2060 S. HAMILTON RD

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) EBRAHIM HOUSHIARNEJAD 611 MARION RD COLUMBUS, OH 43207

APPLICANT'S NAME AND PHONE # (same as listed on front application) JOHN INGWERSEN 614.361.0447

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS (5) GREATER SOUTHEAST AREA COMMISSION MARIAN HARRIS - ZONING CHAIR 2500 PARK CRESCENT DR COLUMBUS 43232

and that the following 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:

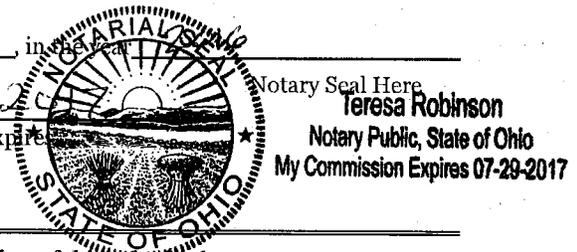
Table with 3 columns: (6) PROPERTY OWNER NAME, (6a) PROPERTY ADDRESS, (6b) PROPERTY OWNER MAILING ADDRESS. Row 1: SEE ADDITIONAL PAGE.

(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 17 day of JUNE, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC [Signature] My Commission Expires 7-29-2017



PLEASE NOTE: Incomplete information will result in the rejection of this submission. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make checks payable to the Columbus City Treasurer

**2040 & 2060 HAMILTON ROAD**

JOHN INGWERSEN - APPLICANT  
1050 BRYDEN RD  
COLUMBUS OH 43205

2040 HAMILTON LLC  
PO BOX 7826  
COLUMBUS OH 43207

JAMES D. GILBERT, ATTORNEY  
6065 FRANTZ RD  
DUBLIN OH 43017

GREATER SOUTHEAST AC –  
ZONING  
MARIAN HARRIS  
2500 PARK CRESCENT DR  
COLUMBUS OH 43232

BUCKEYES HOTEL GROUP LLC  
HAWTHORN SUITES AIRPORT E  
2084 S HAMILTON RD  
COLUMBUS OH 43232

NORFOLK SOUTHERN RAILWAY  
TAX DEPARTMENT  
110 FRANKLIN RD SE  
ROANOKE, VA 24042

THE ARTS AND COLLEGE  
PREPATORY ACADEMY  
4401 HILTON CORPORATE DR  
COLUMBUS OH 43232

COCA-COLA ENTERPRISES INC.  
PROPERTY TAX DEPT NAT 11  
PO BOX 1734  
ATLANTA GA 30301

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

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... B. To grant special permits for the relocation or expansion of nonconforming uses... C. To impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures... 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...

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):

ZONING IS APPROPRIATE FOR SALVAGE OPERATIONS CONDUCTED PRIMARILY WITHIN THE BUILDING. SPECIAL PERMIT IS TO ALLOW OUTDOOR STORAGE OF MATERIALS IN WELL SCREENED AND DESIGNATED AREAS ONLY, BETWEEN THE PRIMARY STRUCTURE AND THE 8,500 SQ FT STORAGE BUILDING AND AT THE DIRT SETDOWN AREA

Signature of Applicant

[Handwritten signature]

Date

1/24/10

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

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

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...
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):

3392.10 OUTDOOR PILE HEIGHT

INCREASE OUTDOOR PILE HEIGHT TO 18' AS ALLOWED BY COLUMBUS FIRE GUIDELINES IN AREA DESIGNATED AS "OUTDOOR SET DOWN AND STORAGE. THIS STORAGE AREA IS WELL SCREENED, NOT IN THE PUBLIC VIEW AND ASSISTS OPERATIONS, AND KEEPS IT SCREENED.

Signature of Applicant

[Handwritten signature]

Date

1/24/18

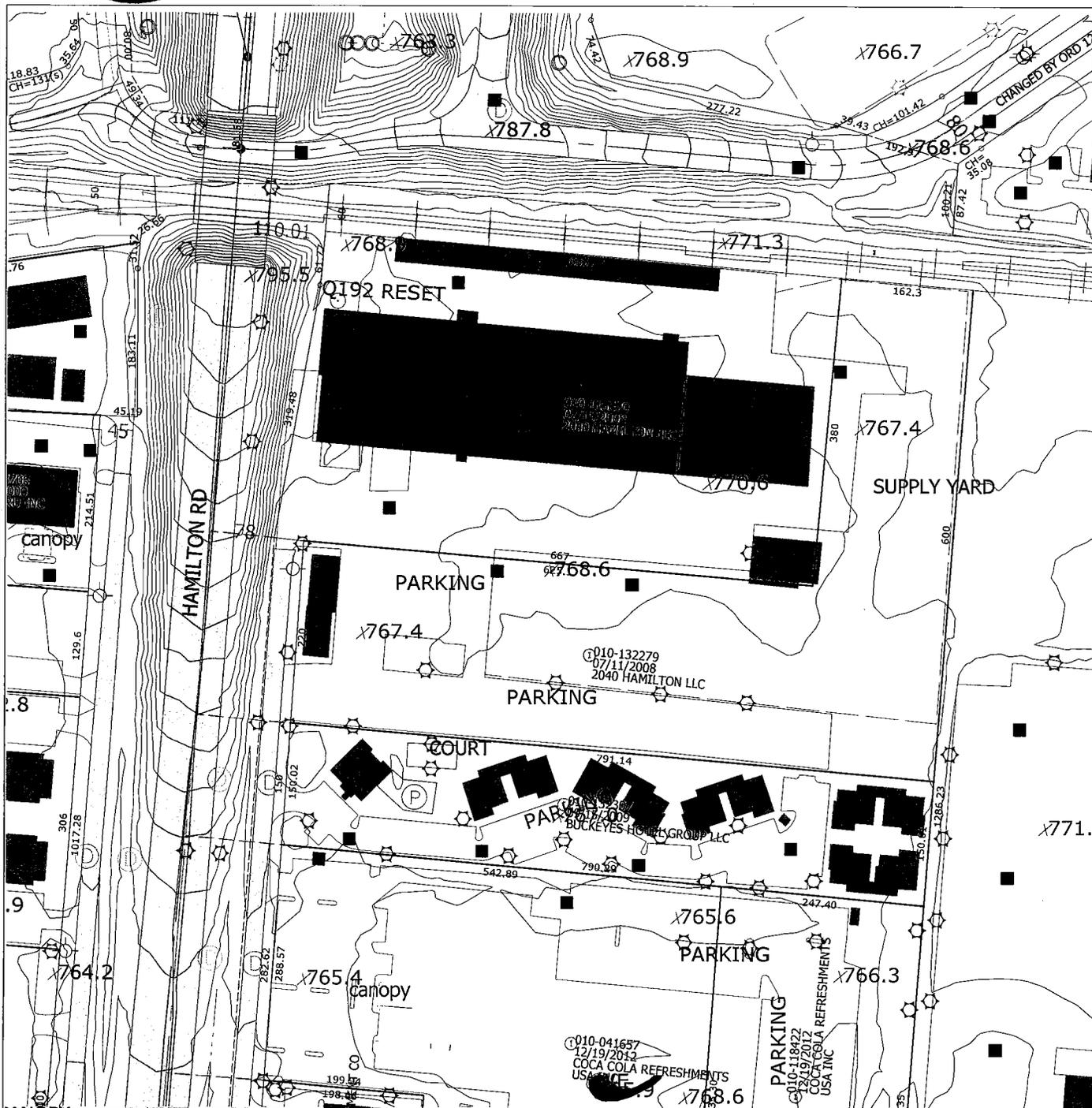
PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule.



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: N      DATE: 6/17/16



Disclaimer

Scale = 180



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.



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) JOHN AUGUSTSEN  
of (COMPLETE ADDRESS) 1050 BRYDEN RD COLUMBUS, OH 43205

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>ERIK HENRI HOEFELAND</u> | <u>659 MARION RD COLUMBUS OHIO 43207</u> |
|                             |  |
|                             |  |
|                             |  |
|                             |  |
|                             |  |
|                             |  |
|                             |  |

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 17 day of JUNE, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 7-29-2017

Notary Seal Here



Teresa Robinson  
Notary Public, State of Ohio  
My Commission Expires 07-29-2017

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer