



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: # 14310-00000-00564
Date Received: 11 August 2014
Commission/Civic: N/A
Existing Zoning: 758 Manufacturing/M Application Accepted by: AA Fee: \$1900-

Comments: Ironfab needs to move their structural fabricating facility with 16 employees from Fairfield County to Franklin County.

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance Special Permit

Indicate what the proposal is and list applicable code sections.

Adjustment of setback for structural steel fabrication facility in residential area. 3363.27 (2)

LOCATION

1. Certified Address Number and Street Name 1771 Moler Rd.
City Columbus State Ohio Zip 43207
Parcel Number (only one required) 010049702

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Ironfab, LLC - Prospective buyer
Address 2236 Horns Mill Rd SE City/State Lancaster, OH Zip 43130
Phone # 740-653-3800 Fax # 740-653-3780 Email jstepleton@ironfabllc.com

PROPERTY OWNER(S):

Name Delaware County Bank and Trust Company (lender)
Address 199 S. Sandusky St. City/State Delaware, OH Zip 43015
Phone # 740-363-5300 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Law Offices of Tim G. Crowley
Address 3620 N. High St. Suite 110 City/State Columbus, OH Zip 43214
Phone # 614-262-6000 Fax # _____ Email tcrowley@tgclaw.net

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

APPLICANT SIGNATURE [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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00564

1771 MOLER STREET

One Stop Shop Zoning Report Date: Thu Sep 4 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1771 MOLER RD COLUMBUS, OH

Mailing Address: 1771 PROGRESS AVE
COLUMBUS OH 43207

Owner: 1771 PROGRESS LLC

Parcel Number: 010049702

ZONING INFORMATION

Zoning: 758, Manufacturing, M
effective 1/20/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Columbus Southside Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

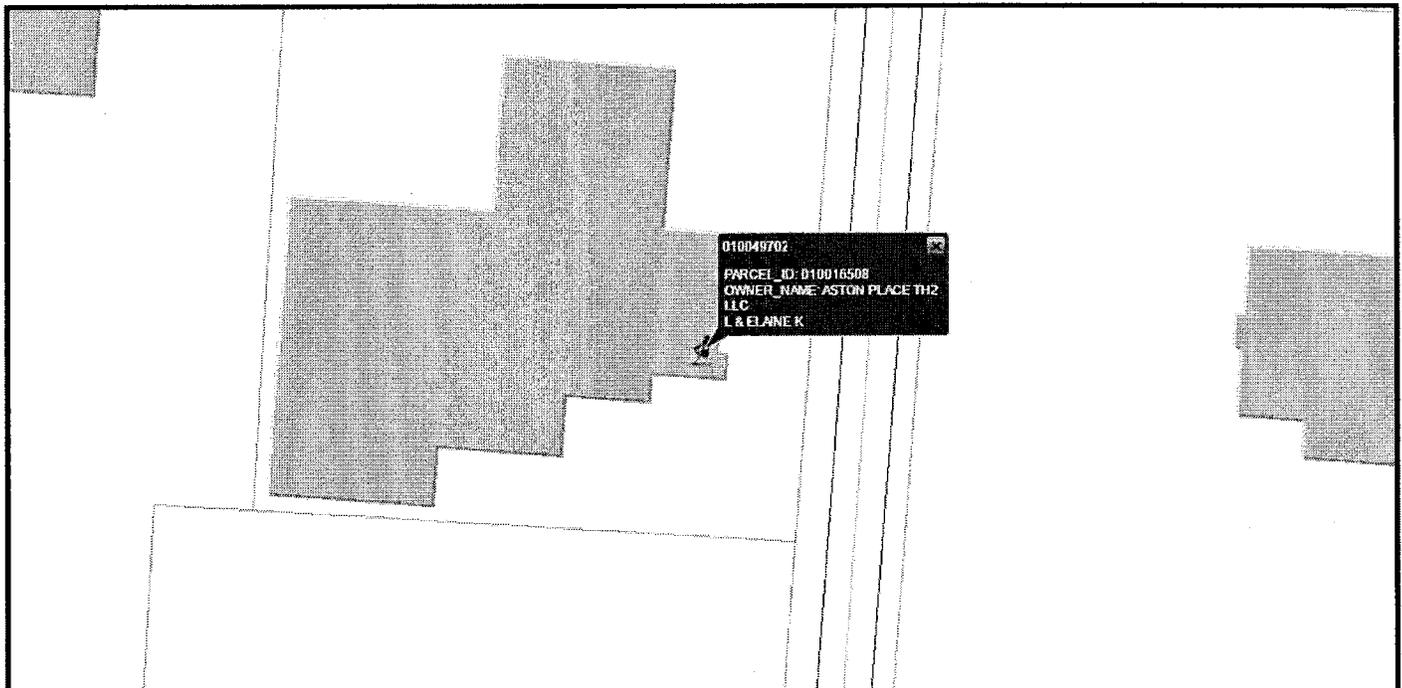
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

14310-00000-00564
1771 MOLER STREET

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Joey Stepleton of Ironfab, LLC
of (1) MAILING ADDRESS 2236 Horns Mill Rd SE Lancaster, OH 43130
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 1771 Moler Rd Columbus, OH 43207
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) 1771 Progress LLC.
1771 Moler Rd.
Columbus, OH 43207

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

Ironfab, LLC
740-653-3800

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

(5) The Columbus Southside Area
Commission
Curtis Davis - 584 E. Moler St.
Columbus, OH 43207

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 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
1771 Progress LLC 1771 Moler Rd Columbus, OH 43207 1771 Progress Ave Columbus, OH 43207

(See attached for additional properties)

(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

(8) 11th day of August, in the year 2014

SIGNATURE OF NOTARY
My Commission Expires:

PAMELA J. DAWLEY
NOTARY PUBLIC
STATE OF OHIO
RECORDED IN
FRANKLIN COUNTY
My Commission Expires
April 28, 2019

(8) Pamela J. Dawley
4/26/19



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STATEMENT OF HARDSHIP

14310-00000-00564

1771 MOLER STREET

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:

Ironfab is a steel fabrication & erection company that was founded 11-17-03

fabricating & erecting structural/misc steel for commercial/industrial projects

such as schools, retail bldg, restaurants, public bldg etc. Our process is cutting

& fabrication of raw steel lengths for use of building components. We currently

have about 12 employees & generate approx 1 million per year. Once moved

to new facility Ironfab expects to generate 2 million with 16-17 employees

The grant of this VARIANCE will not be injurious to neighboring properties

& will not be contrary to the public interest or the intent & purpose of this

Zoning Code. Furthermore Ironfab plans to invest in the property & maintain

a nice property with necessary updates if needed.

Signature of Applicant

Date

8-11-14

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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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joey Stepleton of Ironfab LLC
of (COMPLETE ADDRESS) 2236 Horn Mill Rd Lancaster, OH 43130
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>Joey Stepleton - 100% owner</u>	<u>731 Smithfield Ave. Lancaster, OH 43130</u>

SIGNATURE OF AFFIANT

Joey Stepleton

Subscribed to me in my presence and before me this 8th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Angel Martin

My Commission Expires:

June 9th, 2019



ANGEL MARTIN
Notary Public, State of Ohio
My Commission Expires
06-09-2019

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