



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: # 13310-00000-00258
Date Received: 18 APR. 2013
Commission/Civic: _____
Existing Zoning: _____ Application Accepted by: AF Fee: \$ 1900
Comments: _____

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

PARKING 3312.09 VARIANCE FOR 9 SPACES, 2 DRIVE THRU VARIANCE FOR 4 STALLING SPACES EACH AND A SHARED BYPASS LANE. SHARED MANUEVERING, PARKING AND DUMPSTER 3312.25, RELOCATION OF VESTIBULE IN REID RETAIL 3372.04, 3321.07 & 3372.707 LANDSCAPING, SCREENING 3312.21, LIGHTING 3321.03 TO REMAIN AS IS EXISTING

LOCATION

1. Certified Address Number and Street Name 2021 LOCKBOURNE
City COLUMBUS State OHIO Zip 43207
Parcel Number (only one required) 010-114500

APPLICANT: (IF DIFFERENT FROM OWNER)

Name JOHN INGWERSEN
Address 1050 BRYDEN City/State COLUMBUS OH Zip 43205
Phone # 361 0447 Fax # _____ Email JOHN@CADAFIS.COM

PROPERTY OWNER(S):

Name BCCB INVESTMENTS OF COLUMBUS AND BRIAN M DANIEL
Address 2301 FAIRWOOD, COLUMBUS, OH 43207 City/State PO Box 722 CANALWINCHESTER, OH Zip 43110
Phone # 614 554 8737 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name JOHN INGWERSEN
Address 1050 BRYDEN RD City/State COLUMBUS OH Zip 43205
Phone # 361-0447 Fax # _____ Email: JOHN@CADAFIS.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



13310-00000-00258
2021 LOCKBOURNE ROAD

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed May 8 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2013 LOCKBOURNE RD COLUMBUS, OH

Mailing Address: PO BOX 722

CANAL WINCHESTER OH 43110

Owner: DANIEL BRIAN M

Parcel Number: 010114495

ZONING INFORMATION

Zoning: 763, Commercial, C4

effective 3/24/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: LOCKBOURNE ROAD CCO

Graphic Commission: N/A

Area Commission: Columbus Southside 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

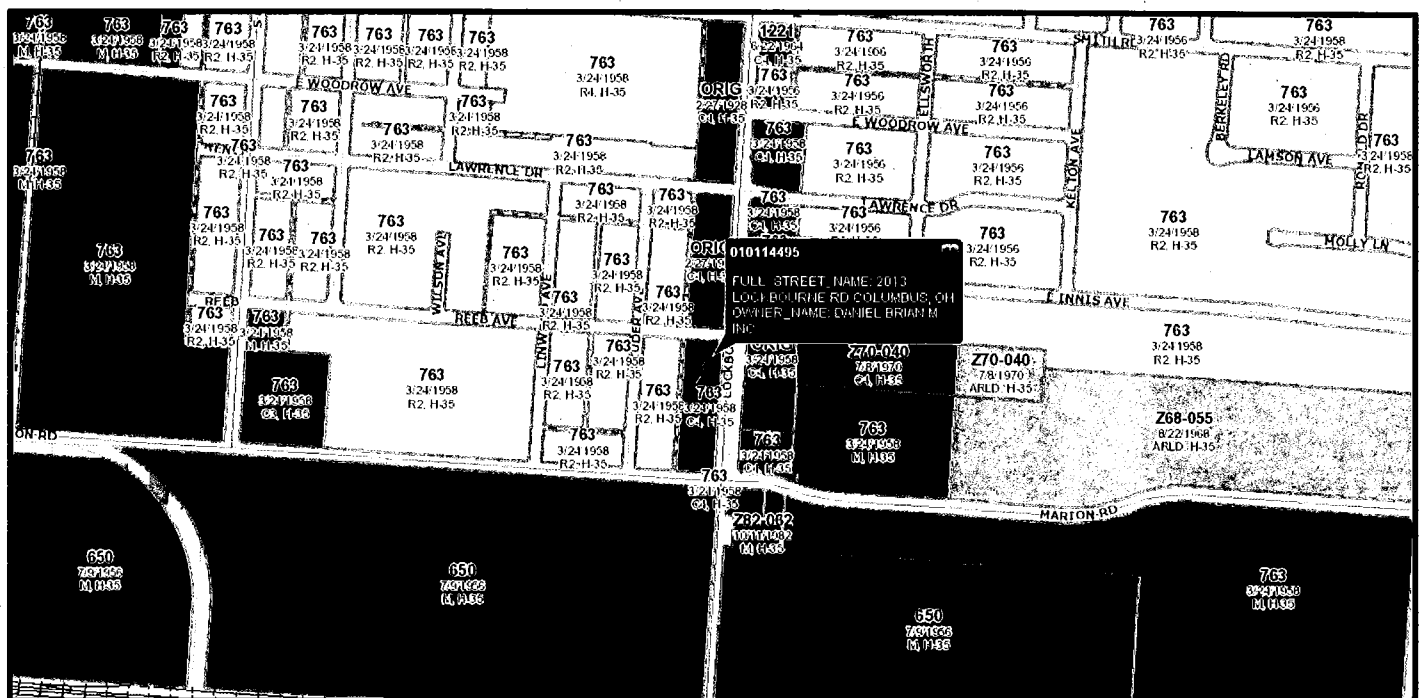
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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13310-00000-00258
2021 LOCKBOURNE ROAD

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JOHN INGWERSEN
of (1) MAILING ADDRESS 1050 BRYDEN PL. COLUMBUS, OH 43205
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 (4) BRIAN DANIEL
AND MAILING ADDRESS PO BOX 722
CANAL WINCHESTER, OH 43110

APPLICANT'S NAME AND PHONE # (5) JOHN INGWERSEN
(same as listed on front of application) 614 361 0447


AREA COMMISSION OR CIVIC GROUP (5) SOUTH SIDE AREA COMMISSION
AREA COMMISSION ZONING CHAIR OR CURTIS DAVIS
CONTACT PERSON AND ADDRESS PO BOX 7846 COLUMBUS, OH 43207

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 LIST

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

SIGNATURE OF AFFIANT (8) [Signature]
Subscribed to me in my presence and before me this 18 day of April, in the year 2013

SIGNATURE OF NOTARY PUBLIC (8) Pauline S. Poling
Notary Public, State of Ohio
My Comm. Expires May 4, 2016

Notary Seal Here

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STATEMENT OF HARDSHIP

13310-00000-00258
2021 LOCKBOURNE ROAD

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:

- 1) THESE BUILDINGS WERE CONSTRUCTED PRIOR TO THE LOCKBOURNE CCO, THEREFORE PARKING AND MANUEVERING HAVE BEEN IN FRONT OF THE BUILDINGS - IN THE RIGHT OF WAY AND IN FRONT OF CCO BUILDING RETRACKS b) THE APPROVED 1996 PARKING PLAN FOR 2031 LOCKBOURNE HAS ALL PARKING SPACES MIS-SCALED AT 7.5' X 15', TOO SMALL FOR AN APPROVABLE PARKING PLAN c) THERE ARE NO ESTABLISHED HANDICAPPED PARKING SPACES AT EITHER BUILDING d) THE ENTRY VESTIBULE AT 2031 LOCKBOURNE IS NOT ADA/ANSI COMPLIANT e) THE CURRENT KITCHEN, REFRIGERATION AND SERVICE AREAS AT 2031 LOCKBOURNE ARE NOT CONNECTED TO THE DINING AREA IN A LOGICAL WAY - AN ADDITION TO THE REAR OF THE BUILDING IS NECESSARY. THIS ADDITIONAL AREA IS NOT SURROUNDED BY CCO COMPLIANT PARKING f) THE BUILDING AT 2031 LOCKBOURNE SHARES ITEMS a, c, d, e AS MENTIONED ABOVE.
- 2) THESE CONDITIONS ARE RESULTS OF ACTIONS TAKEN BY PREVIOUS OWNERS OF THE PROPERTY
- 3) THESE CONDITIONS ARE ONLY SOLVABLE BY SEEKING VARIANCES TO THE ZONING CODE
- 4) THESE VARIANCES, IF GRANTED, WILL NOT BE INJURIOUS TO NEIGHBORING PROPERTIES AND NOT CONTRARY TO THE PUBLIC INTEREST OR THE INTENT OR PURPOSE OF THE ZONING CODE.

Signature of Applicant _____

Date _____

4/17/13

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CLARENCE E M FRANKLIN COUNTY

13310-00000-00258
2021 LOCKBOURNE ROAD

MAP ID: S

DATE: 4/17/13



Disclaimer

Scale = 100

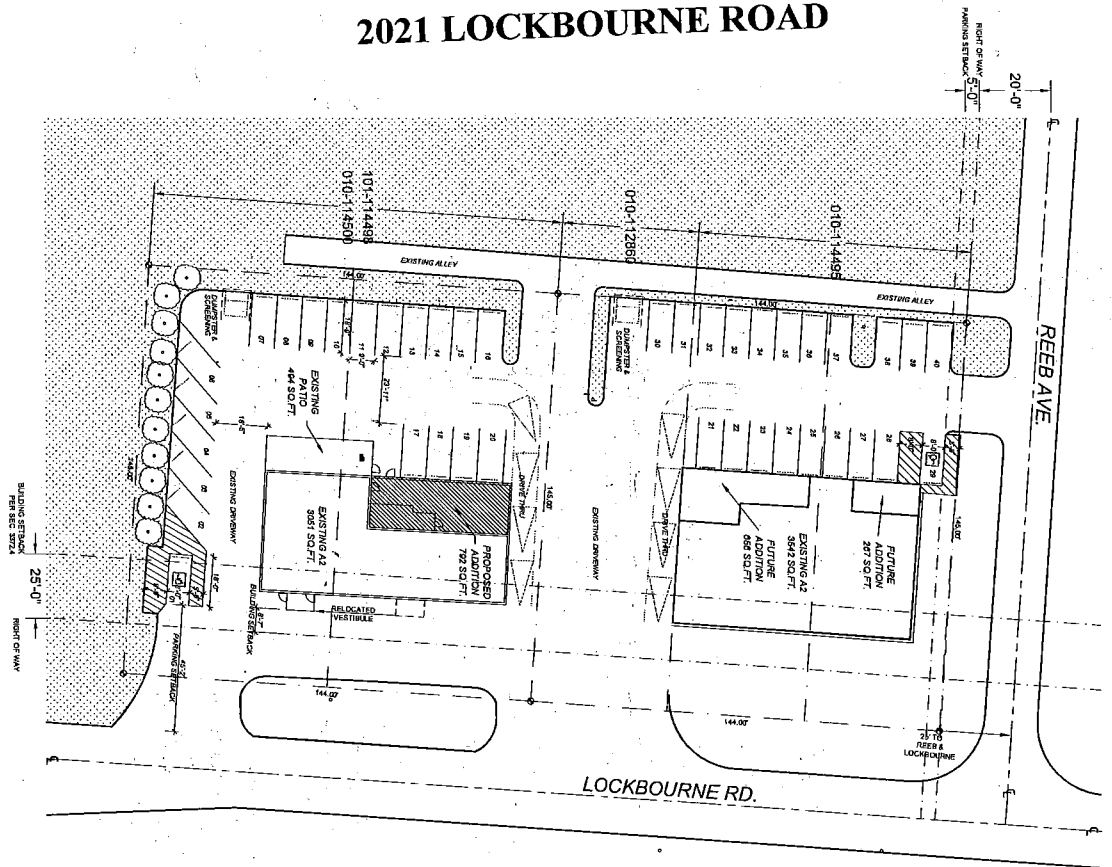


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

13310-00000-00258

2021 LOCKBOURNE ROAD

1 | SITE PLAN
SCALE: 1/8"=1'-0"



PARCEL NUMBER: 010-114495-00
ZONING DISTRICT = LOCKBOURNE CCC

- TOTAL AREA OF SITE = 14,825 SQ. FT.
- EXISTING BUILDING AREA = 3,842 SQ. FT.
- TOTAL FUTURE BUILDING = 4,685 SQ. FT.
- HEIGHT OF BUILDING = 18'-0"
- FLOOD OBSERVATION MAP # = NA

VARIANCES REQUESTED

3312.01 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.
3312.02 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.
3312.03 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.
3312.04 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.

PARKING ANALYSIS 3312.04

EXISTING LOT = 3,842 SQ. FT.
TOTAL LOT = 4,685 SQ. FT.
TOTAL = 8,527 SQ. FT.

PARCEL NUMBER: 010-112860-00
ZONING DISTRICT = LOCKBOURNE CCC

- TOTAL AREA OF SITE = 7,127 SQ. FT.
- EXISTING BUILDING AREA = 2,127 SQ. FT.
- TOTAL FUTURE BUILDING = 2,127 SQ. FT.
- HEIGHT OF BUILDING = 18'-0"
- FLOOD OBSERVATION MAP # = NA

VARIANCES REQUESTED

3312.01 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.
3312.02 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.
3312.03 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.
3312.04 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.

PARKING ANALYSIS 3312.04

EXISTING LOT = 2,127 SQ. FT.
TOTAL LOT = 2,127 SQ. FT.
TOTAL = 4,254 SQ. FT.

PARCEL NUMBER: 010-114498-00 & 010-114500
ZONING DISTRICT = LOCKBOURNE CCC

- TOTAL AREA OF SITE = 11,115 SQ. FT.
- EXISTING BUILDING AREA = 3,842 SQ. FT.
- TOTAL FUTURE BUILDING = 4,685 SQ. FT.
- HEIGHT OF BUILDING = 18'-0"
- FLOOD OBSERVATION MAP # = NA

VARIANCES REQUESTED

3312.01 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.
3312.02 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.
3312.03 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.
3312.04 PROPOSED PROJECT WILL COMPLY WITH ALL CITY ORDINANCES.

PARKING ANALYSIS 3312.04

EXISTING LOT = 3,842 SQ. FT.
TOTAL LOT = 4,685 SQ. FT.
TOTAL = 8,527 SQ. FT.

2 | SITE LOCATION PLAN
SCALE: 1/4"=1'-0"



BZA VARIANCE APPLICATION FOR:
2013 - 2031 LOCKBOURNE ROAD
2031 LOCKBOURNE RD., COLUMBUS, OHIO

CC: COLUMBUS CONSULTING
1050 BRYDEN ROAD, COLUMBUS, OH. 43205 T: 614-361-0447 F: 614-257-1502

NO.	REVISION	DATE

13.0634.00

THESE DRAWINGS AND SPECIFICATIONS SHALL BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. ANY OTHER USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF COLUMBUS CONSULTING SHALL BE AT THE USER'S SOLE RISK. COLUMBUS CONSULTING SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.



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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 # 13310-00000-00258

2021 LOCKBOURNE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JOHN INGWERSEN
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

BRIAN M. DANIEL

PO BOX 722 CANAL WINCHESTER, OH 43110

PCCB INVESTMENTS OF COLUMBUS, INC 2301 FAIRWOOD AVE, COLUMBUS OH 43207

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

Pauline S. Poling

My Commission Expires:

5-4-2016



PAULINE S. POLING
Notary Public, State of Ohio
My Comm. Expires May 4, 2016

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