



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: 14-310-0-00595
Date Received: 8/18/14
Commission/Civic: Northland
Existing Zoning: M-1 Application Accepted by: D. Reiss Fee: \$1900.00
Comments: 10/28/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.

See Statement of Hardship

LOCATION

1. Certified Address Number and Street Name 850 Freeway Drive South
City Columbus State OH Zip 43229
Parcel Number (only one required) 010-150469

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Beaver Constructors, Inc. c/o Donald Plank, Plank Law Firm
Address 145 E. Rich Street, 3rd Flr City/State Columbus, OH Zip 43215
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

PROPERTY OWNER(S):

Name Robertson Morse Road Realty Company c/o Donald Plank, Plank Law Firm
Address 145 E. Rich Street, 3rd Flr City/State Columbus, OH Zip 43215
Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Donald Plank
Address Plank Law Firm, 145 E. Rich Street, 3rd Flr City/State Columbus, OH Zip 43215
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Donald Plank attorney
PROPERTY OWNER SIGNATURE Donald Plank attorney
ATTORNEY / AGENT SIGNATURE Donald Plank

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



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AFFIDAVIT

14310-00595
595 Freeway Dr., S.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 E. Rich Street, 3rd Flr, Columbus, OH 43215
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 850 Freeway Drive South
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) Robertson Morse Road Realty Company
AND MAILING ADDRESS c/o Donald Plank, Plank Law Firm
145 E. Rich Street, 3rd Flr
Columbus, OH 43215
APPLICANT'S NAME AND PHONE # Beaver Constructors, Inc.
(same as listed on front of application) c/o Donald Plank (614) 947-8600
AREA COMMISSION OR CIVIC GROUP (5) Northland Community Council - Development
AREA COMMISSION ZONING CHAIR OR Committee, c/o Mr. Dave Paul
CONTACT PERSON AND ADDRESS PO Box 297836, Columbus, OH 43229

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 Exhibit A

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

SIGNATURE OF AFFIANT

(8) Donald Plank

Subscribed to me in my presence and before me this 15th day of AUGUST, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter
AUGUST 3, 2015

My Commission Expires

Notary Seal



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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**EXHIBIT A, Public Notice
850 Freeway Drive South
BZA14- _____
August 15, 2014**

APPLICANT

Beaver Constructors
c/o Donald Plank
Plank Law Firm
145 E Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

Robertson Morse Road Realty Co.
c/o Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

ATTORNEY FOR APPLICANT

Donald Plank, Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, OH 43215

COMMUNITY GROUP:

Northland Community Council
Development Committee
c/o Mr. Dave Paul
PO Box 297836
Columbus, OH 43205

Pacific Rim Development LLC
4900 Sinclair Road
Columbus, OH 43229

PROPERTY OWNERS WITHIN 125 FEET

CDC Management Co.
4949 Freeway Drive East
Columbus, OH 43229

Storage Equities Inc/PS Partners
IV Sinclair Road
PO Box 25025
Glendale, CA 91221-5025

Paul A Gelpi
Swan Cleaners
1535 Bethel Road
Columbus, OH 43220

ALSO NOTIFY:

David B. Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Floor
Columbus, OH 43215

Mike Bless
Davis Architectural Group
841 Steubenville Avenue
Cambridge, OH 43725

Robertson Morse Road
Realty Co.
c/o Mr. Scott Robertson
PO Box 2448
Alliance, OH 44601-2448

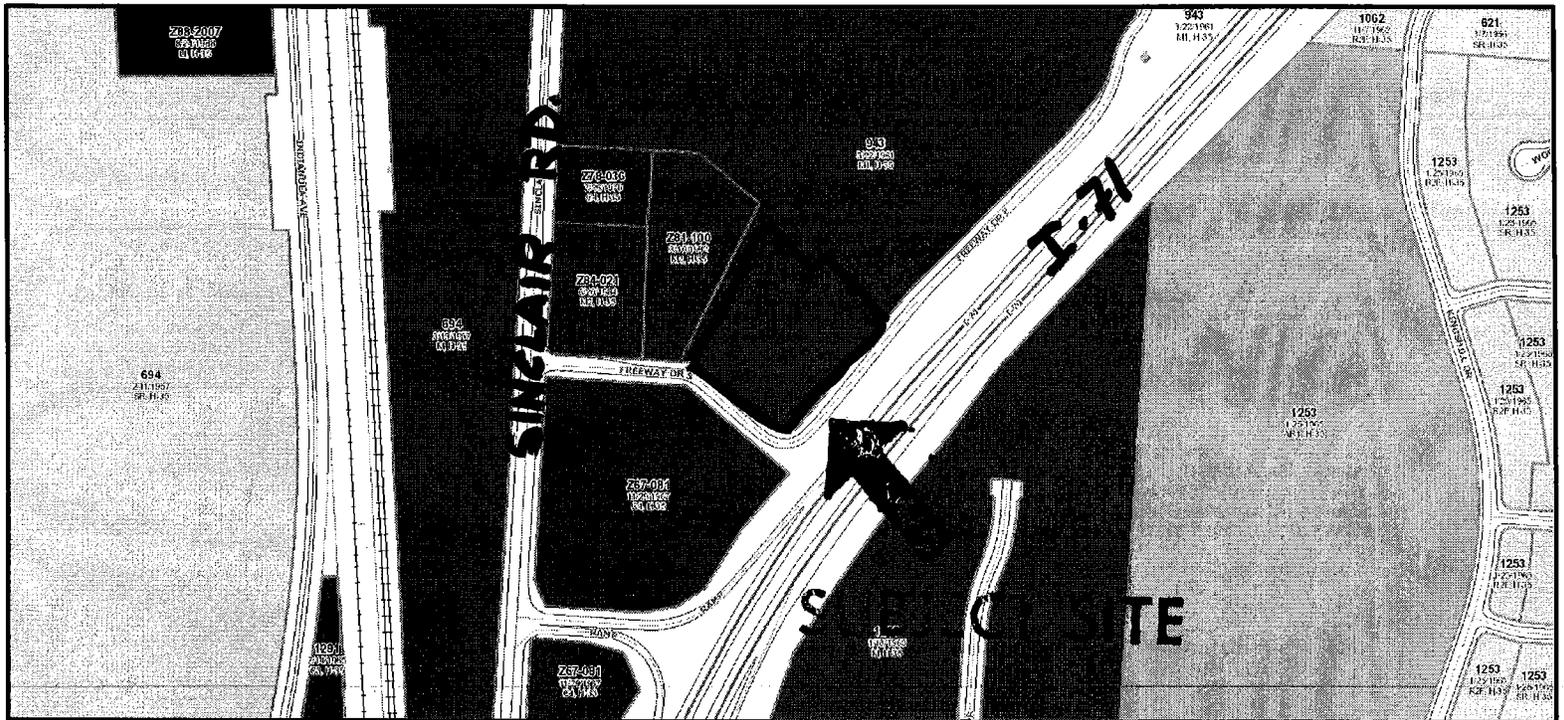
John Miller, PE
Kramer Engineers
394 Oak Street
Columbus, OH 43215

Ron Van Wey, AIA
Davis Architectural Group
841 Steubenville Avenue
Cambridge, OH 43725

Guy Hall
Beaver Constructors Inc.
2000 Beaver Place Ave., S.W.
Canton, Ohio 44706

Jason Emch
Beaver Constructors Inc.
2000 Beaver Place Ave., S.W.
Canton, Ohio 44706

**14310-00595
595 Freeway Dr., S.**



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M-1 ZONING DISTRICT

**14310-00595
595 Freeway Dr., S.**

EXHIBIT B
Statement of Hardship

850 Freeway Drive South, Columbus, OH 43229

BZA14- _____

The 2.6 +/- acre site, zoned M-1, Manufacturing, is located at the northwest corner of Freeway Drive South and Freeway Drive East. Robertson Heating Supply Company (RHSC) (wholesale only) located at the property in 1968. The site is developed with a 54,486 sq. ft. warehouse with accessory office, showroom and accessory parking. RHSC has purchased the HVAC Division of the Palmer-Donavan Company. More warehouse space is needed at the Freeway Drive South facility. RHSC and their General Contractor, Beaver Excavators, Inc. propose to build an 11,250 sq. ft. warehouse addition and provide a new parking area, as depicted on the submitted site plan. The site and much of the surrounding area is zoned M-1, Manufacturing. The required setbacks and yard requirements of the M-1 District are a hardship on a 2.6 +/- acre parcel and would not be applicable if the site were zoned M rather than M-1. A minor reduction in required parking is requested. Applicant has a hardship and practical difficulty with literal compliance with M-1 District standards. The proposed warehouse addition will allow Robertson Heating Supply Company to stay in the area and grow.

The following variances are requested:

1. 3312.27(2), Parking Setback Line, to reduce the Freeway Drive South parking setback from 25 feet to 10 feet.
2. 3312.49, Minimum Numbers of Parking Spaces Required, to reduce code required parking from 30 spaces to 26 spaces for the existing (54,486 sq. ft.) and proposed (11,250 sq. ft.) building area (Total building area 65,736 sq. ft.).
3. 3365.21(b)(1)(2)(3), Height and Area Regulations, to reduce the existing Freeway Drive South and Freeway Drive East Building setback from 125 feet from centerline to 77' and 67 feet, respectively, (50 feet and 39 feet, respectively, from property line), to permit the existing building setback; to reduce the west Side Yard for the building addition from 25 feet to 10 feet, at the closest point; to reduce the Rear Yard for the existing building from 25 feet to 0 feet and to reduce the rear yard for the building addition from 25 feet to 5 feet.

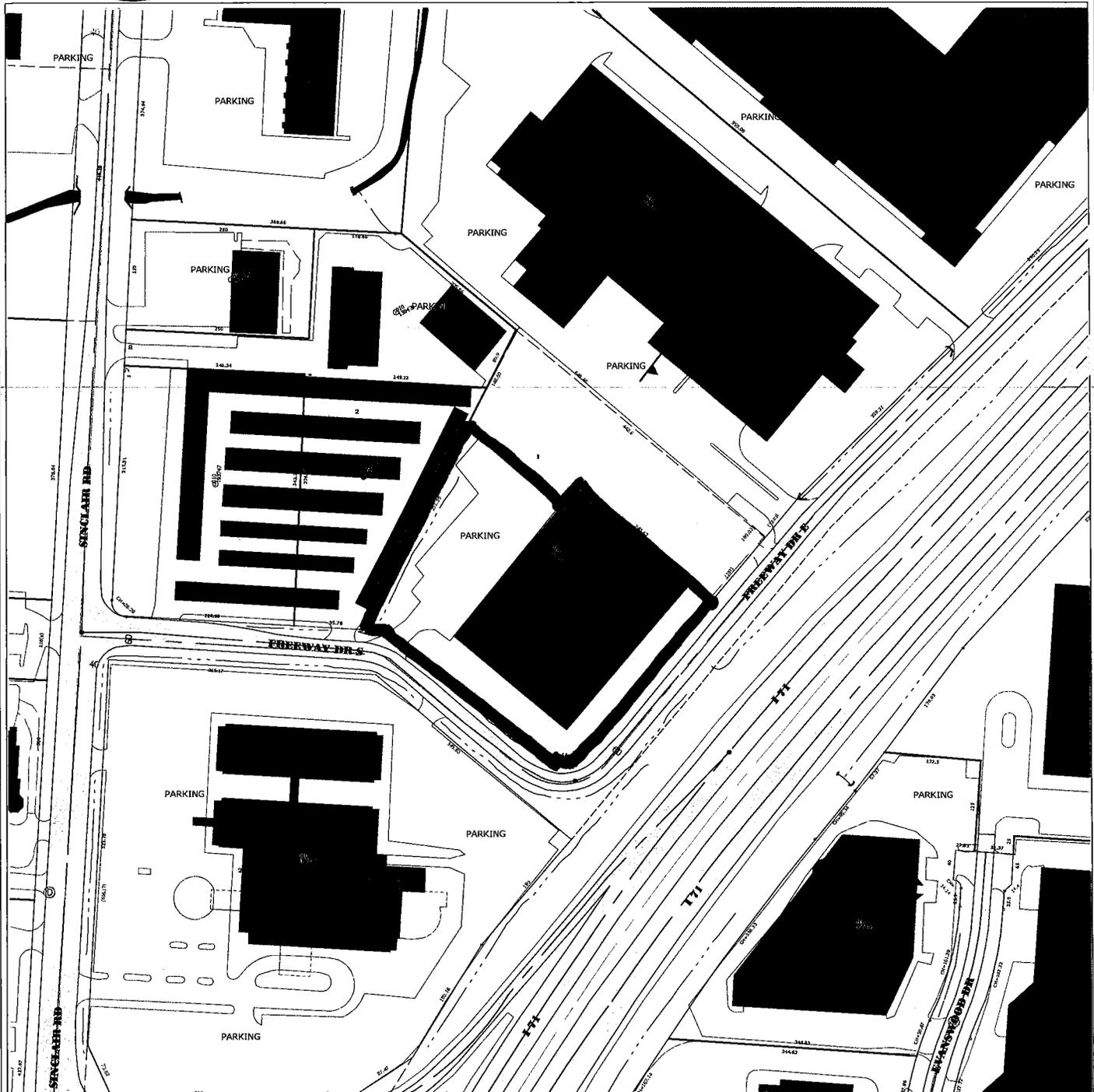
08-15-2014



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 8/15/14



Disclaimer

Scale = 200



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 information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

14310-00595
595 Freeway Dr., S.

ent



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: 010150469

Zoning Number: 850

Street Name: FREEWAY DR S

Lot Number: N/A

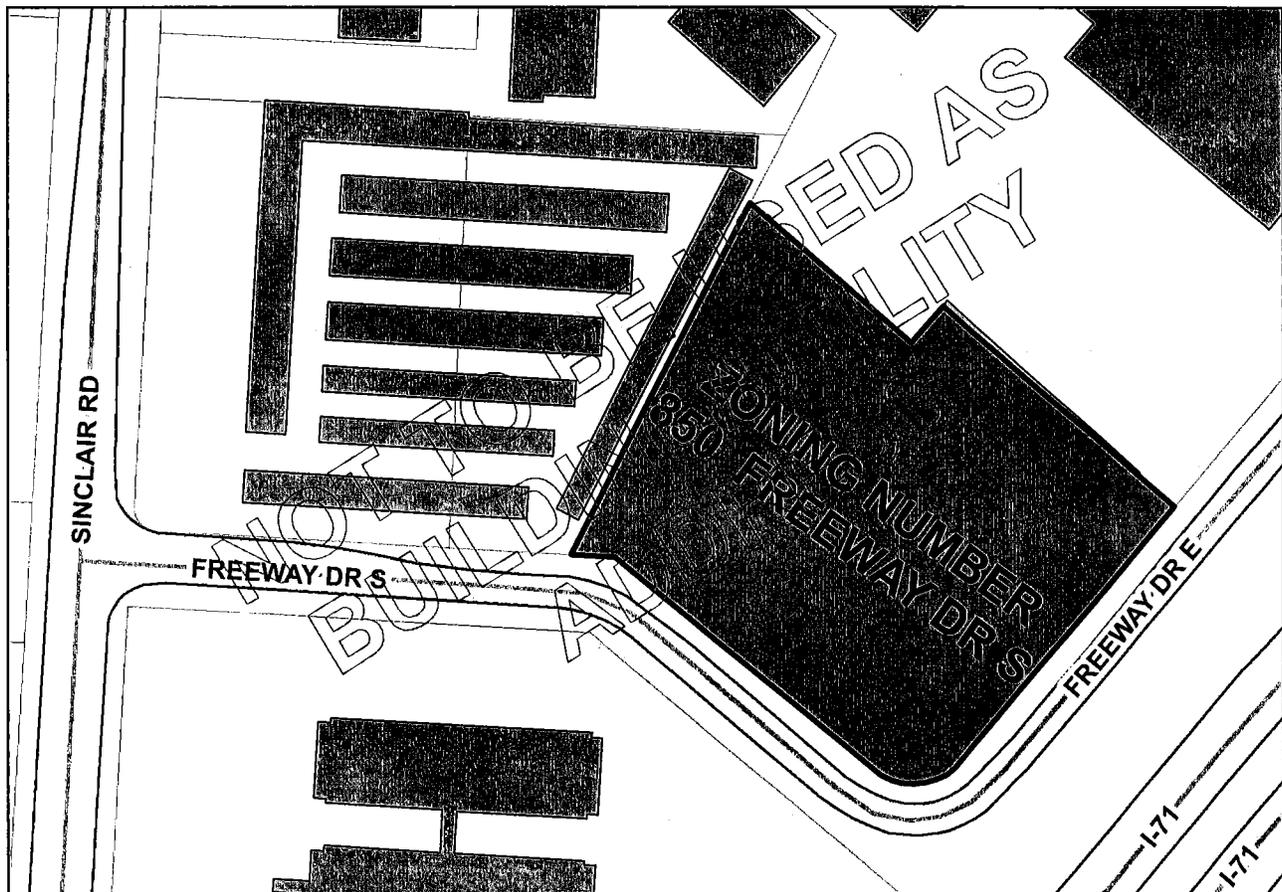
Subdivision: N/A

Requested By: DAVE PERRY CO. (DAVE PERRY)

Issued By:

Cassandra Sampson

Date: 8/12/2014



SCALE: 1 inch = 150 feet



JENNIFER L. GALLAGHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO



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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 #

14310-00595

595 Freeway Dr., S.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, 3rd Flr, Columbus, OH 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

Robertson Morse Road Realty Company

c/o Scott Robertson,
President

PO Box 2448

Alliance, OH 44601

Beaver Construction, Inc.

c/o Guy Hall

2000 Beaver Place Avenue, SW

Canton, OH 44706

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 15th day of AUGUST, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Panter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PANTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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