BOARD OF ZONING ADJUSTMENT APPLICATION
City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

Application Number: #13310-00000-051B2
Date Received: 18 MAR 2013
Commission/Civic:
Existing Zoning: Application Accepted by:
Comments:

Fee: $1,900

TYPE(S) OF ACTION REQUESTED
(Select all that apply)
✓ Variance □ Special Permit

Indicate what the proposal is and list applicable code sections.

SEE STATEMENT OF HARDSHIP, Exhibit B

LOCATION
1. Certified Address Number and Street Name 2396 Farmers Drive
   City Columbus State OH Zip 43235
   Parcel Number (only one required) 590-189914, 590-189915, 590-189916

APPLICANT: (IF DIFFERENT FROM OWNER)
Name AIF Holding Co. c/o Donald Plank, Plank Law Firm
Address 145 E Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # 614-947-8600 Fax # 614-228-1790 Email dplank@planklaw.com

PROPERTY OWNER(S):
Name AIF Holding Co. c/o Donald Plank, Plank Law Firm
Address 145 E Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # 614-947-8600 Fax # 614-228-1790 Email dplank@planklaw.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE) ☑ Attorney ☐ Agent
Name Donald Plank, Plank Law Firm
Address 145 E Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # 614-947-8600 Fax # 614-228-1790 Email dplank@planklaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE
PROPERTY OWNER 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 all checks payable to the Columbus City Treasurer

Revised 11/12 int.
CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Thu Mar 28 2013
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 2400 FARMERS DR, OH
Mailing Address: 2400 FARMERS DR
                    COLUMBUS OH 43235
Owner: AIF HOLDING CO
Parcel Number: 590189916

ZONING INFORMATION
Zoning: Z75-109, Commercial, C2
        effective 7/5/1977, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: 07320-00000-00037
Area Commission: N/A
Planning Overlay: N/A
Historic District: N/A
Historic Site: No
Council Site: N/A
Flood Zone: OUT
Airport Overlay Environ: N/A

PENDING ZONING ACTION
Zoning: N/A
Board of Zoning Adjustment (BZA): N/A
Council Variance: N/A
Graphic Commission: N/A
AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (I) NAME DONALD PLANK

of (1) MAILING ADDRESS Plank Law Firm, 145 E Rich St., FL 3, Columbus, OH 43215
deposed 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
for which the 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) AIF Holding Co., c/o Donald Plank

Plank Law Firm

145 East Rich Street, FL 3

Columbus, OH 43215

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

AIF Holding Co., c/o Donald Plank

(614) 947-8600

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

(5) Par Northeast Coalition

C/o John Murley

3607 Waterbury Lane

Powell, OH 43235

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:

(6) PROPERTY OWNER(S) NAME  (6A) ADDRESS OF PROPERTY  (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE EXHIBIT A

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of MARCH, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

NOTARY SEAL HERE

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Revised 11/12 tnt
STATEMENT OF HARDSHIP

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). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
   1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
   2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
   3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
   4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
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 the 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.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

SEE EXHIBIT B

________________________
Signature of Applicant

________________________
Date 8/15/13

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EXHIBIT B

Statement of Hardship

2396 Farmers Drive

BZA: ____________

The 13.9 +/- acre site is zoned C-2 Commercial and is developed with a 155,536 sq. ft. office building and 73,234 sq. ft. Call Center. There are presently 925 developed surface parking spaces. Applicant requires additional parking due to an increase in employees at the property. The existing 925 spaces is 65 spaces less than the maximum number of spaces permitted by Section 3312.49, (C), Minimum Numbers of Parking Spaces Required, Parking Requirements Tables, Table 2, Parking Requirements for Retail and Other Commercial Uses. Applicant proposes to build a total of 167 additional parking spaces, including the 65 spaces presently permitted, or 102 parking spaces more than the maximum permitted. The proposed additional 102 spaces more than permitted by the “Spaces Maximum” (Table 2) is approximately a 10% increase over the maximum. Applicant can construct the expanded parking lot as proposed and stripe it with the maximum number of spaces permitted without variance. The maximum number of spaces regulation regulates an arbitrary number of spaces as a maximum number of spaces. Applicant’s business needs require a number of parking spaces that exceeds the arbitrary maximum ratio of spaces to square feet set in the code.

Applicant requests the following variance:

1) 3312.49 (C), Minimum Numbers of Parking Spaces Required, Parking Requirements Tables, Table 2, Parking Requirements for Retail and Other Commercial Uses, which Section/Table sets a maximum ratio of parking spaces of one (1) space/250 gross square feet of General Office use and one (1) parking space/200 gross square feet for a Call Center, or 990 spaces for the existing office and call center, while applicant proposes a total of 1,092 spaces or 102 (10% +/-) more parking spaces than permitted.
Disclaimer

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.
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) DONALD PLANK __________________________
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St., FL 3, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT OR ONLY 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
AIF Holding Co.
c/o Chad Kaple

COMPLETE MAILING ADDRESS
2400 Farmers Drive, Columbus, OH 43235

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 18th day of MARCH , in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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