



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: 14310-0-00499
Date Received: 7/14/14
Commission/Civic: Far North
Existing Zoning: CPD Application Accepted by: R. Reiss Fee: \$1,900⁰⁰
Comments: 281-115 9/23/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

TO Build a hotel with height of at least 50 ft. 3309.14 Height districts.

LOCATION

1. Certified Address Number and Street Name ZONING # 7639 HUNTINGTON PARK DR
City COLUMBUS State OH Zip 43235
Parcel Number (only one required) 610-271907

APPLICANT: (IF DIFFERENT FROM OWNER)

Name SHANGHI ENTERPRISES LLC JIECHUN LIU
Address 7765 WAVE TREE COURT City/State COL, OH Zip 43235
Phone # 614-313-1268 Fax # _____ Email JASONLIU1218@YAHOO.COM

PROPERTY OWNER(S):

Name JAME AS APPLICANT
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent
Name TOM E. Sampleby
Address 330 FAIRWAY DR City/State COL OH Zip 43214
Phone # 614-598-3516 Fax # _____ Email: SAMSAMPLEBY@NETZERO.COM

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

APPLICANT SIGNATURE [Signature] for Shanghi Enterprises, LLC.
PROPERTY OWNER SIGNATURE [Signature] Jiechun Liu
ATTORNEY / AGENT SIGNATURE [Signature] attorney at law
614-598-3516

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



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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME SHANGHI ENTERPRISES LLC, JIEEHAN LIU PRESIDENT
of (1) MAILING ADDRESS 7735 WAUETREE CT, COLUMBUS OH 43235
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 ZONING # 7639 HUNTINGTON
(2) per ADDRESS CARD FOR PROPERTY PARK DR COL OH 43235
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) SHANGHI ENTERPRISES, LLC
JIEEHAN LIU, PRESIDENT
7765 WAUETREE COURT
COLUMBUS OH 43235

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

SHANGHI ENTERPRISES LLC JIEEHAN LIU
7765 WAUETREE COURT, COL OH 43235

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

(5) FAR NORTH COLUMBUS COMMUNITIES COALITION
TIM PALMISANO, PRESIDENT
P.O. BOX 66, LEWIS CENTER OH 43035
614-848-8231

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
SEE ATTACHED Exhibit A

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

SIGNATURE OF AFFIANT

(8) Shanghi Enterprises, LLC. By J. Liu

Subscribed to me in my presence and before me this

14 day of July, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



John Umpleby, Attorney at Law
Notary Public, State of Ohio
My Commission Expires Has No Expiration Date
Section 147.03 R.C.

Notary Seal Here

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

Shanghi Enterprises, LLC
7765 Wavetree Court
Columbus, Ohio 54335

Shanghi Enterprises
7765 Wavetree Court
Columbus, Ohio 54335

John I. Umpleby
330 Fairway Dr.
Columbus, Ohio 43214

Far North Columbus Commission
PO Box 66
Lewis Center OH 43035

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

OWNERS WITHIN 125 feet

Jax real Estate, LLC
3401 W. End Ave
Nashville TN 37203

Fertel Ruth U Inc
1030 W. Canton Ave Ste 100
Winter Park PL 32789

Wood Donald B Co-Tr
12860 40th St South
Afton, MN 55001

Kotis Holding LLC
PO Box 9296
Greensboro NC 27429

Deccan Properties, LLC
7106 Corporate Way
Dayton OH 45459

Sunburst Hotels, LLC
7500 Vantage Dr
Columbus OH 43235

Capttec Net Lease Realty Inc
450 S. Orange Ave. Ste 900
Orlando FL 32801

B&G Realty Inc
100 E. Wisconsin Ave Ste 1900
Milwaukee WI 53202

7619 Properties LLC
515 Park St
Columbus OH 43215

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

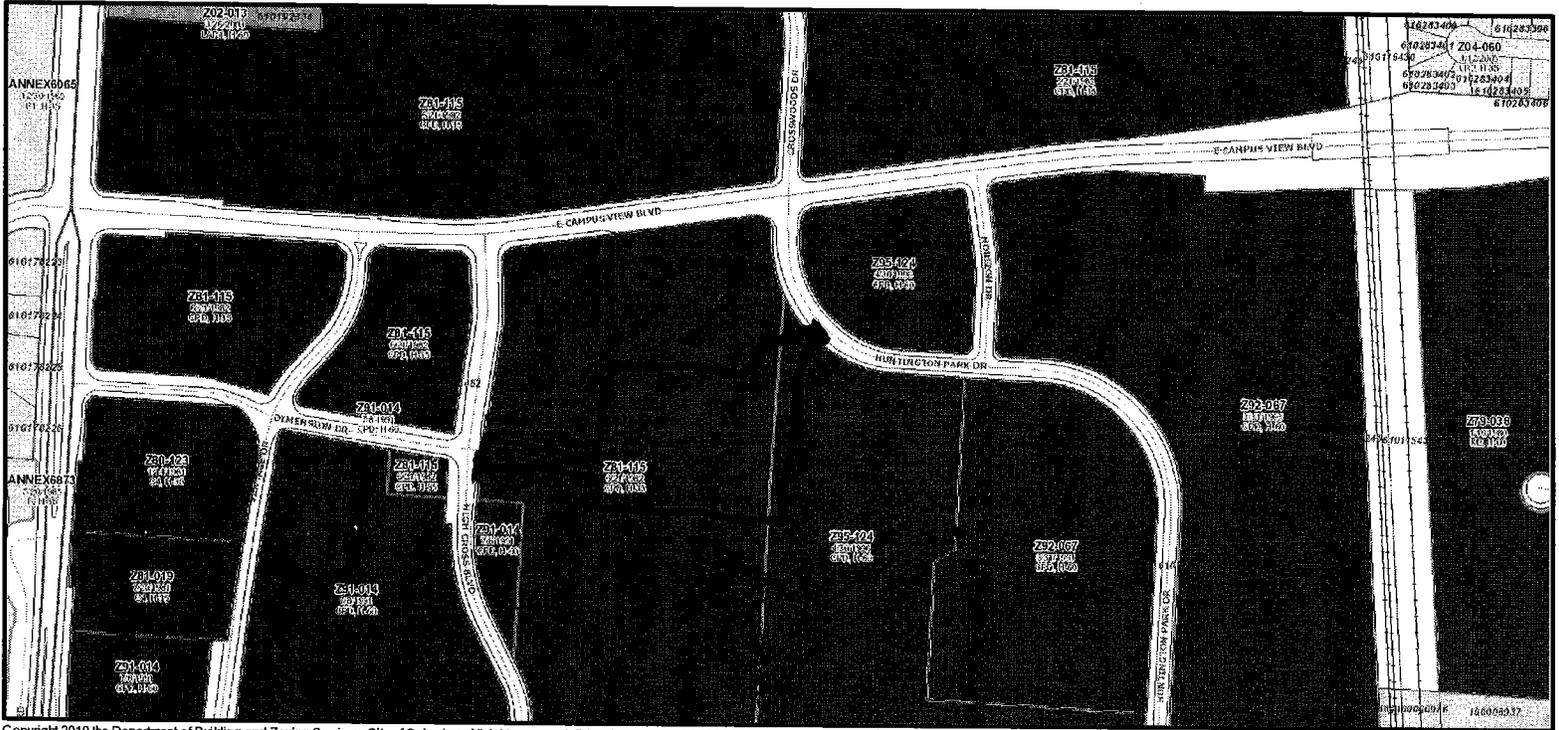
Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

Recipient Name
Recipient Address
Recipient City, State and Zip Code

14310-00499
7639 Huntington Park Dr.

Zoning Map
City of Columbus, Ohio



Copyright 2010 the Department of Building and Zoning Services, City of Columbus. All rights reserved. Printed on Mon Jul 14 2014 04:53:38 PM.

SUBJECT SITE

14310-00499
7639 Huntington Park Dr.

Exhibit A

Hardship Statement:

The zoning on the subject at 7639 Huntington Park Dr., Columbus, Ohio 43235 limits the type of development to small strip centers. The owner of this property, Shanghi Enterprises, has a possibility of selling this property to an owner who would place a small hotel on the property. To put a small hotel, the height needs to be changed to the 60 foot height district.

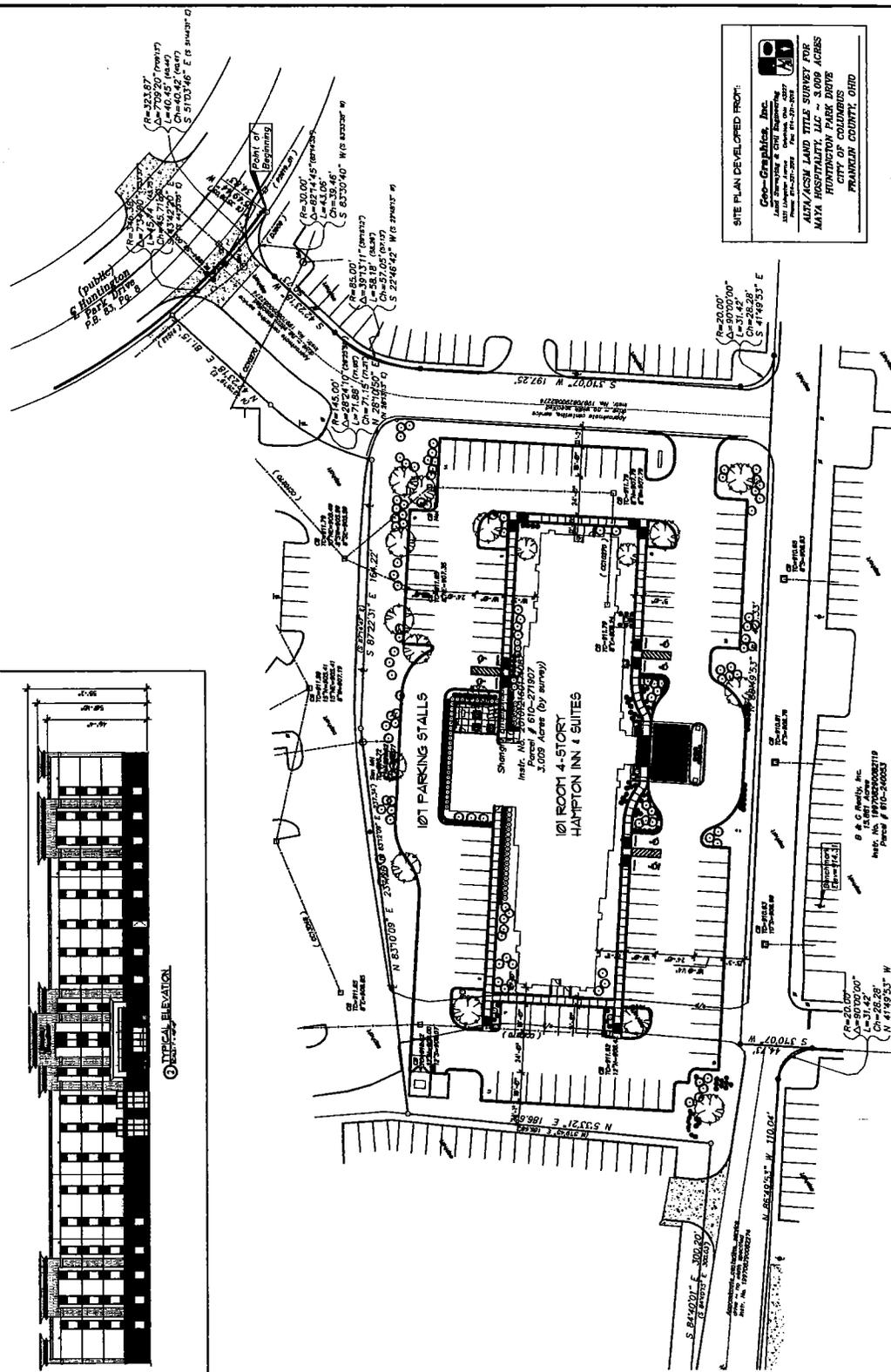
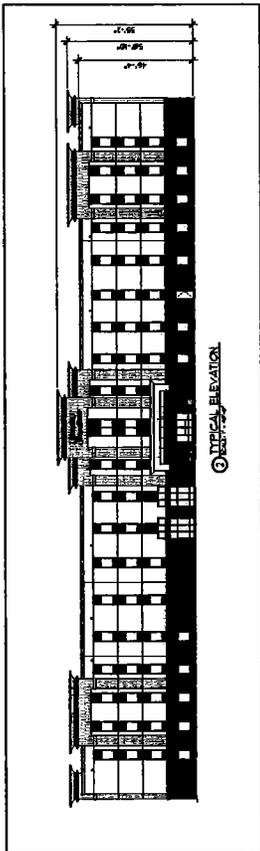
When this property was bought the zoning height district showing on the property was 60 feet. The actual zoning map was wrong which caused problems for the owner. It was not until the property was recently surveyed that the area on the City of Columbus zoning map was discovered. (The map originally showed a height district of 60 feet.)

The owner of the property did not do anything to cause the mistake on the City Zoning map. When the property was purchased the height district showed 60 feet.

The owner of the property would like to be able to develop a hotel on the property. There are other hotels within blocks of this cite. Further, the movie theater with is across the parking lot from this property is over 30 feet high. The property to the east of the movie theater is currently being developed as "residential apartments" and is over 30 feet in height. In short, other property owners in the area are developing buildings over 30 feet in height and thus, it would create a hardship on this property owner not to be able to develop his property with a higher building.

The grant of the variance would not be injurious to neighboring properties or be contrary to the purpose and intent of the Zoning Code. Many of the surrounding property owners would favor a hotel on this cite since it would increase the number of people using the surrounding businesses.

14310-00499
7639 Huntington Park Dr.



SITE PLAN DEVELOPED FROM:
Geo-Graphics, Inc.
 Land Surveying & Civil Engineering
 1000 S. 24th Street, Suite 100
 Franklin, Ohio 43004
 Phone: 614-771-9999
 Fax: 614-771-9998
ALTA/ACSM LAND TITLE SURVEY FOR
MAYA HOSPITALITY, LLC - 3.009 ACRES
HUNTINGTON PARK DRIVE
FRANKLIN COUNTY, OHIO
FRANKLIN COUNTY, OHIO

OPTIONAL SITE PLAN

14310-00499
7639 Huntington Park Dr.

ARCHITECTURAL GROUP III
 201 S. Ropponer St. Emhart Indiana 46514-1953 • 574/293-0008
 architecturalgroup.com

Hampton Inn & Suites

JOB TITLE
HAMPTON INN
 WASHINGTON, OH
 A NEW HOTEL

JOB NO.
 DATE
 07/14/14
 REVISIONS

PREPARED FOR CONSTRUCTION

SHEET NO.
C1.1
 INFORMATIONAL
 SITE PLAN



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 610271907

Zoning Number: 7639

Street Name: HUNTINGTON PARK DR

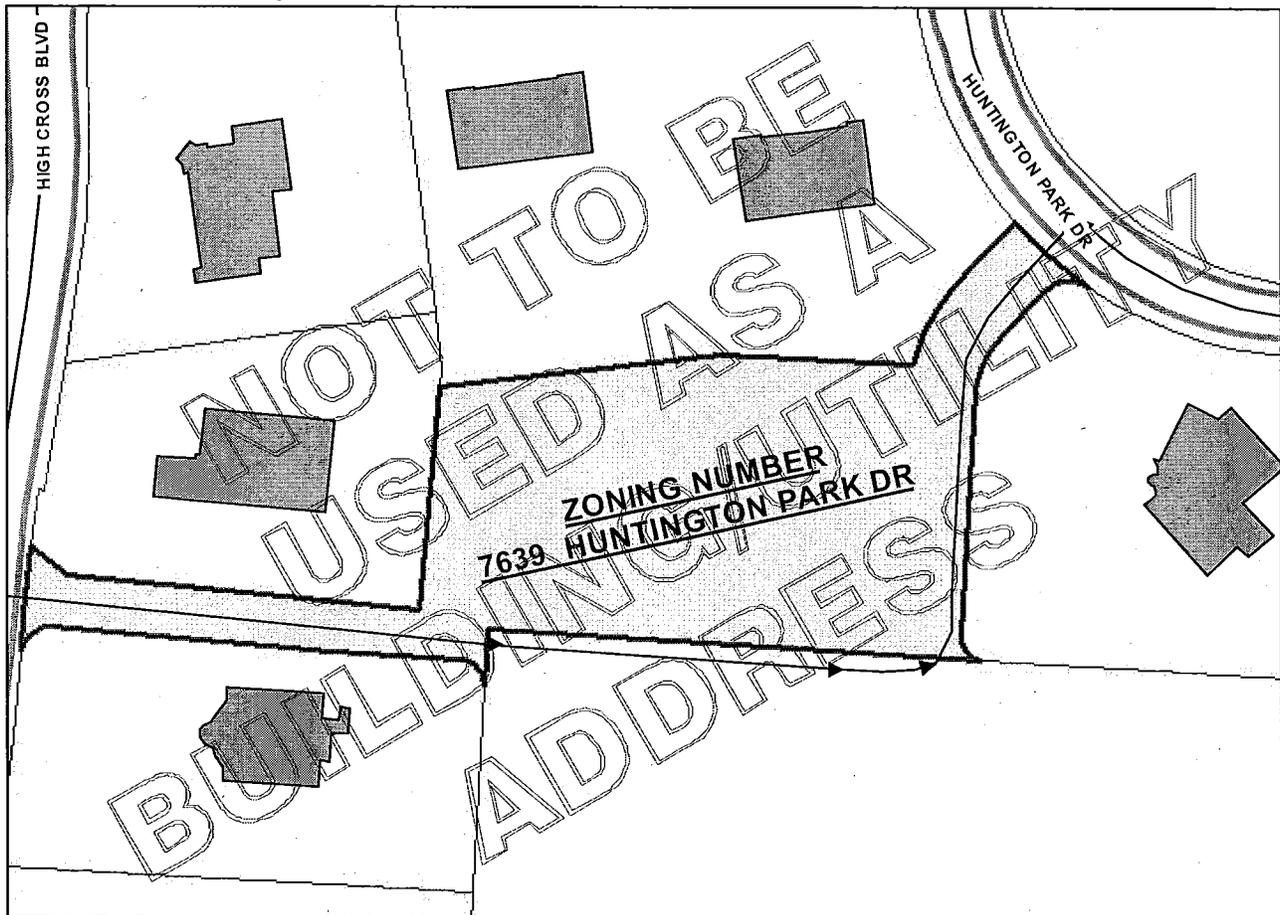
Lot Number: N/A

Subdivision: N/A

Requested By: EQUITY REAL ESTATE DEV (COREY HOOVER)

Issued By: *Alfred Camar*

Date: 7/14/2014



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

SCALE: 1 inch = 160 feet

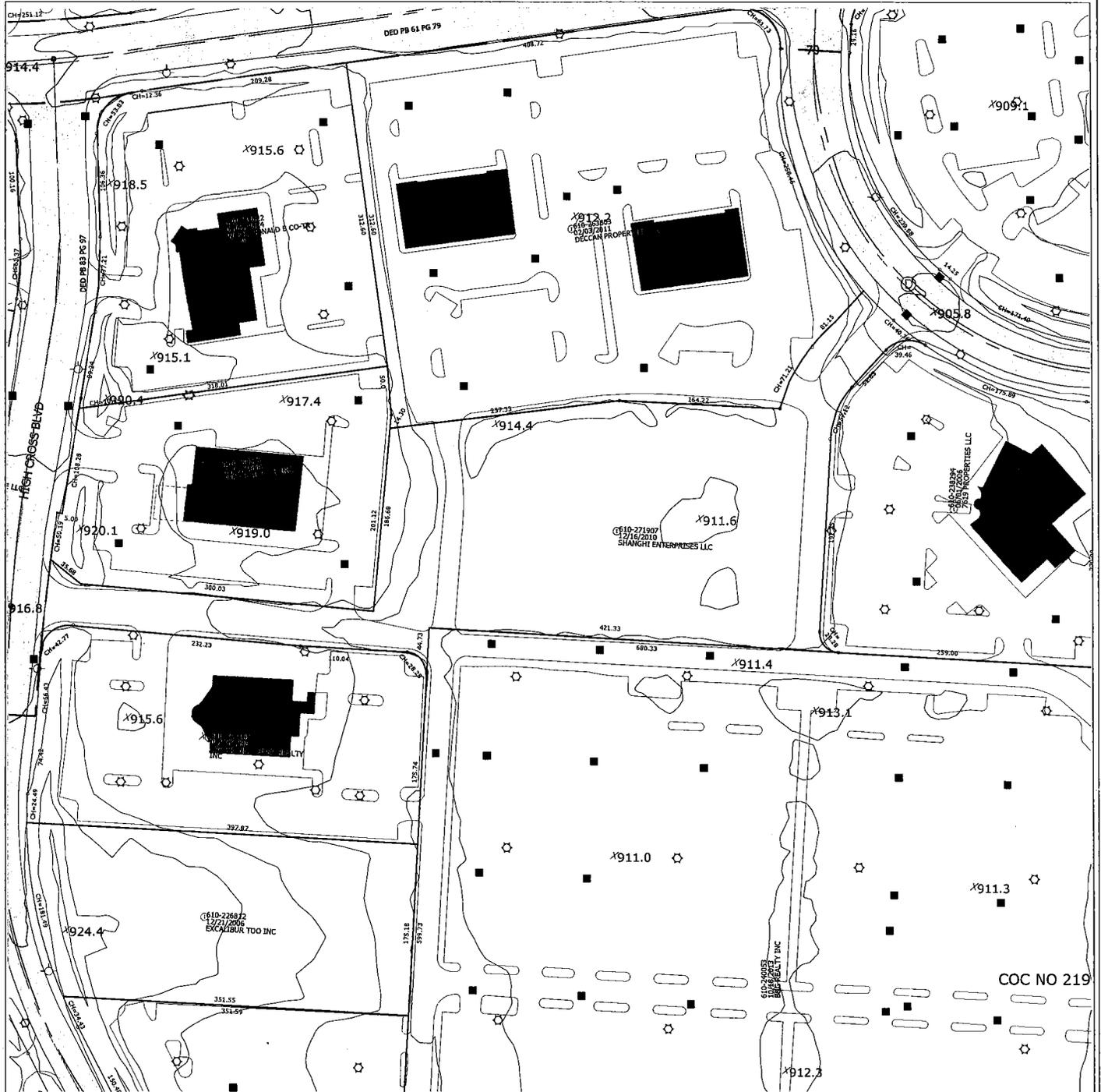
GIS FILE NUMBER: 21225



CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: JP DATE: 7/14/14



Disclaimer

Scale = 150



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

14310-00499
7639 Huntington Park Dr.



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

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. D provided.

APPLICATION # **14310-00499**
7639 Huntington Park Dr.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SHANGHI ENTERPRISES LLC, Jieehuo Liu Pre
of (COMPLETE ADDRESS) 7765 WAVE TREE COURT COL OH 43235
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>JIEEHUO LIU, PRESIDENT,</u>	<u>7765 WAVE TREE COURT, COL OH 43235</u>

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



JOHN I. UMPLEBY, Attorney at Law
Notary Public, State of Ohio
My Commission Expires Has No Expiration Date
Section 147.03 R.C.

Notary Seal Here

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