

Zoning Report

Site Information

Address	7450 HUNTINGTON PARK DR, COLUMBUS, OH
Mailing Address	200 CIVIC CENTER DR FL 14 COLUMBUS OH 43215-4138
Owner	OH14 COLUMBUS LLC
Parcel Number	610205680
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z92-067, Commercial, CPD, 3/31/1993, H-60
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	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
ANDREW J. GINTHER, 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

OFFICE USE ONLY

Application Number: BZA18 011 Date Received: 22 June 2018
Application Accepted by: HF Fee: \$1900
Commission/Civic: FNCC
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:

CCC Section 3389.12 - Applicant proposes the use of a portable building which will contain
a 1500 KW generator.

LOCATION

Certified Address: 7450 Huntington Park Drive City: Columbus Zip: 43235

Parcel Number (only one required): 610-205680

APPLICANT (If different from Owner):

Applicant Name: Quantum Health c/o Jenny Barnes Phone Number: 1-800-257-2038 Ext.: 1194

Address: 7450 Huntington Park Drive City/State: Columbus/Ohio Zip: 43235

Email Address: Jenny.Barnes@quantum-health.com Fax Number: _____

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

Name: OH14 Columbus, LLC Phone Number: _____ Ext.: _____

Address: 1521 Westbranch Drive, #100 City/State: McLean, Virginia Zip: 22102

Email Address: _____ Fax Number: _____

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

Name: Michael Shannon, Esq. Phone Number: 614-229-4506 Ext.: _____

Address: 500 South Front Street, Suite 1200 City/State: Columbus, Ohio Zip: 43215

Email Address: mshannon@cbjlawyers.com Fax Number: _____

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

APPLICANT SIGNATURE Michael Shannon

PROPERTY OWNER SIGNATURE Michael Shannon (By E52)

ATTORNEY / AGENT SIGNATURE Michael Shannon

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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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman

of (1) MAILING ADDRESS 500 South Front Street, Suite 1200, 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 7450 Huntington Park Drive

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) OH14 Columbus, LLC
1521 Westbranch Drive, #100
McLean, Virginia 22102

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

Quantum Health c/o Jenny Barnes
1-800-257-2038, ext. 1194

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

(5) Far North Columbus Communities Coalition
Jim Palmisano
P.O. Box 66, Lewis Center, Ohio 43035

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

Eric Zartman

Sworn to before me and signed in my presence this 22nd day of January, in the year 20

Carol A. Stewart
(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019



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7450 Huntington Park Drive

OH14 Columbus, LLC
1521 Westbranch Dr #100
McLean, VA 22102

Central Ohio Transit Authority
33 N. High Street
Columbus, Ohio 43215-3076

Columbus Hunt Park Drive
Bank Investors, LLC
20 E. 45th St Assoc
New York, NY 10017

RCS-Crossgates (Maple) LLC
371 Centennial Parkway, Ste. 200
Louisville, CO 80027

CZAR Properties LLC
5760 Heritage Lakes Dr.
Hilliard, Ohio 43026

APPLICANT**OWNER****ATTORNEY**

Quantum Health
c/o Jenny Barnes
7450 Huntington Park Drive
Columbus, Ohio 43235

OH14 Columbus LLC
1521 Westbranch Drive, #100
McLean, Virginia 22102

Michael T. Shannon, Esq.
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

AREA COMMISSION

Far North Columbus
Communities Coalition
Attn: Jim Palmisano, President
P.O. Box 66
Lewis Center, Ohio 43035

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

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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, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.
- B. 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, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.
- C. To 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 the Zoning Code and to otherwise safeguard the public safety and welfare.
- 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, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.

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):

See attached.

Signature of Applicant

Michael Schum (ESZ)

Date

1-22-18

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STATEMENT IN SUPPORT

Property Address: 7450 Huntington Park Drive
Parcel ID: 610-205680
Owners: OH14 Columbus, LLC
Applicant: Quantum Health, c/o
Attorney: Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com
Date of Text: January 22, 2018

Applicant submits this Statement in support of its Application for a Special Permit. The Site is located in north Columbus between East Campus View Boulevard and Interstate 270. The Site is situated within a neighborhood predominantly comprised of office parks, restaurants, and hotels. The Site is currently classified CPD-Commercial Planned Development. The Site is bordered on the north, south, and west by parcels classified CPD and a rail road on the east.

The Site is not situated within a commercial overlay or a planning overlay. The Site is not a historic site. The Site is not subject to an area commission. The Site is subject to the Far North Columbus Communities Coalition. The Site is situated within the High Street Corridor Subarea (Crosswoods Site-D1) of the Far North Area Plan (2014). The Plan designates the Site's future land use as Employment Center.

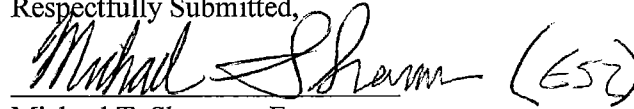
The Site is currently improved with an office building where Applicant conducts its operations. Applicant's utilities provider notified Applicant that it has imminent plans to replace the transformer which provides utility electricity to the Site. The Site will lose all utility electricity during replacement of the transformer.

Applicant currently has a 300 KW generator on Site. A generator of this size is only capable of running the Site's emergency operations. Therefore, to continue all operations uninterrupted during the replacement period, Applicant must install a 1,500 KW generator on the Site. The 1,500 KW generator does not itself require a Special Permit. Since the utility interruption is only temporary, Applicant does not propose permanent installation of the 1,500 KW generator. Instead, Applicant proposes installation of the 1,500 KW generator in the proposed portable building. The proposed portable building is a shipping container with dual axels. The 1,500 KW generator will be housed within the shipping container. The portable building requires a Special Permit pursuant to CCC § 3389.12.

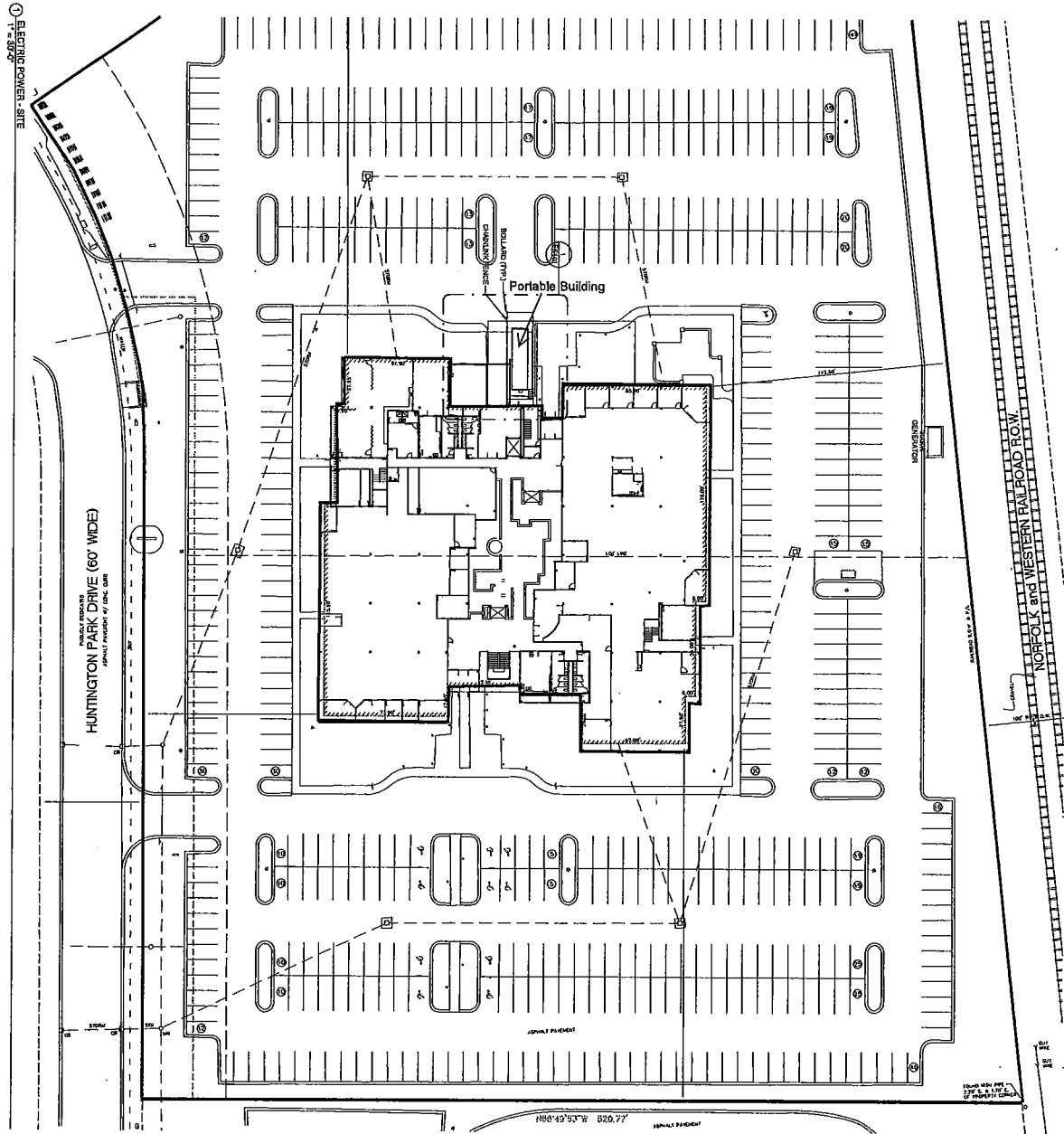
Applicant respectfully submits that this Special Permit could be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood. Applicant proposes placement of

the portable building as indicated on the Site Plan. This placement is approximately 400 feet from the nearest neighboring building. Also, the Applicant's building will partially screen the proposed portable building from Huntington Park Drive. This Site is surrounded by similar Employment Center uses which would not find the proposed portable building objectionable. Accordingly, Applicant respectfully requests approval of the proposed portable building.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Michael Shannon", followed by the number "(652)" in parentheses.

Michael T. Shannon, Esq.
Attorney for Applicant

7450 Huntington Park Drive
Site Plan

REFERENCE LINE

KIA JOB 19650.00

ES100

ELECTRIC
POWER - SITE

JOB NO. 19650.00

SHEET DATE 08/15/17

PROJ. DATE 10/02/17

DWN. JMG CHK. JAL

REVISIONS


KLH
ENGINEERS

 1534 ALEXANDRIA PkE, SUITE 111
 FT. THOMAS, KENTUCKY 41075
 859-354-4100 FAX 859-442-4059
 859-442-4058 FAX
MECHANICAL/ELECTRICAL
ENGINEERS

WWW.KLHENGINEERS.COM

 LEIDINGTON, KENTUCKY
 COLUMBUS, OHIO
 NEW YORK, NEW YORK

7450 Huntington Park Drive

Franklin County Auditors Office
Copyright 2015

January 18, 2018

City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 610205680

Zoning Number: 7450

Street Name: HUNTINGTON PARK DR

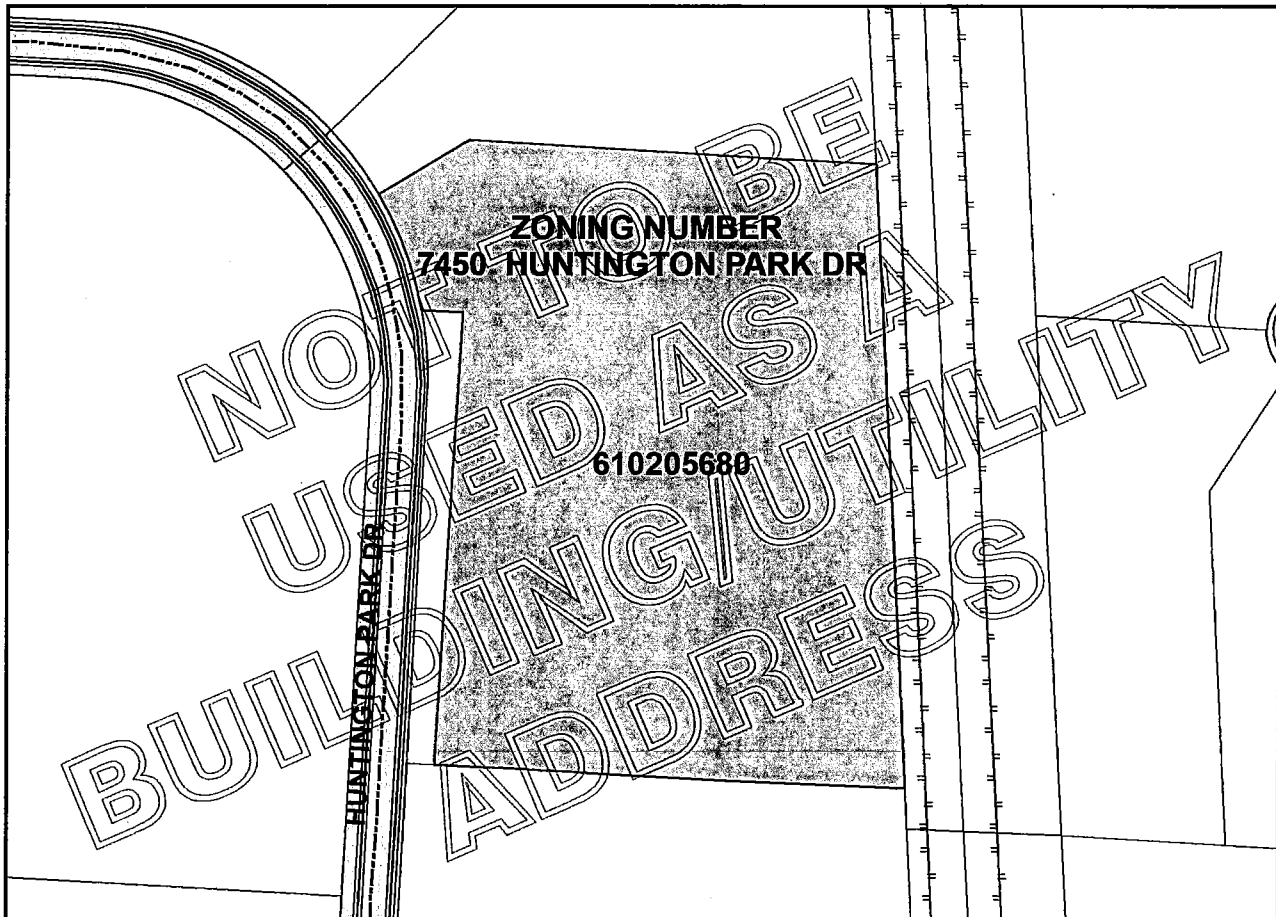
Lot Number: N/A

Subdivision: N/A

Requested By: CRABBE, BROWN, & JAMES, LLP (ERIC ZARTMAN)

Issued By: Adugna amariam

Date: 1/19/2018



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 111812

Legal Description

Real property in the City of Columbus, County of Franklin, State of Ohio, described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lots 60 and 61 of Section 2, Township 2 Range 18, United States Military Lands, being part of the 26.809 acre tract conveyed to Campus Corporate Center by Deed of record in O.R. 6939, Page G05 and part of the original 32.251 and 52.697 acre tracts conveyed to East Ponco Land Development Company by Deeds of record in O.R. 5708, Page A01 and O.R. 6939, Page G01 respectively, records of the recorder's office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning for reference at a point in the northerly line and at the easterly end of Horizon Drive (being 60.00 feet in Width) as delineated upon the Plat of Crosswoods Center Section four, shown of record in Plat Book 63, Page 71; said point being a southeasterly corner of a 6.321 acre tract conveyed to Campus Corporate Center by Deed of Record in O.R. 5708, Page All;

Thence with a curve to the right, having a radius of 380.00 feet, a central angle of $12^{\circ}36'01''$ the chord to which bears South $37^{\circ}37'27''$ East, a chord distance of 83.40 feet along the northerly line of Horizon Drive (being 60.00 feet in width) of record in Plat Book 64, Page 100, to the point of true beginning for the herein described tract;

Thence the following Two (2) courses and distances across said 32.251 acre tract:

- 1) Thence North $58^{\circ}40'53''$ East, a distance of 111.39 feet to a point;
- 2) Thence South $86^{\circ}49'53''$ East, a distance of 427.56 feet to a point in the common line of said original 32.251 acre tract and lands now or formerly owned by N & W Railroad;

Thence South $02^{\circ}50'23''$ East, a distance of 651.58 feet along the common line of said Railroad lands with said original 32.251 and 52.697 acre tracts to a point;

Thence North $86^{\circ}49'53''$ West, a distance of 520.77 feet across said original 52.697 and 26.809 acre tracts to a point in the easterly line of Horizon Drive;

Thence the following Two (2) courses and distances along the easterly line of Horizon Drive:

- 3) Thence North $03^{\circ}10'07''$ East, a distance of 369.73 feet to a point of curvature;
- Thence with a curve to the left having a radius of 380.00 feet, a Central angle of $34^{\circ}29'34''$ the chord of which bears North $14^{\circ}04'40''$ West, a chord distance of 225.33 feet to the point of true beginning, containing 7.376 acres, more or less.

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Board of Zoning Adjustment Application

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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

Eric Zartman

Being first duly cautioned and sworn (NAME) _____

of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, 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:

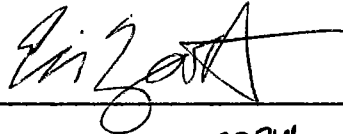
NAME

COMPLETE MAILING ADDRESS

Quantum Health c/o Jenny Barnes

7450 Huntington Park Drive
Columbus, Ohio 43235

SIGNATURE OF AFFIANT



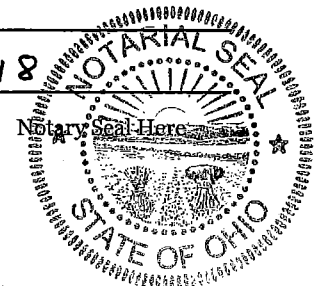
Sworn to before me and signed in my presence this 22nd day of January, in the year 2018

Carol A. Stewart

SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019



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