



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

OFFICE USE ONLY

Application Number: 13310-0-00102
Date Received: 2/11/13
Commission/Group: None
Existing Zoning: C-4 Application Accepted by: D. Reiss Fee: \$1,900⁰⁰
Comments: 4/23/13

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

See attached sheet for listed variances. The proposal is to redevelop an existing derlict oil change facility into a new fast food restaurant.

LOCATION

1. Certified Address Number and Street Name 3180 Olentangy River Road
City Columbus State OH Zip 43202
Parcel Number (only one required) 010-117490

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Northern Lights Development LLC
Address 1561 Pemberton Drive City/State Columbus, OH Zip 43221
Phone # 325-8566 Fax # _____ Email _____

PROPERTY OWNER(S):

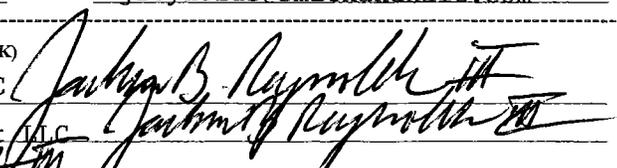
Name Northern Lights Development LLC
Address 1561 Pemberton Drive City/State Columbus, OH Zip 43221
Phone # 325-8566 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

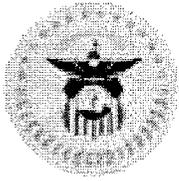
Attorney Agent

Name Jackson B. Reynolds, III - c/o Smith & Hale LLC
Address 37 W. Broad Street, Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Northern Lights Development LLC 
PROPERTY OWNER SIGNATURE Northern Lights Development LLC
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds, III

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



13310-000102
3180 Olentangy River Rd.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Mon Feb 11 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3180 OLENTANGY RIVER RD COLUMBUS, OH

Mailing Address: PO BOX 2213

COLUMBUS OH 43216

Owner: NORTHERN LIGHTS DEVELOPMENT L

Parcel Number: 010117490

ZONING INFORMATION

Zoning: 718, Commercial, C4

effective 6/10/1957, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: OLENTANGY RIVER ROAD RCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

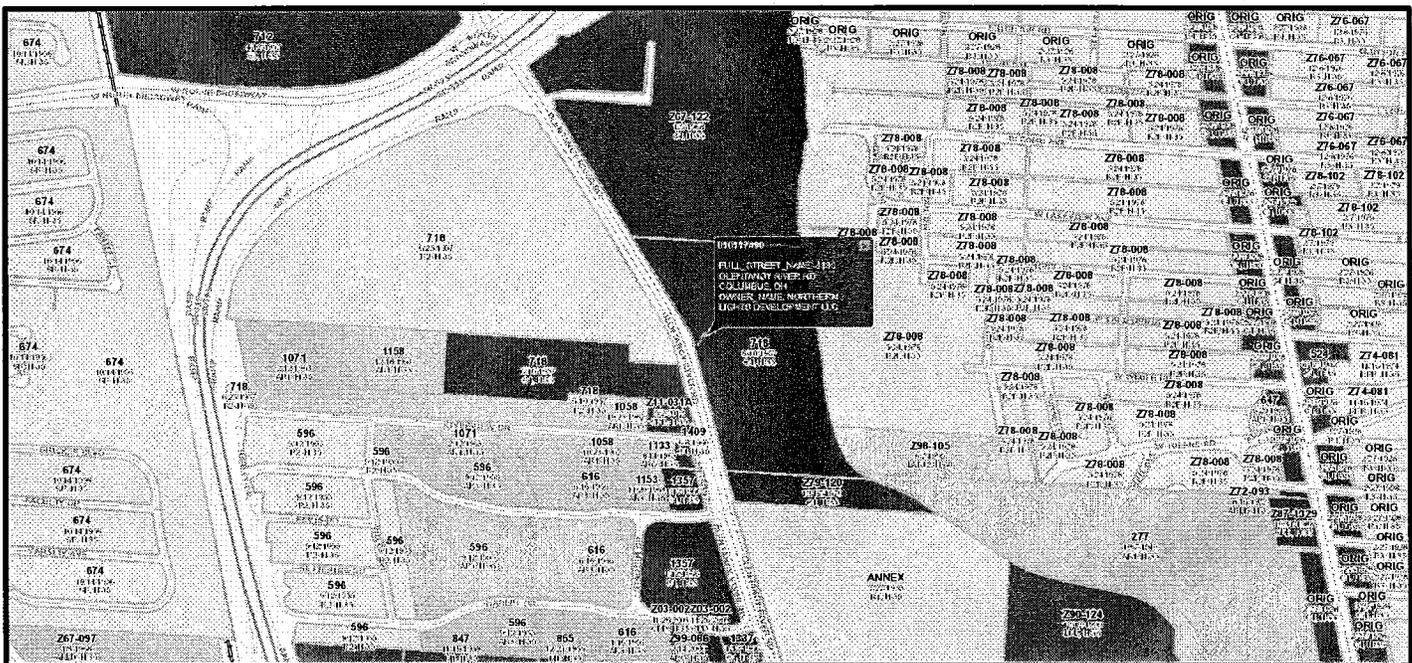
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

13310-000102
3180 Olentangy River Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 W. Broad Street, Suite 725, 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 3180 Olentangy River Road
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) Northern Lights Development LLC
1561 Pemberton Drive
Columbus, OH 43221

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

Northern Lights Development LLC
325-8566

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

(5) N/A

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 attached sheet

(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

(8) Jackson B. Reynolds III
7/12 day of February, in the year 2013
(8) Natalie C. Timmons
9/4/15

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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STATEMENT OF HARDSHIP

13310-000102
3180 Olentangy River Rd.

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:

The property owner is attempting to redevelop an existing structure on a very small lot and the plan presented by this application necessitates the requested variances. As indicated above the special conditions are the small size of the lot, its odd configuration and the reuse of the existing building on the lot. The above conditions are not the result of the property owner actions as he purchased it in its current configuration and is simply trying to reuse the building and create a site plan that works for the site. There is a need for the variances given that there is a small lot and an overlay that also further restricts the use of the property so it would be equalable to grant the variances to preserve a substantial right of the property owner that is currently held by others in the area. The granting of the variances will not be injurious to surrounding properties nor would the granting be contrary to the public interest nor negate the intent and purpose of the Zoning Code.

Signature of Applicant

Date

2/8/13

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

3180 Olentangy River Road
Variances

1. 3312.11 - By pass lane – decrease the width from 20' to 15'
2. 3372.804(b) – Parking Setback less than 10' – 10' to 5'
3. 3372.804(c) – Parking Setback less than 10' – 10' to 0'
4. 3372.809 – Parking to the side of the unit

northernlights-olentangy-var.lst (nct)
2/7/13 F:Docs

13310-000102
3180 Olentangy River Rd.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 2/7/13



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county, survey plats, and other public records and data. Users of this map are information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the map. Please notify the Franklin County GIS Division of any discrepancies.

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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 # **13310-000102**

3180 Olentangy River Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, Columbus, OH 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
<u>Northern Lights Development LLC</u>	<u>1561 Pemberton Drive, Columbus, OH 43221</u>

SIGNATURE OF AFFIANT *Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 7th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC *Natalie C. Timmons*

My Commission Expires: 9/4/15



Subscribed Here **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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