



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: # 14310-00000-002A1
Date Received: 14 April 2014
Commission/Civic: _____
Existing Zoning: _____ Application Accepted by: JF 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.

Requesting a parking variance per Code Section 3312.49 - Table No. 2

From 5 Additional to 0

LOCATION

1. Certified Address Number and Street Name 1251 Dublin Road
City Columbus State Ohio Zip 43215
Parcel Number (only one required) 010129648

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Brent Racer
Address 4740 Reed Road City/State Upper Arlington, OH Zip 43220
Phone # 614-884-8888 Fax # 614-884-8448 Email bracer@new-avenue.net

PROPERTY OWNER(S):

Name Dr. Larry Lynn LAWRENCE A. LYNN
Address 1251 Dublin Road City/State Columbus, OH Zip 43215
Phone # 614-297-7704 Fax # _____ Email llynn@lyntekmedical.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

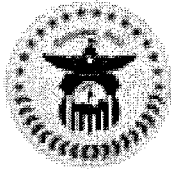
Name Brent Racer - New Avenue Architects & Engineers
Address 4740 Reed Road City/State Columbus, OH Zip 43220
Phone # 614-884-8888 Fax # 614-884-8448 Email: bracer@new-avenue.net

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE [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

14310-00000-00241
1251 DUBLIN ROAD



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Thu May 1 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1251 DUBLIN RD COLUMBUS, OH

Mailing Address: 1251 DUBLIN RD
COLUMBUS OH 43215

Owner: TARATEC PROPERTIES L L C

Parcel Number: 010129648

ZONING INFORMATION

Zoning: 888, Commercial, C2
effective 7/26/1960, 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: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: IN

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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1251 DUBLIN ROAD

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Brent Racer
of (1) MAILING ADDRESS 4740 Reed Road, Upper Arlington, OH 43220
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 1251 Dublin Road, Columbus, OH 43215
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) Dr. Lawrence A. Lynn
AND MAILING ADDRESS 1251 Dublin Road
Columbus, OH 43215

APPLICANT'S NAME AND PHONE # (5) Brent Racer
(same as listed on front of application) 614-884-8888

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
1220 Dublin Road LTD	1220 Dublin Road	1220 Dublin Road LTD Columbus, Ohio 43215
Bay Shoreline INC	Dublin	45 North 4th Street Columbus, Ohio 43215
Church of Scientology of Central Ohio	1266 Dublin Road	1266 Dublin Road Columbus, Ohio 43215
D & L Development LLC	1241 Dublin Road	1241 Dublin Road Columbus, Ohio 43215
WTTE Channel 28 INC	1261 Dublin Road	1261 Dublin Road Columbus, Ohio 43215

(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 14th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC (8) Tamara R. Sines
My Commission Expires: _____

Notary Seal Here



Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires: 07/13/16

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STATEMENT OF HARDSHIP

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1251 DUBLIN 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:

Two exterior decks form a part of the renovation for the office building at 1251 Dublin Road.

Due to the increase square footage, the provided parking spaces does not meet the minimum required parking spaces required by Table 2 of Section 3312.49. The decks are to be used by the occupants of the building only and will not increase the occupants of the building itself.

Therefore, we ask for a variance of the additional 5 parking spaces required due to the square footage of the exterior decks.

Signature of Applicant _____ Date 4/14/14

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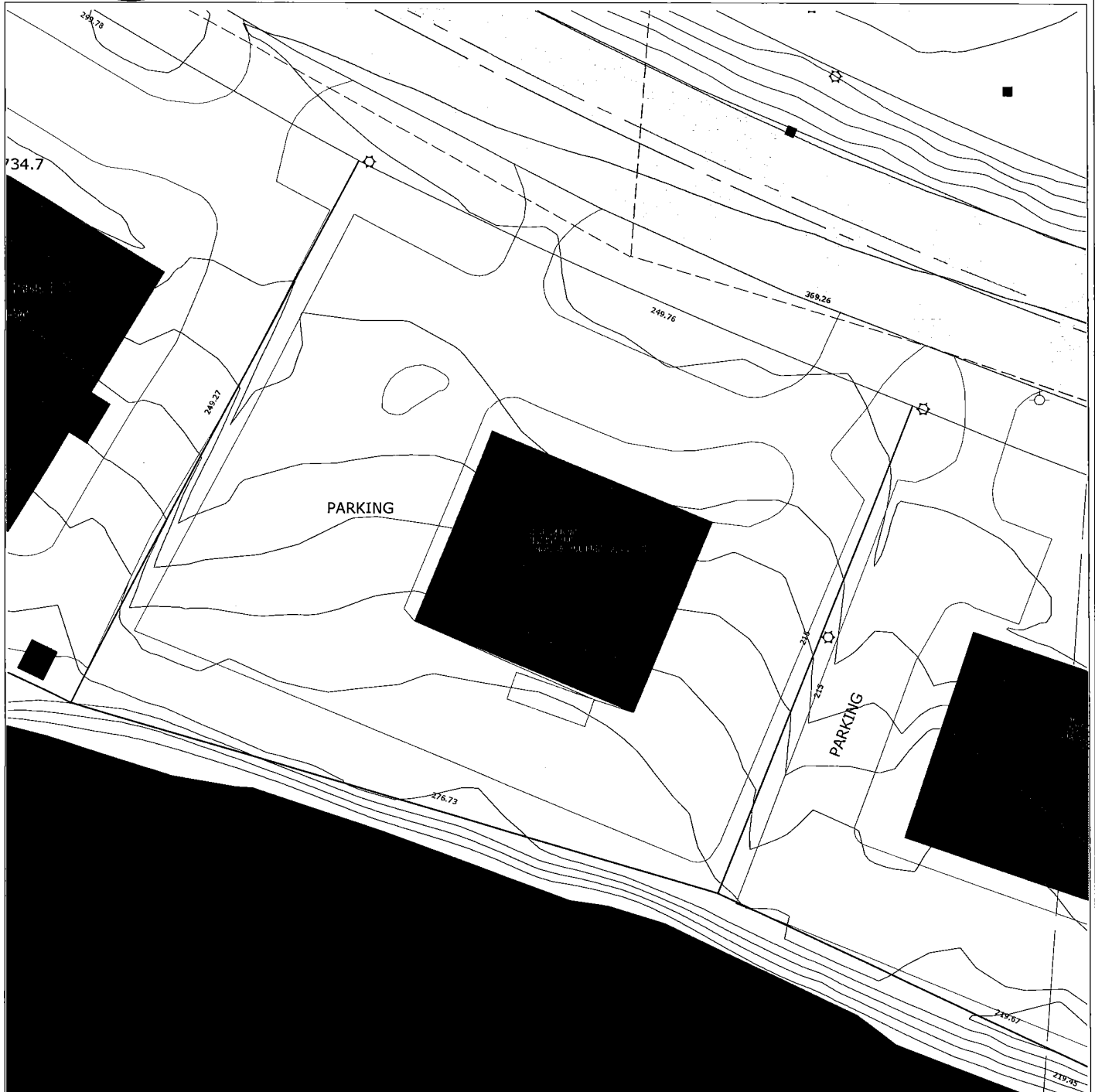


CLARENCE E MI FRANKLIN COUNTY

14310-00000-00241
1251 DUBLIN ROAD

MAP ID: C

DATE: 4/10/14



Disclaimer

Scale = 60



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.

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

14310-00000-00241
1251 DUBLIN ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brent Racer
of (COMPLETE ADDRESS) 4740 Reed Road Suite 201, Upper Arlington, OH 43220

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
<u>Dr. Lawrence A. Lynn</u>	<u>1251 Dublin Road</u> <u>Columbus, Ohio 43215</u>

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: _____

Notary Seal Here



Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires 07/13/16

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