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: 14310-00122
Date Received: 2/27/14
Commission/Civic: None
Existing Zoning: M
Application Accepted by: Reis
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 #: 614-715-4276 Fax #: Email: anagy@emht.com

PROPERTY OWNER(S):
Name: Columbus Regional Airport Authority – Attn: Robin Holdeman
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
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 text
AFFIDAVIT

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
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) ___________________________

(THE LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS:

(4) Columbus Regional Airport Authority
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 27th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Expires: __________________________

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

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Revised 11/12/14
MV COMMERCIAL CONSTRUCTION
BRIAN LASON
4000 MILLER-VALENTINE CT
DAYTON OH 45439

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

COLUMBUS MUNICIPAL AIRPORT AUTHORITY
4600 INTERNATIONAL GTWY
COLUMBUS OH 43219

COLUMBUS & OHIO RIVER RAIL ROAD CO
47849 PAPER MILL RD
COSHOCTON OH 43812

JOHN M PURDY
2510 ENGLEWOOD DR
COLUMBUS OH 43219

TERRENCE J KILLILEA
899 OLD PINE DR
COLUMBUS OH 43230

4300 VENTURE 34910 LLC
PO BOX 24550
COLUMBUS OH 43224

COLUMBUS REGIONAL AIRPORT ET AL
4600 INTERNATIONAL GTWY
COLUMBUS OH 43219

CAPITAL AREA HUMANE
3015 SCIOTO DARBY EXECUTIVE CT
HILLIARD OH 43026

CHROMACO LLC
2241 B WESLEY WAY
REYNOLDSBURG OH 43068

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

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

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

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

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
STATEMENT OF HARDSHIP

APPLICATION # ____________________________

14310-00122
4480 Bridgeway Avenue

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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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 Sampur 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
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:

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPLETE MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Columbus Regional Airport Authority</td>
<td>100% 4600 International Gateway, Columbus, Ohio 43219</td>
</tr>
</tbody>
</table>

SIGNATURE OF AFFIANT

[Signature]

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

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires: 12-4-2018

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