

THE CITY OF  
**COLUMBUS**  
 ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
 DEVELOPMENT

## Zoning Report

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### Site Information

Address	2178 WATKINS RD, COLUMBUS, OH
Mailing Address	2180 WATKINS RD COLUMBUS OH 43207-3446
Owner	ALEXANDER PATRICK O & BON
Parcel Number	010021144
In Columbus?	Yes
County	FRANKLIN

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### Zoning Information

Zoning	Z89-135, Manufacturing, M1, 2/21/1990, 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

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### Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

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# Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA18-001 Date Received: 3 Jan. 2018  
Application Accepted by: JE Fee: \$1900  
Commission/Civic: FAR SOUTH  
Existing Zoning: M-1  
Comments: \_\_\_\_\_

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

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

See attached for variance of Title 33 - Zoning Code 3365.21, 3312.27, 3312.29, 3312.31, 3312.39, and 3312.43

## LOCATION

Certified Address: 2178 Watkins Road City: Columbus Zip: 43207

Parcel Number (only one required): 010-021144

## APPLICANT (If different from Owner):

Applicant Name: David Jamison of Clarke Architects, Inc Phone Number: 614-791-1200 Ext.: \_\_\_\_\_

Address: 7844 Flint Rd. City/State: Columbus, Ohio Zip: 43235

Email Address: dejamison@clarkearchitects.com Fax Number: \_\_\_\_\_

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

Name: Bonnie & Patrick Alexander Phone Number: 614-491-4560 Ext.: \_\_\_\_\_

Address: 2233 Watkins Road City/State: Columbus, Ohio Zip: 43207

Email Address: tealtrucks@sol.com Fax Number: \_\_\_\_\_

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

Name: David Jamison / Clarke Architects, Inc. Phone Number: 614-791-1200 Ext.: \_\_\_\_\_

Address: 7844 Flint Road City/State: Columbus, Ohio Zip: 43235

Email Address: dejamison@clarkearchitects.com Fax Number: \_\_\_\_\_

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [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.

# Board of Zoning Adjustment Application

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## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Jamison of Clarke Architects, Inc

of (1) MAILING ADDRESS 7844 Flint Road, Columbus, Ohio 43235

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 2178 Watkins Road, Columbus, Ohio 43207

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) Patrick & Bonnie Alexander  
2233 Watkins Road  
Columbus, Ohio 43207

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

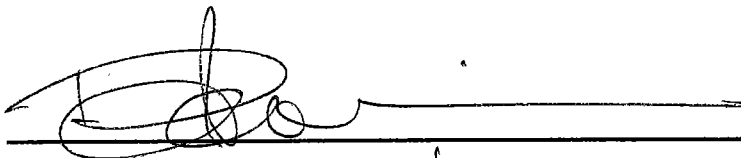
David Jamison of Clarke Architects, Inc  
614-791-1200

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

(5) Far South Columbus Area Commission  
Becky Walcott (614) 491-6786  
723 Ivorton Rd South, Columbus, OH 43207

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

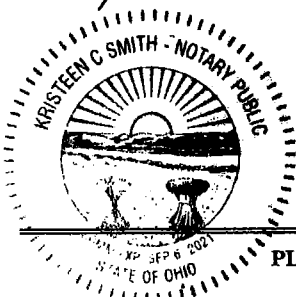


Sworn to before me and signed in my presence this 2 day of January, in the year 2018

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

09-06-2021  
My Commission Expires



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**2178 Watkins Road**

David Jamison  
Clarke Architects, Inc.  
7844 Flint Road  
Columbus, OH 43235

Patrick & Bonnie Alexander  
2233 Watkins Road  
Columbus, Ohio 43207

David Jamison  
Clarke Architects, Inc.  
7844 Flint Road  
Columbus, OH 43235

Far South Columbus Area Commission  
c/o Becky Walcott  
723 Ivorton Road  
Columbus, OH 43207

Far South Columbus Area Commission  
c/o Robin Watson  
3802 Higbee Dr. E.  
Columbus, Ohio 43207

Viking Real Estate  
Or Current Occupant  
3663 Alum Creek Drive  
Columbus, OH 43207

Mary E. Hawkins  
Or Current Occupant  
2179 Watkins Road  
Columbus, OH 43207

Patrick Alexander  
Or Current Occupant  
2173 Watkins Road  
Columbus, OH 43207

# Board of Zoning Adjustment Application

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

## STATEMENT IN SUPPORT

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.

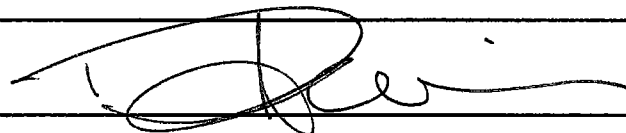
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

**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's trucking company has expanded, & can no longer park all its trucks in the existing garage. If the owner is unable to build a larger garage on this property, he will have to find another property or garage to buy, lease, or rent. This variance is not substantial and blends in with the surrounding properties that are also used for/by trucking companies. There will be no change in the ability for the government to deliver services. When the property was purchase the owner was not anticipating the need for expansion and, therefor, did not investigate any building restrictions. The owner assumed since many of the other parking lots in this area are gravel, he would always be able to have a gavel parking lot. Pavement of any kind would not hold up to the heavy trucks that the owner uses. Based on the width of the lot, the owner could not build a garage within the setback requirements in any other shape or location on the lot that would allow him access to the garage and area for maneuvering. The spirit & intent of the zoning will be observed & the owner shall receive substantial justice.

Signature of Applicant



Date

1/2/18

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**RE: 2178 Watkins Road, Columbus, Ohio 43207**

**PID: 010-021144**

**TYPE(S) OF ACTION REQUESTED**

**Variance for the following:**

**3365.21 - Height and area regulations.** To reduce side yard setback to 11.67' on the south side of the building and to reduce side yard setback on the north side of the building to 6.33' from required 25' setback on both north and south side of the building.

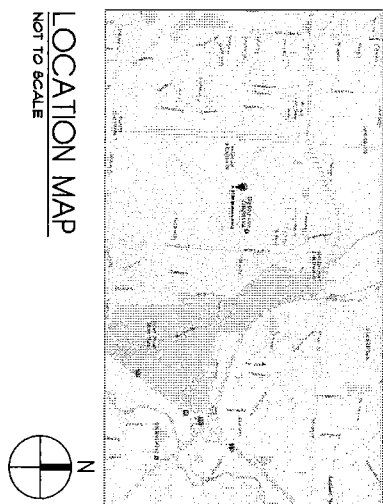
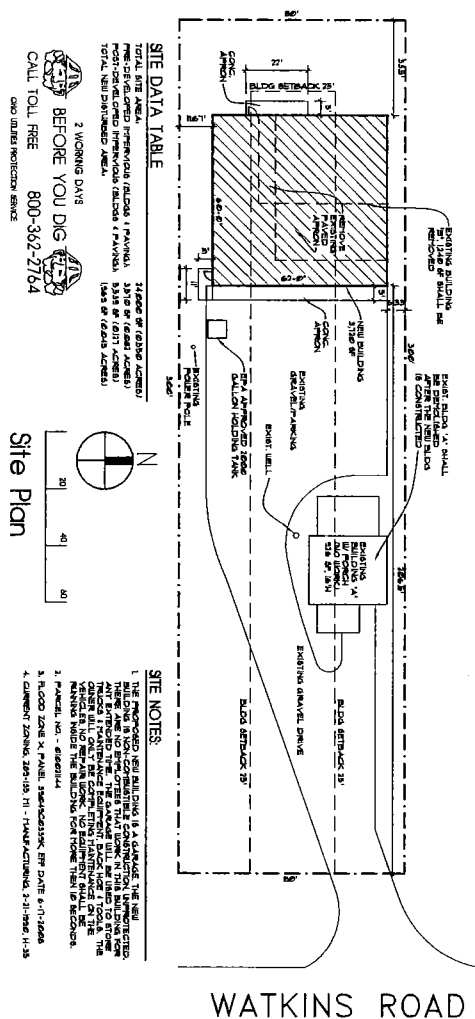
**3312.27 - Parking setback line.** To reduce parking setback line to 11.67' on the south side of the building and to parking setback line on the north side of the building to 6.33' from required 25' parking setback line on both north and south side of the building.

**3312.29 - Parking space.** To eliminate need for parking spaces.

**3312.31 - Parking space for ADA compliance.** To eliminate need for ADA parking space.

**3312.39 - Striping and marking.** To eliminated need for striping and marking.

**3312.43 - Required surface for parking.** To have parking area, circulation area, aisle or driveway to be other than approved hard surface, i.e. gravel.



**CLARKE ARCHITECTS INC.**  
 7644 Elm Rd  
 Columbus, Ohio 43226-6407  
 Office: 614-771-0200  
 Mobile: 614-271-6420  
 jclark@clarkarchitects.com

James W. Clarke  
 License No. 9924  
 Exp. Date 12/31/17

**PROJECT:**  
**TEAL TRUCKING**  
 2778 WATKINS RD.  
 COLUMBUS, OHIO 43207

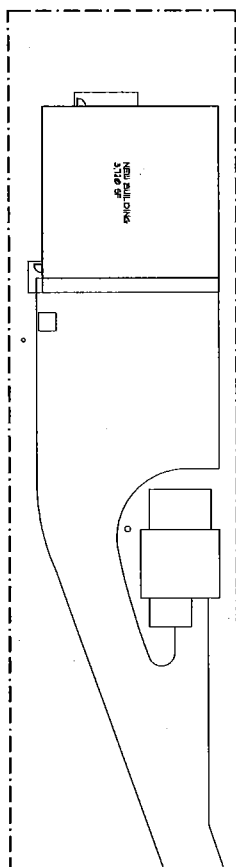
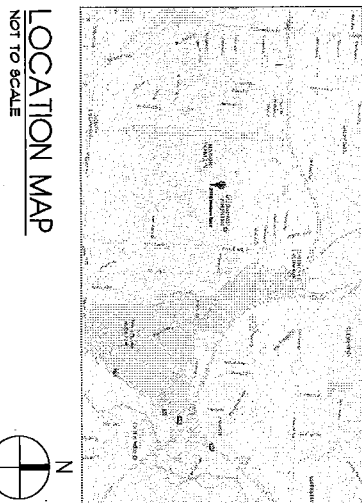
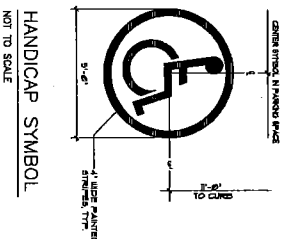
**SHEET NUMBER:**  
**S1**

**REVISION DATES:** OCTOBER 24, 2017

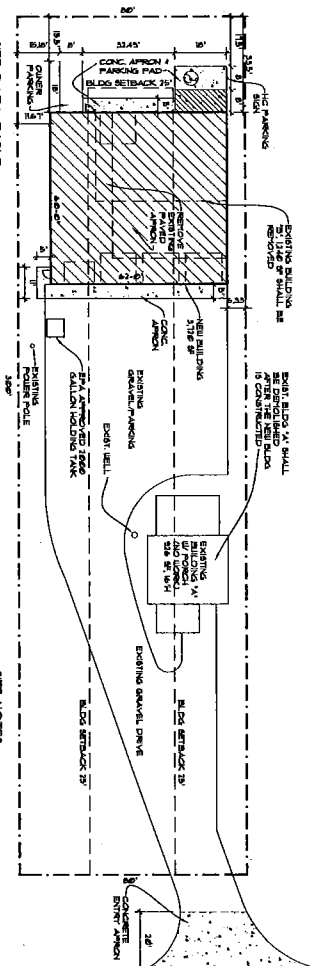
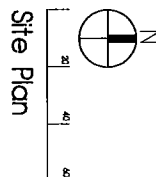
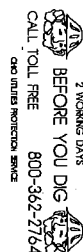
**DATE:** SEPTEMBER 11, 2017

**PROJECT NAME:** COMMERCIAL  
**SHEET TITLE:**  
**ARCHITECTURAL SITE PLAN NOTES**

Revised Plan  
1/30/18



WATKINS ROAD



WATKINS ROAD

### SITE DATA TABLE

Category	Area (Acres)
PRE-DEVELOPED IMPERVIOUS (BLDGs + PAVING)	3,576 SF (0.082 ACRES)
POST-DEVELOPED IMPERVIOUS (BLDGs + PAVING)	9,223 SF (0.211 ACRES)
TOTAL NEW DISTURBED AREA	12,800 SF (0.293 ACRES)

## SALE NOISES

3. BUILDING IS NON-CERTIFIABLE CONSTRUCTION UNDER THE STATE BUILDING CODE. THERE ARE NO ERF-CONTROLLED TRADES WORKING ON THIS BUILDING FOR ANY EXTENDED TIME. THE GAMMA WILL BE USED TO STORE TRUCKS / MAINTENANCE EQUIPMENT, BACK HOSE / TOOLS. OWNER WILL ONLY BE COMPLETING MAINTENANCE ON THE BUILDING. THERE WILL BE NO CONSTRUCTION OF THE BUILDING FOR MORE THAN 90 DAYS.
2. PARCELS NO. 1 - 6/19/2014
1. 11,000 SQ. FT. PAVEL. 350402015K. ERF DATE 6-11-2009
4. CURRENT TOTALS: 246-09, 11 - MAINTACTIVITY, 1-21-2015, 11-31

REVIEW SET -  
NOT FOR  
CONSTRUCTION

**CLARKE ARCHITECTS, INC.**  
  
 7844 Flint Rd.  
 Columbus, Ohio 43235-6407  
 Office: 614-791-1200  
 Mobile: 614-271-8420  
[jdclarke@clarkearchitects.com](mailto:jdclarke@clarkearchitects.com)

These Drawings and Specifications prepared by Citrus Architects Inc. are instruments of service for use solely in respect to this project and, unless otherwise provided, Citrus Architects Inc. and its employees shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications or other documents shall not be used by the owner or others to complete or modify any other project, for other projects or for other purposes without the express written consent of Citrus Architects Inc. Any such use without the express written consent of Citrus Architects Inc. shall be deemed a breach of the agreement and the drawings shall be forfeited.

REVISION DATES: OCTOBER 24, 2007

DECEMBER 22, 2017  
JANUARY 29, 2018

PROJECT

**TEAL TRUCKING**  
2178 WATKINS RD.  
COLUMBUS, OHIO 43201

SHEET TITLE

ARCHITECTURAL SITE  
PLAN /NOTES

**SHEET NUMBER**

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# City of Columbus

## Address Plat

BZA18-001  
2178 Watkins Road



### CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form  
are Herein Certified for Securing  
of Building & Utility Permits

Parcel ID: 010-021144

Project Name: COMMERCIAL BUILDING

House Number: 2178

Street Name: WATKINS RD

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

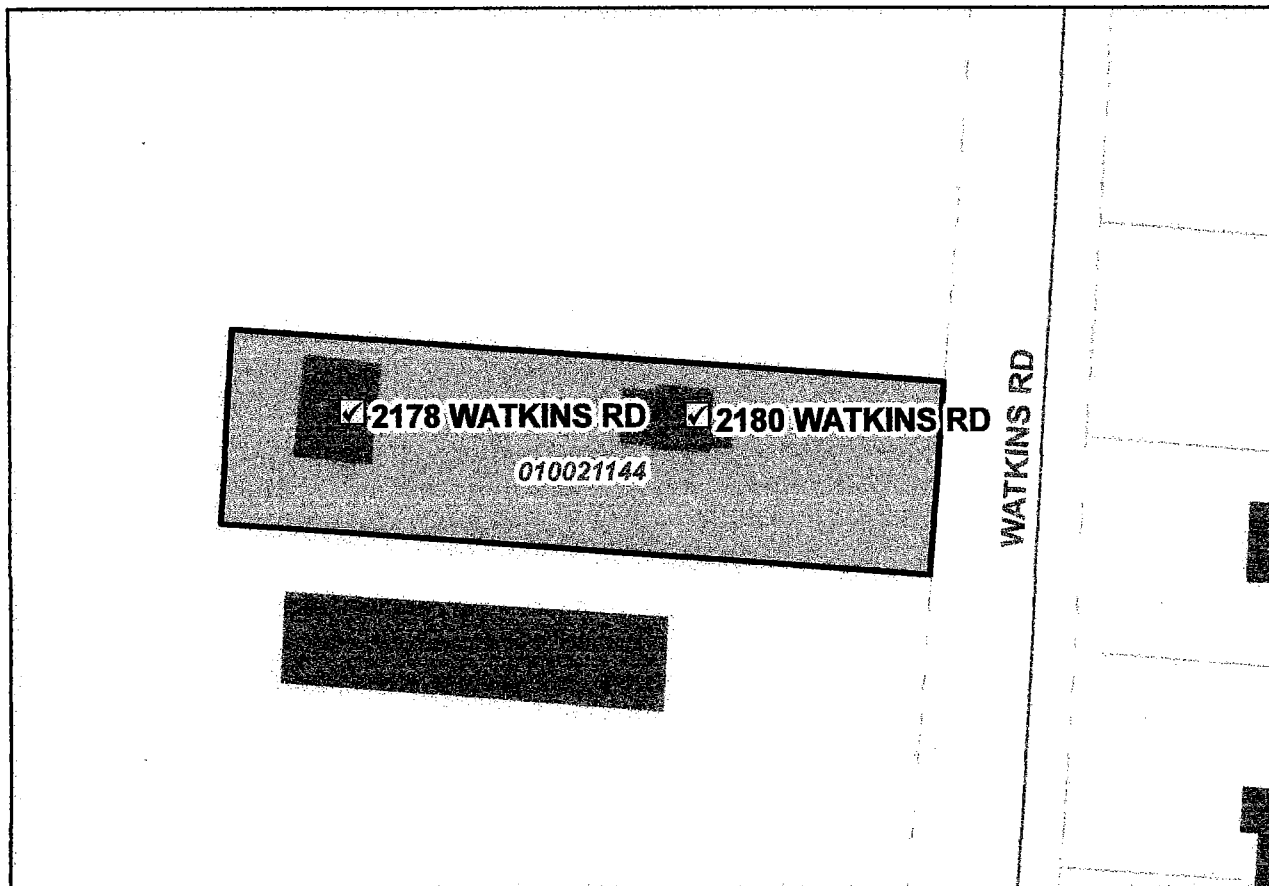
Complex: N/A

Owner: ALEXANDER PATRICK O & BON

Requested By: CLARKE ARCHITECTS INC

Printed By: *Phil Y. Smith*

Date: 9/20/2017



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 1646834

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE TOWNSHIP OF MARION AND  
FURTHER DESCRIBED AS FOLLOWS:

BEING THE SOUTH WEST QUARTER OF SECTION, TP. 4, RANGE 22, REFUGEE LANDS AND BOUNDED AND  
DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST LINE OF WATKINS ROAD AND AT THE NORTH EAST CORNER  
OF THE JAMES COMPANY 3.1 14 ACRE TRACT AS SHOWN OF RECORD IN DEED BOOK 1983 PAGE 63  
RECORDERS OFFICE, FRANKLIN COUNTY, OHIO;

THENCE ALONG THE EAST LINE OF SAID TRACT, AND THE WEST LINE OF WATKINS ROAD SOUTH 7 06  
WEST 80 FEET TO AN IRON PIN;

THENCE NORTH 82 51 WEST 300 FEET TO AN IRON PIN;

THENCE NORTH 7 06 EAST 80 FEET TO AN IRON PIN;

THENCE ALONG THE SOUTH LINE OF THE PAUL CHILDRES TRACT, SOUTH 82 51 EAST 300 FEET TO THE  
PLACE OF BEGINNING, CONTAINING 0.551 ACRES, MORE OR LESS.

COMMONLY KNOWN AS: 2180 WATKINS ROAD, COLUMBUS, OHIO 43207

PARCEL NUMBER: 010-021144-00

## 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) David Jamison / Clarke Architects, Inc.

of (COMPLETE ADDRESS) 7844 Flint Road, Columbus, Ohio 43235

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**

Patrick Alexander

2233 Watkins Road, Columbus, Ohio 43207

Bonnie Alexander

2233 Watkins Road, Columbus, Ohio 43207

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 2 day of January, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



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