



COUNCIL VARIANCE 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: CV14-006 / 14315-00000-00074
Date Received: 2/5/14
Application Accepted By: SP & ET Fee: \$1920
Comments: Assigned to Tori Proehl, 645-2749, vj.proehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1710 Atlas Street, Columbus, OH Zip 43228

Is this property currently being annexed into the City of Columbus Yes No

If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 560-133212-00, 560-208788

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): M2

Civic Association or Area Commission: N/A

Proposed use or reason for Council Variance request: N/A

Acreage: 2.24 Ac

APPLICANT: Name 5400 Renner LLC

Address 5400 Renner Road City/State Columbus, OH Zip 43228

Phone # 614 529-7900 Fax # _____ Email: dkent@fstusa.com

PROPERTY OWNER(S): Name 5400 Renner LLC

Address 5400 Renner Road City/State Columbus, OH Zip 43228

Phone # 614 529-7900 Fax # _____ Email: dkent@fstusa.com

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

ATTORNEY / AGENT

Attorney Agent

Name CESO, Inc

Address 2800 Corporate Exchange Drive, Suite 160 City/State Columbus, OH Zip 43231

Phone # 614 794-7080 Fax # 614 794-4492 Email: leeseberg@cesoinc.com

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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



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CJ14-006

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

The subject property is currently zoned M-2 Manufacturing District. A new CNG (compressed natural gas) fueling station is currently under construction. This station will serve vehicles from FST as permitted in M-2 districts. We are seeking a variance to allow retail fuel sales to other users at this location. Allowing retail fuel sales will not adversely affect the surrounding properties but will instead provide a new green fuel source alternative. Allowing retail fuel sales will increase the financial success of this development, encourage additional CNG developments with no detrimental impacts on the adjacent property owners.

Signature of Applicant

Date

2/4/14

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CJ14-006

STATE OF OHIO _____
COUNTY OF FRANKLIN _____

Being first duly cautioned and sworn (1) NAME James Leeseberg
of (1) MAILING ADDRESS 2800 Corporate Exchange Drive, Suite 160, Columbus, OH 43231

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 CERTIFIED ADDRESS FOR ZONING PURPOSES 1710 Atlas St, Columbus, OH 43228
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) 2/5/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 5400 Renner LLC
5400 Renner Road
Columbus, OH
43228

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

James Leeseberg
614 794-7080

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

(5) N/A

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)

(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 4th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
3-14-2018

My Commission Expires:

Notary Seal Here



SAMANTHA ALLEN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 14, 2018

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Applicant
FST CNG
5400 Renner Road
Columbus, OH 43228

Prop Owner
FST CNG
5400 Renner Road
Columbus, OH 43228

Agent
CESO - Jamie Leeseberg
2800 Corporate Exchange Dr, Ste 160
Columbus, OH 43231

560-235124
CGT BRUDER LLC
1730 ATLAS ST
COLUMBUS, OH 43228

560-221533
COYOTE 14 LTD
5070 TRANSAMERICA DR
COLUMBUS, OH 43228

560-221524
HETZLER FAMILY LIMITED
2548 S KATHWOOD CIR
Cincinnati, OH 45201

560-221523
IMS HOLDINGS LLC
5047 TRANSAMERICA DR
Columbus, OH 43228

560-235218
MONESI PROPERTIES LLC
1725 ATLAS ST
Columbus, OH 43228

560-235219
MONESI PROPERTIES LLC
7851 WINDY HILL CT
Dublin, OH 43016

560-235123
SPRING PROPERTIES LTD
914 SPRING FALLS AVE
Springfield, OH 45505

560-214669
USA
2300 E DEVON AVE
Des Plaines, IL 60018

560-104719
5400 RENNER RD LLC
2040 ATLAS ST
Columbus, OH 43228

560-235220
AOKI MANUFACTURING COLUMBUS
INC
1705 ATLAS ST
COLUMBUS, OH 43228

560-172408/9
COLEMAN THEODORE D & BETTY D
PO BOX 366
Hilliard, OH 43026

560-221525
FLAUM BROTHERS PARTNERSHIP
10511 MEDALLION DR
Cincinnati, OH 45241

560-154582
JASPER ENGINE & TRANSMISSION
EXCHANGE- TAX DEPT
815 WERNING RD
Jasper, IN 47546

560-221526
OHIO LABEL INC
5005 TRANSAMERICA DR
COLUMBUS, OH 43228

560-235222
TWAY COLUMBUS LLC
312 ELM ST, STE 2600
Cincinnati, OH 45202

560-260871
WOODY T LLC
5230 RENNER RD
COLUMBUS, OH 43228

CV14-006



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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

Being first duly cautioned and sworn [NAME] David S. Kent

Of [COMPLETE ADDRESS] 2040 Atlas Street, Columbus, OH 43228
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 in the following formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>5400 Renwon RD LLC</u> <u>5400 Renwon RD</u> <u>Columbus, OH 43228</u> <u>Employees : 0</u>	2.
3. <u>DAVID S. KENT</u> <u>(614) 529-7900 ex 1521</u> <u>[Signature]</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 6th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: 3-14-2018

Notary Seal Here



SAMANTHA ALLEN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 14, 2018

This Project Disclosure Statement expires six months after date of notarization

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City of Columbus Address Plat



C114-006

CERTIFIED HOUSE NUMBERS

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

Parcel ID: 560208788

Project Name: CNG STATION

House Number: 1710

Street Name: ATLAS ST

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

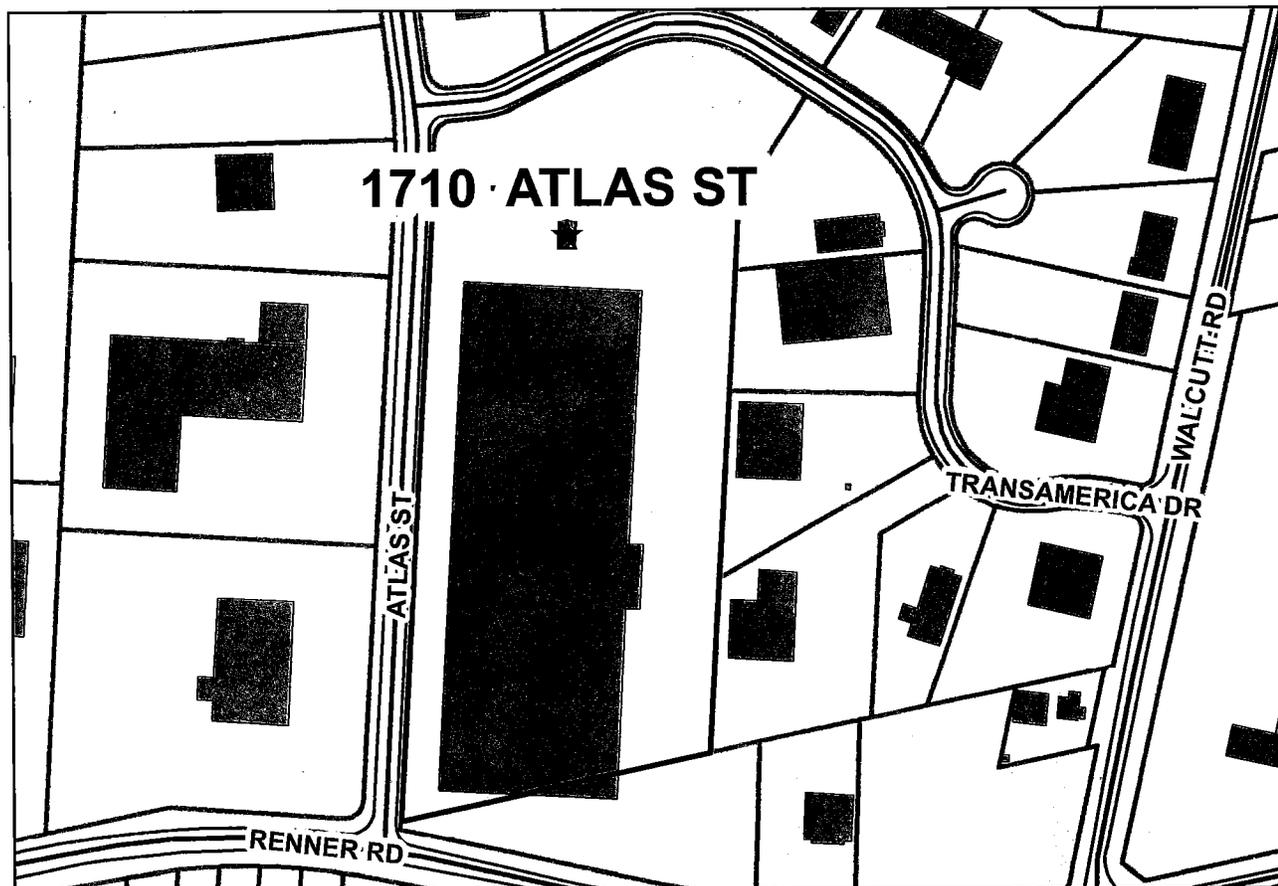
Complex: N/A

Owner: 5400 RENNER RD LLC

Requested By: CESO (MICHAEL HEDGES)

Printed By: Cassandra Sampaio

Date: 11/15/2013

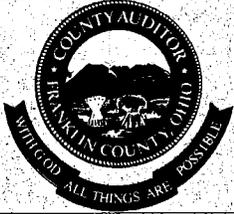


PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

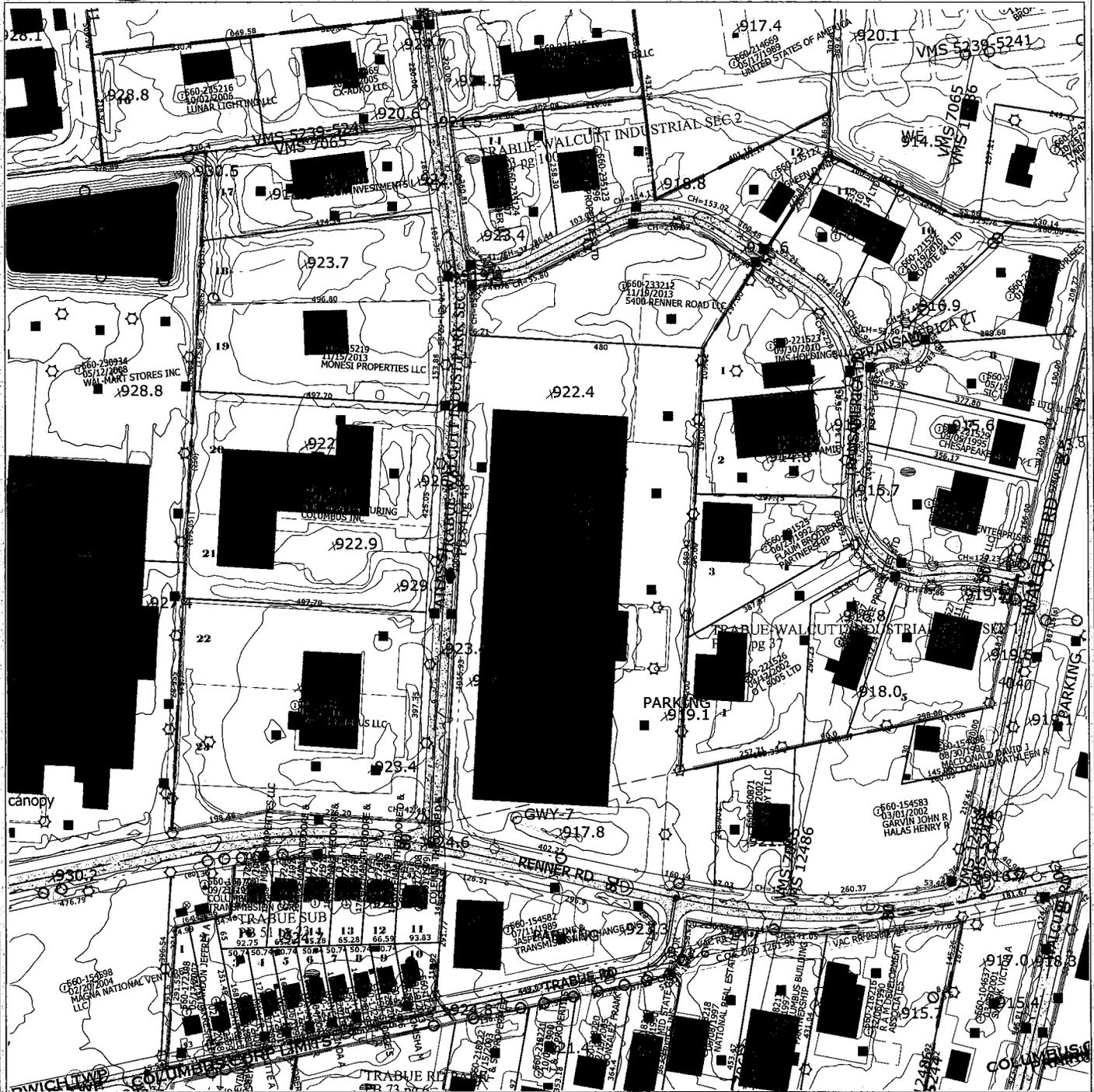
GIS FILE NUMBER: 1328894

C114-006



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 2/4/14



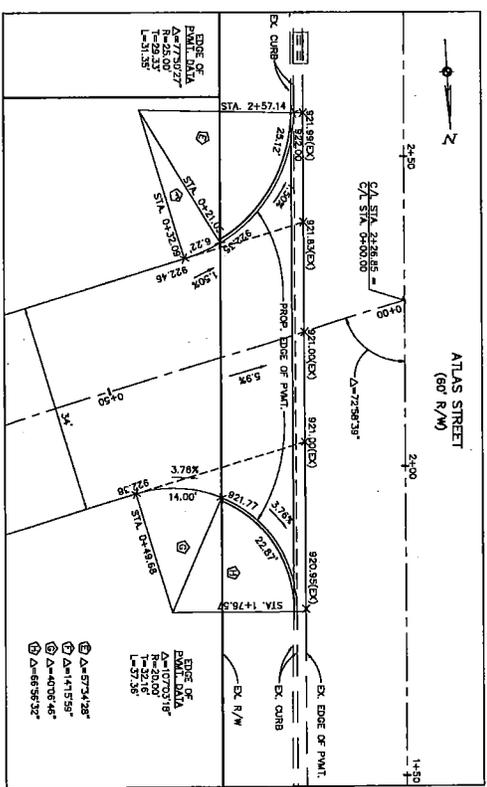
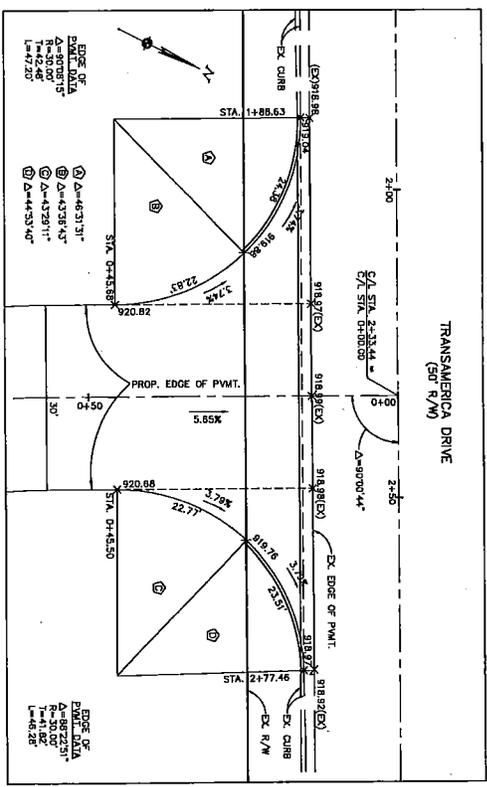
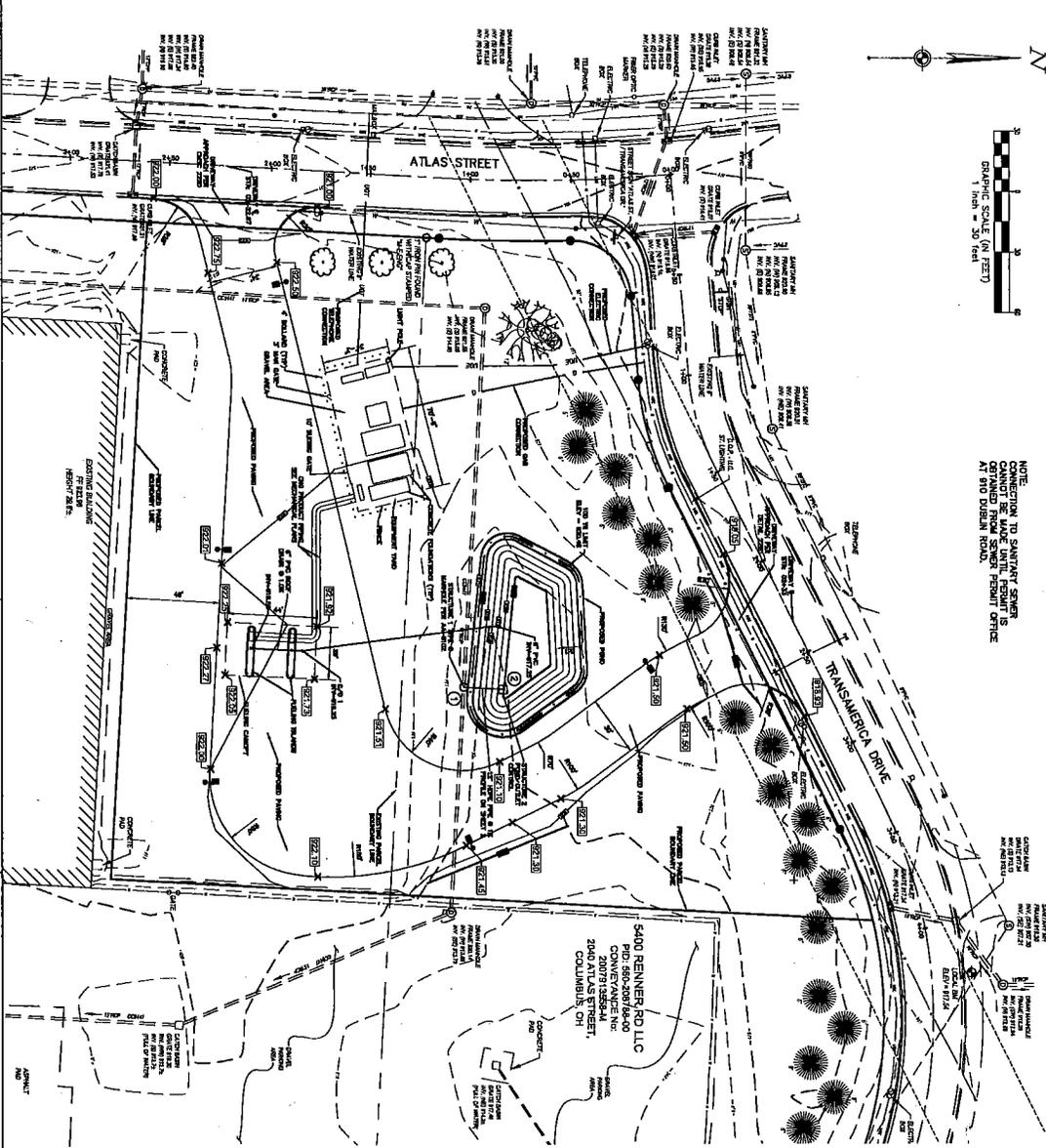
Disclaimer

Scale = 300



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.

NOTE:
 CONNECTION TO SANITARY SEWER
 CONDUIT FROM SANITARY SERVICE
 OFFICE TO BE INSTALLED AT
 810 DUBLIN ROAD.



CV14-006

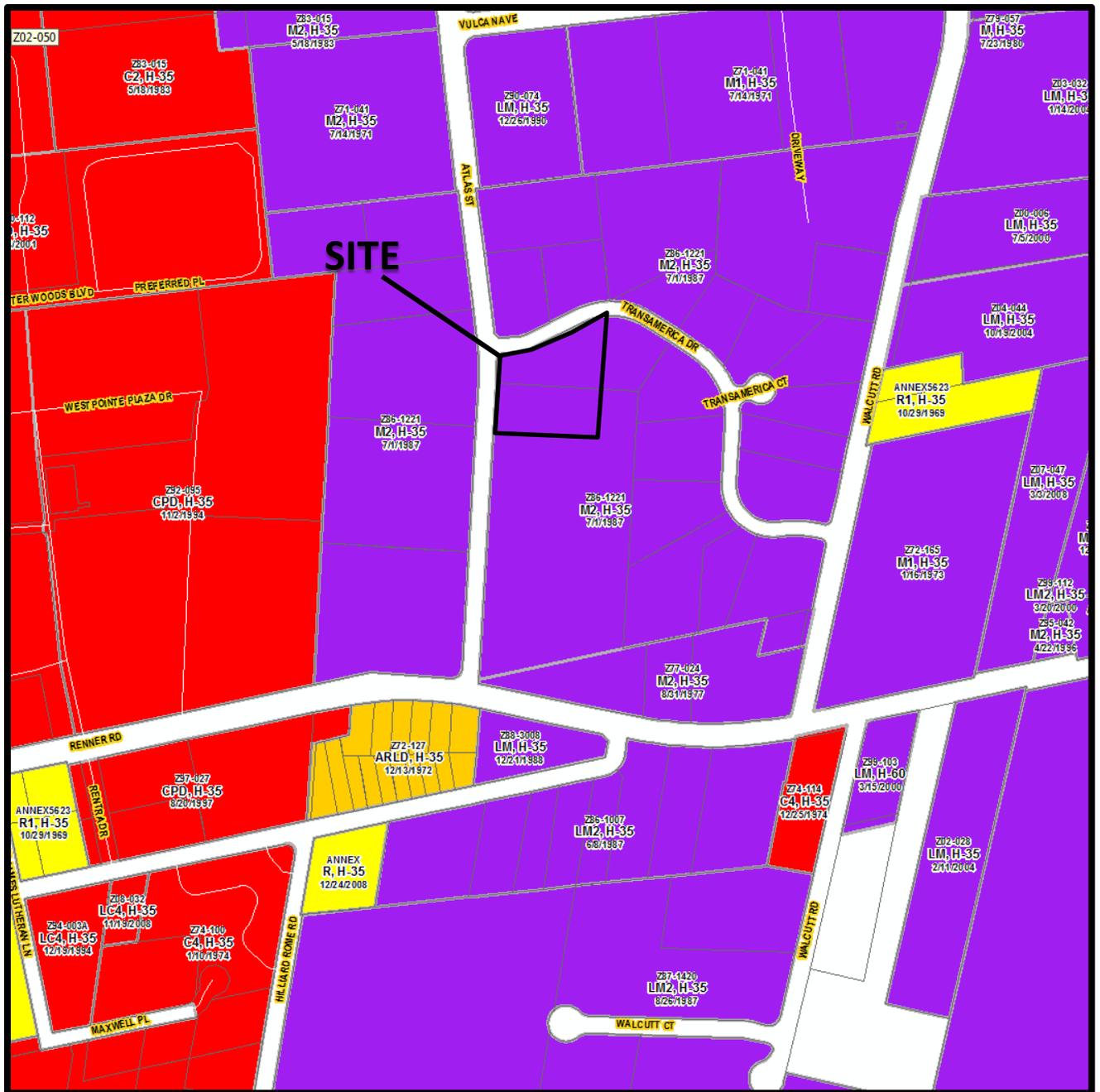
EASEMENT REFERENCE		REVISIONS	
CITY NO.	COUNTY RECORDER	NO.	DESCRIPTION
VOL.	PAGE	GRANTOR	APPROVAL DATE

UTILITY AND GRADING PLAN

PROJECT TITLE: PRIVATE STORMWATER SYSTEM FOR
 FST ONG STATION
 1710 ATLAS STREET COLUMBUS, OH

CITY OF COLUMBUS, OH
 DEPARTMENT OF PUBLIC UTILITIES
 DIVISION OF SEWERAGE AND DRAINAGE
 DIVISION USE ONLY

OWNER	CONTRACTOR	SCALE	SHEET
AGREEMENT DATE	AS SHOWN	4 / 6	
NO. OF SHEETS	CONTRACT DRAWING NO.	RECORD PLAN NO.	
CC-16578			



CV14-006
 1710 Atlas Street
 Approximately 2.24 acres



CV14-006
1710 Atlas Street
Approximately 2.24 acres