



## 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](http://www.columbus.gov)

Application Number: 14310-00122  
Date Received: 2/27/14  
Commission/Civic: None  
Existing Zoning: M Application Accepted by: IQ Reiss Fee: \$1,900.00  
Comments: 3/25/14

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

### LOCATION

1. Certified Address Number and Street Name 4480 Bridgeway Avenue

City Columbus State Ohio Zip 43215

Parcel Number (only one required) 520164556

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name EMH&T - Attn: Amy Nagy

Address 5500 New Albany Road City/State Columbus, Ohio Zip 43054

Phone # 614-715-4376 Fax # \_\_\_\_\_ Email anagy@emht.com

### PROPERTY OWNER(S):

Name Columbus Regional Airport Authority - Attn: Robin Holderman

Address 4600 International Gateway City/State Columbus, Ohio Zip 43219

Phone # 614-239-3047 Fax # \_\_\_\_\_ Email \_\_\_\_\_

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

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Todd Sloan, C/O The Daimler Group

Address 1533 Lake Shore Drive City/State Columbus, Ohio Zip 43204

Phone # 614-488-4424 Fax # \_\_\_\_\_ Email: todds@daimlergroup.com

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

APPLICANT SIGNATURE Amy Nagy

PROPERTY OWNER SIGNATURE Robin Holderman

ATTORNEY / AGENT SIGNATURE Todd Sloan

PLEASE NOTE: incomplete information will result in the rejection of this submittal.  
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Please make all checks payable to the Columbus City Treasurer



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## AFFIDAVIT

14310-00122

4480 Bridgeway Avenue

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Todd Sloan C/O The Daimler Group  
of (1) MAILING ADDRESS 1533 Lake Shore Drive, Columbus, Ohio 43204

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) Columbus Regional Airport Authority

AND MAILING ADDRESS

4600 International Gateway, Columbus, Ohio 43219

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

Amy Nagy 614-775-4376

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

(5) None

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  
Map Attached – All property abutting Bridgeway Avenue is owned by the Columbus Regional Port Authority.

☐ (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 27<sup>th</sup> day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Jessica Corris  
12-04-2018

My Commission Expires:

JESSICA CORRIS

Notary Public, State of Ohio

My Commission Expires 12-04-2018

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14310-0022/4880 Bridgeway Ave. 1926E

~~MV COMMERCIAL CONSTRUCTION  
BRIAN LACON  
4000 MILLER-VALENTINE CT  
DAYTON OH 45439~~

COLUMBUS REGIONAL AIRPORT  
AUTHORITY/ROBIN HOLDERMAN  
4600 INTERNATIONAL GTWY  
COLUMBUS OH 43219

JOHN M PURDY  
2510 ENGLEWOOD DR  
COLUMBUS OH 43219

COLUMBUS MUNICIPAL AIRPORT  
AUTHORITY  
4600 INTERNATIONAL GTWY  
COLUMBUS OH 43219

COLUMBUS & OHIO RIVER  
RAIL ROAD CO  
47849 PAPERMILL RD  
COSHOCOTON OH 43812

COLUMBUS REGIONAL AIRPORT  
ET AL  
4600 INTERNATIONAL GTWY  
COLUMBUS OH 43219

TERRENCE J KILLILEA  
899 OLD PINE DR  
COLUMBUS OH 43230

4300 VENTURE 34910 LLC  
PO BOX 24550  
COLUMBUS OH 43224

4575 E 5TH AVENUE LLC  
7030 W 63RD ST  
CHICAGO IL 60638

CAPITAL AREA HUMANE  
3015 SCIOTO DARBY EXECUTIVE CT  
HILLIARD OH 43026

CHROMACO LLC  
2241 B WESLEY WAY  
REYNOLDSBURG OH 43068

FRANKLIN COUNTY  
COMMISSIONERS  
373 S HIGH ST FL 26  
COLUMBUS, OH 43215-4591

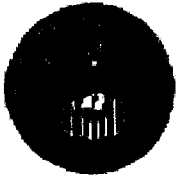
SEPICH FAMILY LP  
EIN 31-1446495 STE 206  
36 MALAGA COVE PLZ  
PALOS VERDES CA 90274

JOSEPH PANICO TR  
1560 CARRIAGE RD  
POWELL OH 43065

PRI-MAC CO  
12920 CORPORATE DR  
CLEVELAND OH 44130

THE PRODUCE TERMINAL CO  
4561 E 5TH AVE  
COLUMBUS OH 43219

SOLIHULL/AIRPORT LLC  
150 E BROAD ST STE 800  
COLUMBUS OH 43215



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00122  
4480 Bridgeway Avenue

## One Stop Shop Zoning Report Date: Mon Feb 24 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 4480 BRIDGEWAY AVE COLUMBUS, OH 43219

**Mailing Address:** 4600 INTERNATIONAL GTWY  
COLUMBUS, OH 43219

**Owner:** COLUMBUS REGIONAL AIRPORT AUTHORITY

**Parcel Number:** 520164556

### ZONING INFORMATION

**Zoning:** Z81-029, Manufacturing, M  
effective 7/1/1981, Height District H-35

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** N/A

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** I-670 Graphics Control

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** 60

### 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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## STATEMENT OF HARDSHIP

14310-00122

4480 Bridgeway Avenue

APPLICATION # \_\_\_\_\_

### Variances by Board.

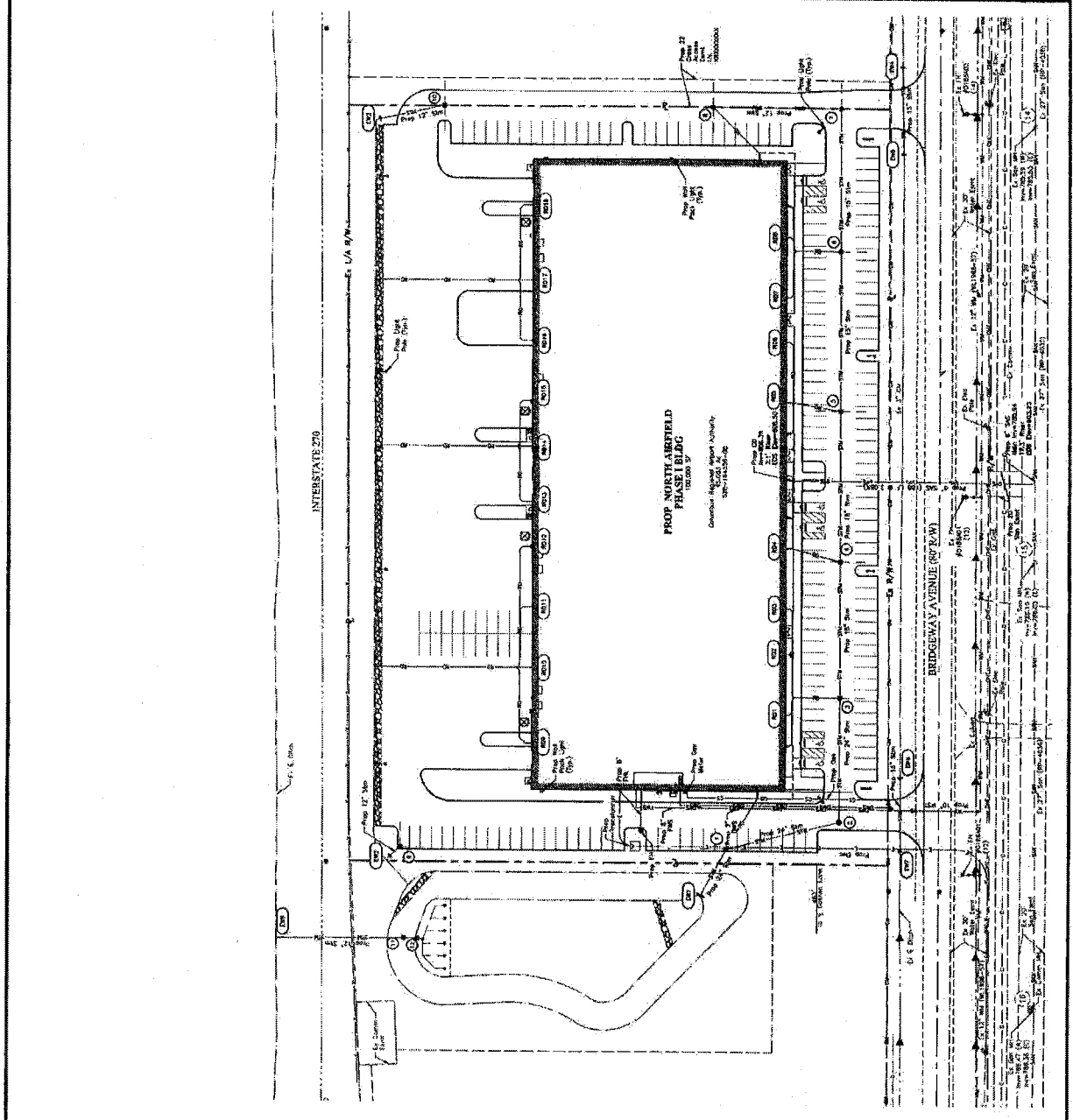
- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance 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 purpose of this appeal is to request a reduction in the front yard paving setback from 25' to 10'. The subject property is zoned M, and under this zoning, the front yard setback varies based on use. We are developing a high end Office/Distribution Center and desire for the front setback to match other recent developments on Bridgeway, most notably the NetJets Office facility just south and west of the subject property. This reduced setback is further requested due to the required parking to support the development, based on the shape of the site. Additionally, Bridgeway Avenue is a support road for internal traffic and has a very wide 80' R.O.W. All ground fronting Bridgeway Avenue is owned by the Columbus Regional Port Authority.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

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**LEGEND**

SYMBOL	DESCRIPTION
---	Water Main
---	Water Service
---	Sanitary Sewer
---	Storm Sewer
---	Gas
---	Electric
---	Communication
---	Other

**NOTES:**

1. All utility lines shown are to be installed in accordance with the City of Colorado Springs Utility Specifications, 2011 Edition.
2. All utility lines shown are to be installed in accordance with the City of Colorado Springs Utility Specifications, 2011 Edition.
3. All utility lines shown are to be installed in accordance with the City of Colorado Springs Utility Specifications, 2011 Edition.
4. All utility lines shown are to be installed in accordance with the City of Colorado Springs Utility Specifications, 2011 Edition.
5. All utility lines shown are to be installed in accordance with the City of Colorado Springs Utility Specifications, 2011 Edition.

**GRAPHIC SCALE**

1" = 100'

0 10 20 30 40 50 60 70 80 90 100

1" = 100'

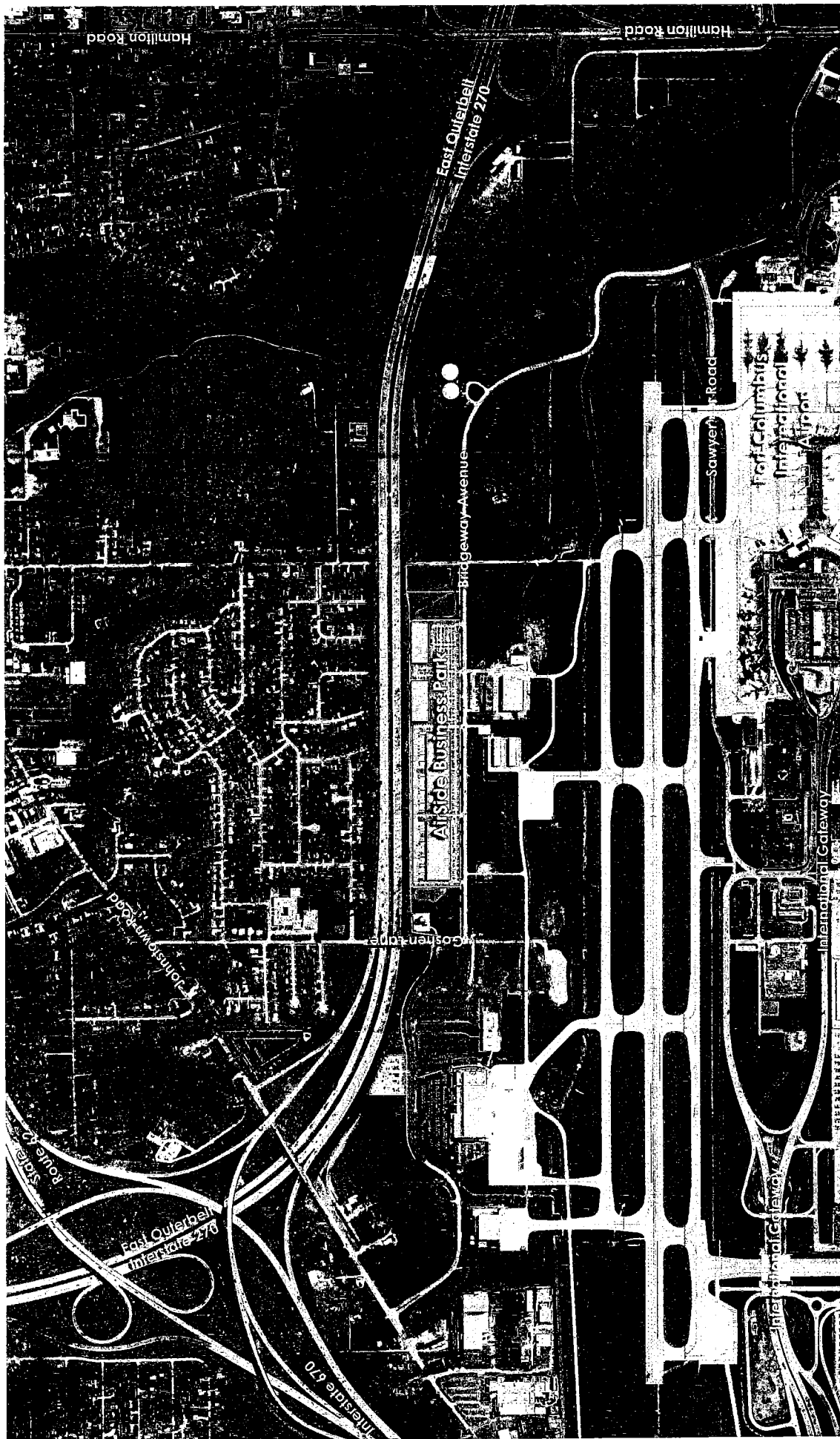
**PERMIT SET**

FOR CONSTRUCTION

PLAN SET DATE: January 21, 2014

**NOTES:**

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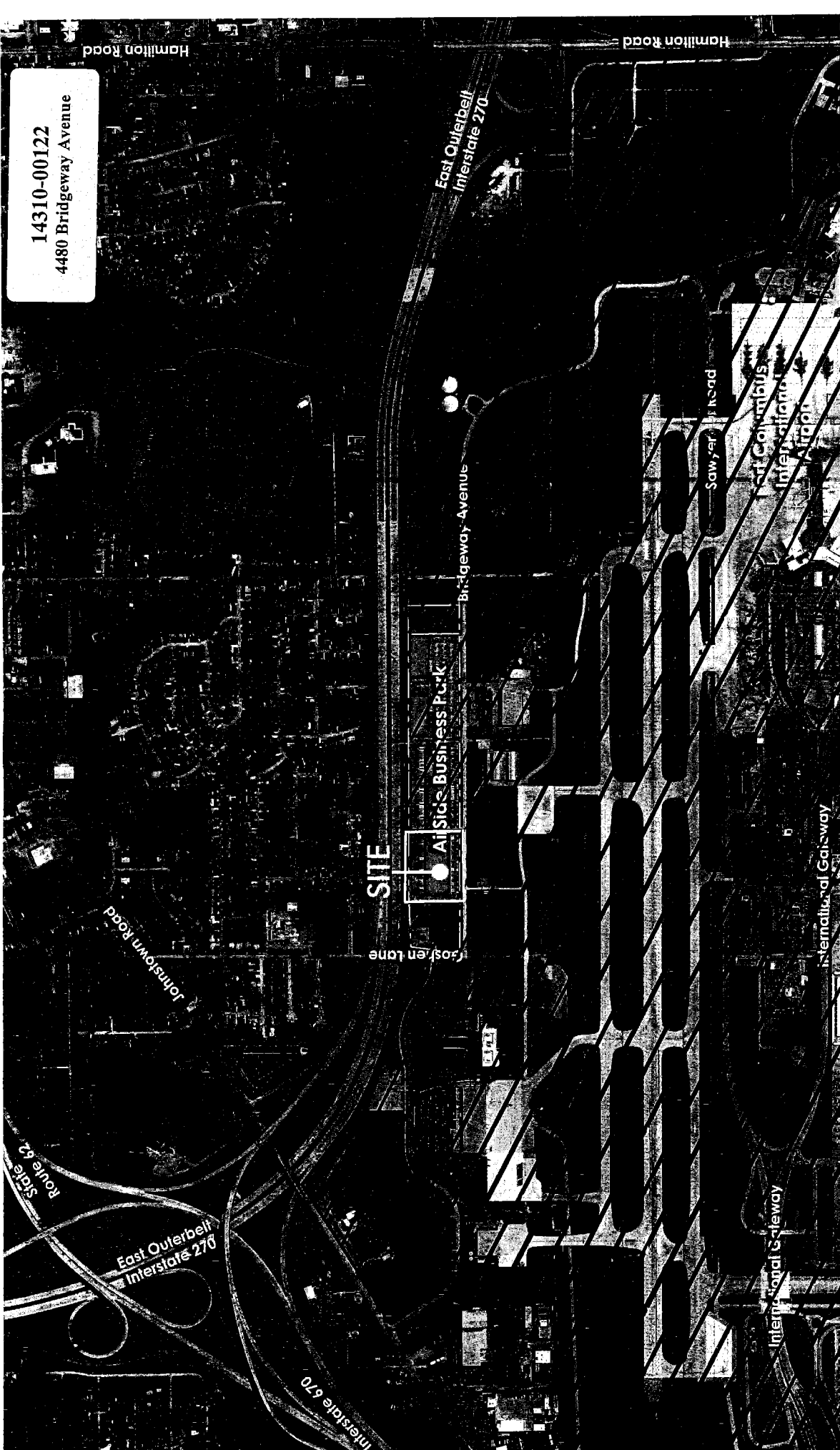
# Regional Plan

AirSide Business Park  
January 28, 2014



14310-00122

4480 Bridgeway Avenue



14310-00122  
4480 Bridgeway Avenue

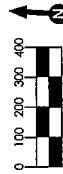
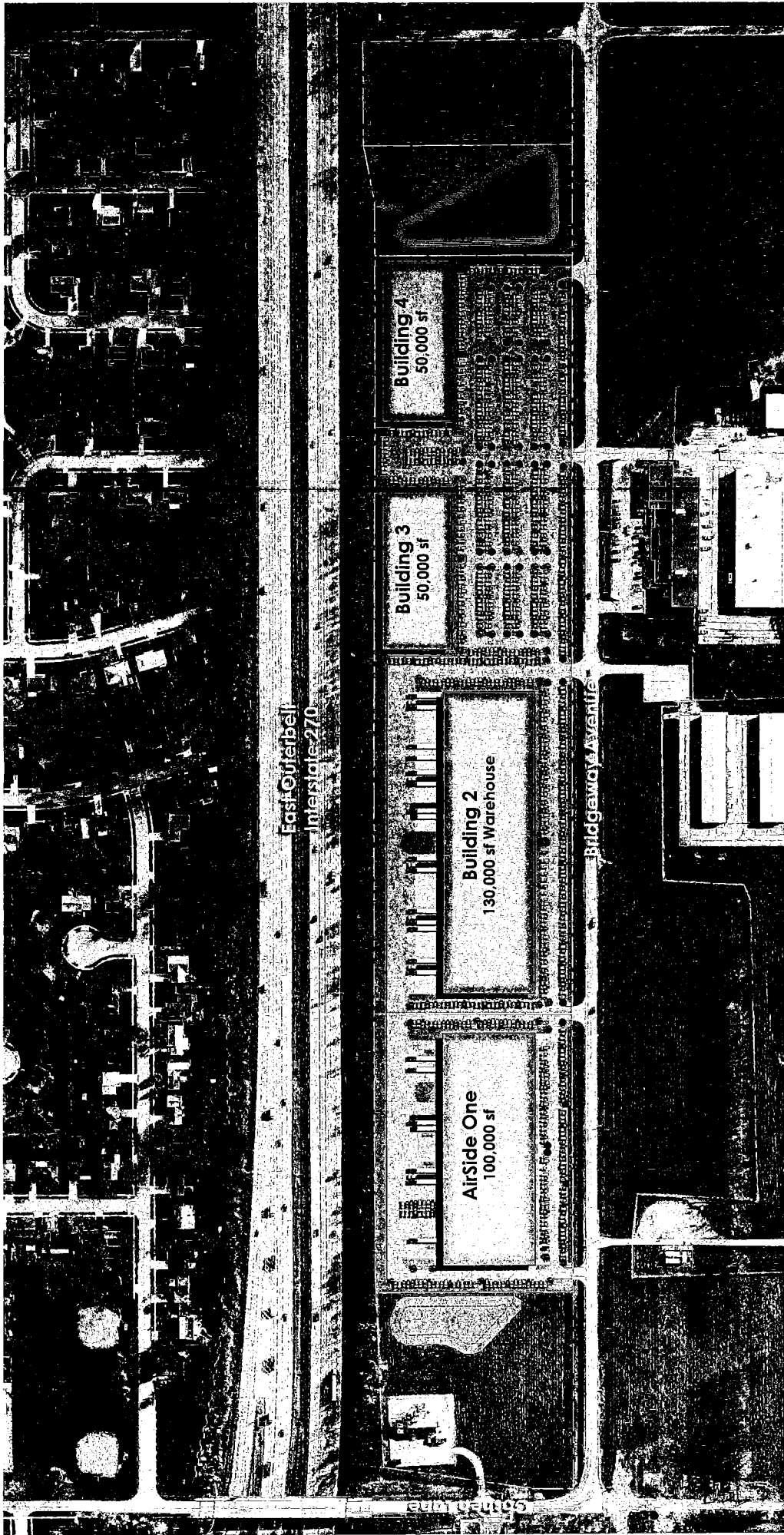
**DAIMLER AIRSIDE**  
BUSINESS PARK  
Development • Leasing • Construction • Sales

**Site Ownership Map**  
AirSide Business Park  
Property Owned by Columbus Regional Airport Authority



**EMHIT**  
Engineers, Surveyors, Planners, Scientists  
emhit.com



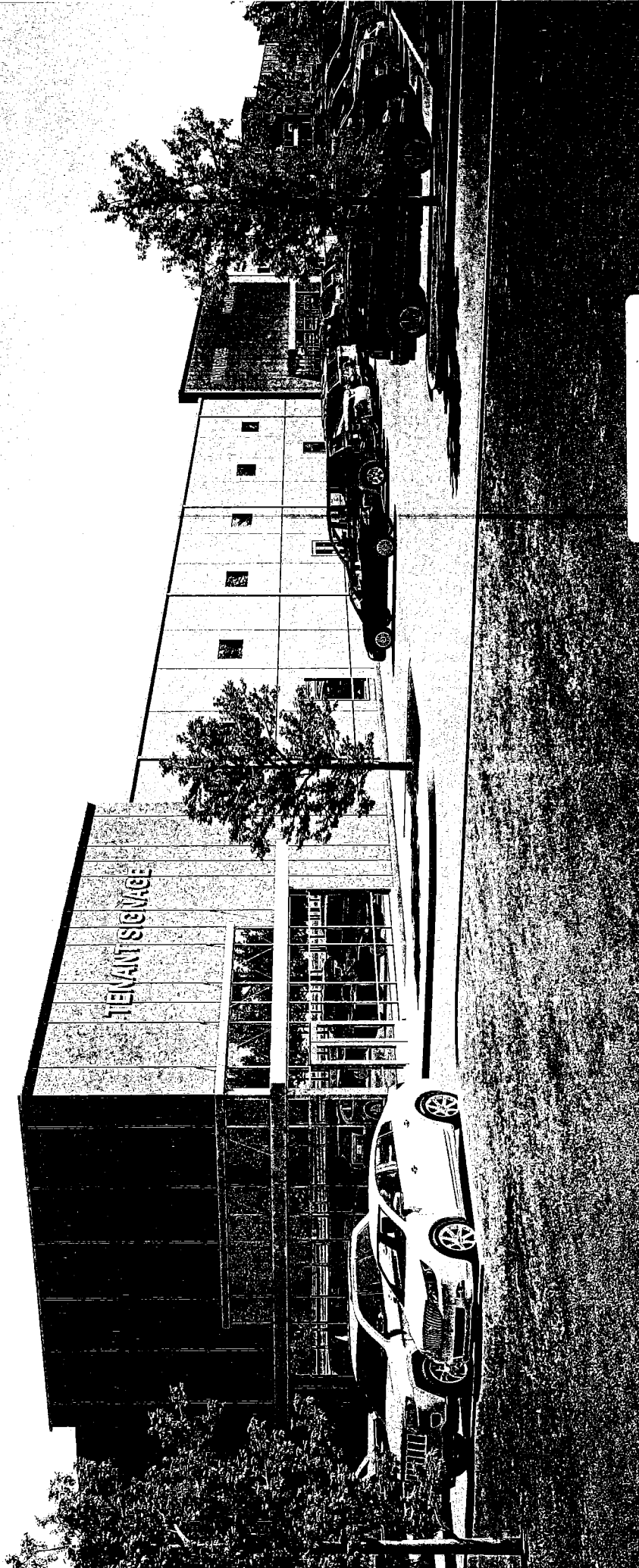


**EM|HT**  
Engineers, Surveyors, Planners, Scientists  
emht.com

# Site Plan

AirSide Business Park  
January 28, 2014

14310-00122  
4480 Bridgeway Avenue



AIRSIDE

DAIMLER

14310-00122  
4480 Bridgeway Avenue

MOODY•NOLAN  
RESPONSIVE ARCHITECTURE



# City of Columbus Address Plat



## CERTIFIED HOUSE NUMBERS

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

Parcel ID: 520164556

House Number: 4480

Lot Number: N/A

Work Done: NEW

Project Name: PORT COLUMBUS WAREHOUSE

Street Name: BRIDGEWAY AVE

Subdivision: N/A

Complex: N/A

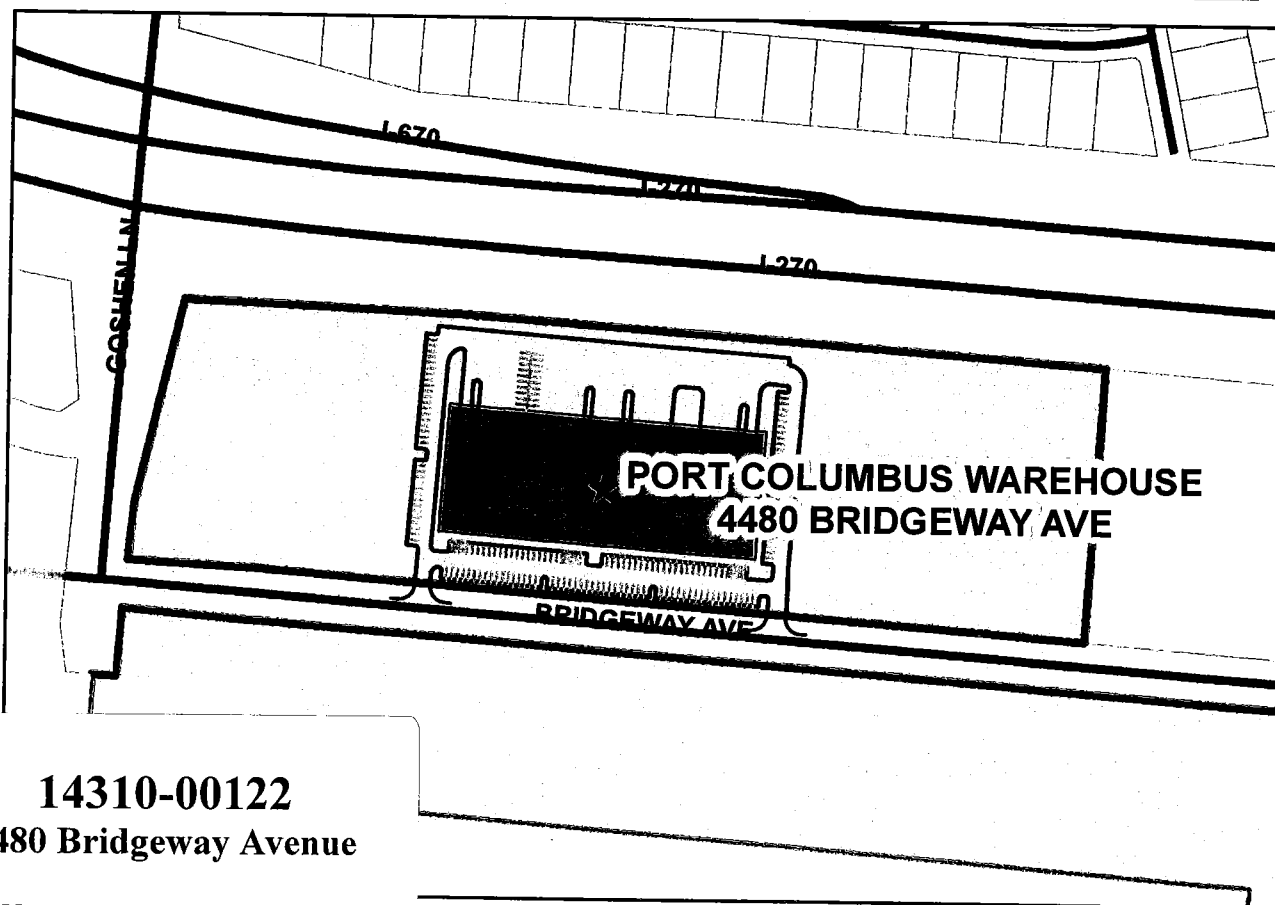
Owner: COLUMBUS REGIONAL AIRPORT AUTHORITY

Requested By: EMH&T (CARL ANDERSON)

Printed By:

Cassandra Sampeur

Date: 12/31/2013



14310-00122

4480 Bridgeway Avenue



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

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 1328316



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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 #

**14310-00122**

**4480 Bridgeway Avenue**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Todd Sloan

of (COMPLETE ADDRESS) The Daimler Group, Inc. 1533 Lake Shore Drive, Columbus, Ohio 43204

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

Columbus Regional Airport Authority      100%      4600 International Gateway, Columbus, Ohio 43219

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27<sup>th</sup> day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

12-4-2018



JESSICA CORRIS  
Notary Public, State of Ohio  
My Commission Expires 12-04-2018

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