



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

Tamil

OFFICE USE ONLY

Application Number: # 14310-00000-00238
 Date Received: 14 April 2014
 Commission/Civic: _____
 Existing Zoning: _____ Application Accepted by: JF Fee: \$ 1905
 Comments: _____

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

Variance Special Permit

Indicate what the proposal is and list applicable code sections.
 Request to eliminate the requirement for a by-pass lane for the drive-up service. - 3312.11 -

LOCATION

1. Certified Address Number and Street Name Central College Rd. (330' east of New Albany Road East)
 City Columbus State Ohio Zip 43054
 Parcel Number (only one required) 010-272111

APPLICANT: (IF DIFFERENT FROM OWNER)

Name The CL Companies
 Address 114 Dorchester Sq. City/State Westerville, Ohio Zip 43081
 Phone # 614-898-5482 Fax # 614-251-6083 Email elaeufer@clcompanies.com

PROPERTY OWNER(S):

Name New Albany TB LLC
 Address 114 Dorchester Sq. City/State Westerville, Ohio Zip 43081
 Phone # 614-898-5482 Fax # 614-251-6083 Email elaeufer@clcompanies.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Terrain Evolution, C/O Mike Williamson
 Address 720 E. Broad Street, Suite 203 City/State Columbus, Ohio Zip 43215
 Phone # 614-385-1090 Fax # 614-385-1085 Email: mwilliamson@terrainevolution.com

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

APPLICANT SIGNATURE *[Signature]*
 PROPERTY OWNER SIGNATURE *[Signature]*
 ATTORNEY / AGENT SIGNATURE *[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

14310-00000-00238
6481 CENTRAL COLLEGE
ROAD

Z95-102A
493201
CFD, H33

Z95-102A
12441936
CFD, H33

5550N

NEW ALBANY RD E

BANK RD

010274854

5391 NE

222003104

Total: 0

Identify

Clear

Parcels

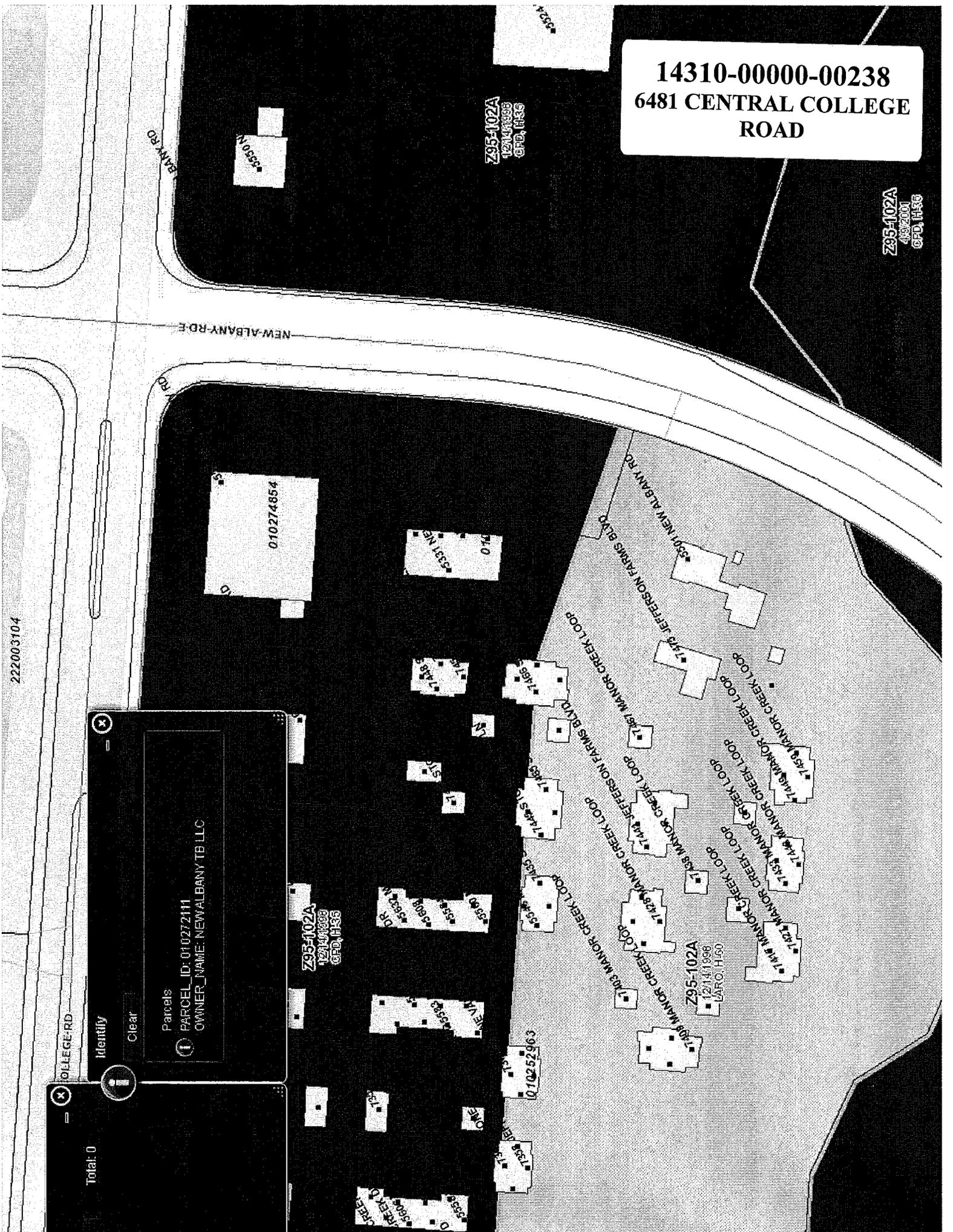
PARCEL ID: 010272111

OWNER_NAME: NEWALBANY TB LLC

Z95-102A
12441936
CFD, H33

Z95-102A
12441936
CFD, H33

010252963





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14310-00000-00238
6481 CENTRAL COLLEGE ROAD

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Terrain Evolution, C/O Mike Williamson - Agent
of (1) MAILING ADDRESS 720 East Broad Street, Columbus, Ohio 43215, Phone (614) 385-1090
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
AND MAILING ADDRESS

(4) New Albany TB LLC
114 Dorchester Sq. N.
Westerville, Ohio 43081

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

The CL Companies
Phone (614) 898-5482

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
Peter A. & Regula E. Pepi	5524 New Albany Rd. E.	5524 New Albany Rd. E., New Albany, OH 43054
BP Exploration & Oil, Inc.	New Albany Rd. E.	BP America, Inc., Property Tax Dept., P.O. Box 1548, Warrenville, IL 60555
Huntington National Bank	Central College Rd.	Bank Property Division, P.O. Box 182334, Col., OH 43218-2334
Kevin L. Komraus	6495 Central College Rd.	6495 Central College Rd., New Albany, OH 43054
The New Albany Company	6501 Central College Rd.	New Albany Co., P.O. Box 490, New Albany, OH 43054

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

SIGNATURE OF AFFIANT

(8) *Mike Williamson*

Subscribed to me in my presence and before me this 10th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) *Deborah C. Molinaro*

My Commission Expires: 2/1/2015



Here Deborah C. Molinaro
Notary Public, State of Ohio
My Commission Expires 02-01-2015

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STATEMENT OF HARDSHIP

14310-00000-00238
6481 CENTRAL COLLEGE
ROAD

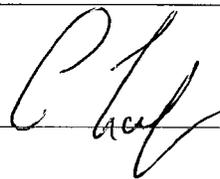
APPLICATION # _____

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:

The subject property is adjacent to an existing bank to the west and an existing private drive to the east. The road frontage for the property along Central College Rd. is 154.38', including the width of the existing 26' wide private drive. The existing private drive allows for access around the proposed building, but the remaining width of the property does not allow for a drive-up by-pass lane as required per section 3312.11. Attached is an email from Mr. Dan Blechschmidt at the City of Columbus, Division of Planning & Operations providing the Divisions support for the variance request to eliminate the requirement for a drive-up by-pass lane.

Signature of Applicant 

Date 4/17/2014

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CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 4/7/14



Disclaimer

Scale = 100



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

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Real Estate / GIS Department



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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 # **14310-00000-00238**
6481 CENTRAL COLLEGE ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mike Williamson of Terrain Evolution, Inc.
of (COMPLETE ADDRESS) 720 E. Broad Street, Suite 203, Columbus, Ohio 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
The CL Companies	114 Dorchester Sq., Westerville, Ohio 43081

SIGNATURE OF AFFIANT *Mike Williamson*

Subscribed to me in my presence and before me this 10th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC *Deborah C. Molinaro*

My Commission Expires: 2/1/2015



Deborah C. Molinaro
Notary Public, State of Ohio
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