



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-P-00645

Date Received: 9/8/14

Commission/Civic: Far East

Existing Zoning: LAR-12 Application Accepted by: D. Reiss Fee: \$1,900.00

Comments: 11/18/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)



Variance



Special Permit

Indicate what the proposal is and list applicable code sections.

proposed 8' fence

3333.25

Side or rear yard obstruction

3333.255

Perimeter yard

LOCATION

1. Certified Address Number and Street Name 2800 John Steven Way

City Columbus

State OH

Zip 43068

Parcel Number (only one required) 0580204600

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Ace Fence & Deck LLC

Address 4459 Carroll Southern Rd City/State Carroll OH Zip 43112

Phone # 740 756 4896 Fax # 740 756 4899 Email permits@fenceinstall.com

PROPERTY OWNER(S):

Name Brentwood Lake Apartments LLC

Address 2800 John Steven Way City/State Columbus OH Zip 43068

Phone # _____ Fax # _____ Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name _____

Address _____

City/State _____

Zip _____

Phone # _____

Fax # _____

Email: _____

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

APPLICANT 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

Revised 11/12 hnt



BOARD OF ZONING ADJUSTMENT APPLICATION

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AFFIDAVIT

14310-00645

2800 John Steven Way

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Ace Fence & Deck LLC
of (1) MAILING ADDRESS 4459 Carroll Southern Rd Carroll OH 43112
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) Brentwood Lake Apartments LLC
2800 John Steven Way
Reynoldsburg, OH 43068

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

Ace Fence & Deck LLC
614-751-8054

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

(5) Far East Area Commission
2500 Park Crescent DR
Columbus, OH 43232

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

Woodward Family LTD	7340 Tussing Rd	"
VSI IV Reynoldsburg	7304 Tussing Rd	3414 Peachtree Rd Atlanta GA 3032
American Kenda	7160 Americana PK	"
Tussing Rd Homes	6880 Tussing Rd	"
Rock Hill Gospel Church	7370 Tussing Rd	1981 Sandpipe Rd Jackson OH 45640
Mini Storage Depot	7200 Tussing Rd	"

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

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 3 September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 4-17-2017

Notary Seal Here



ROBIN E. NORTH
Notary Public, State of Ohio
My Commission Expires

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STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Ace Fence & Deck LLC
4459 Carroll Southern Road
Carroll, Ohio 43112

Brentwood Lake Apartments
2800 John Steven Way
Columbus, Ohio 43068

Far East Area Commission
c/o Zoning Chair Person
2500 Park Crescent Dr.
Columbus, OH 43232

ROCK FULL GOSPEL CHURCH
7370 TUSSING RD
Columbus, Ohio 43068

VSI IV REYNOLDSBURG
7304 TUSSING RD
Columbus, Ohio 43068

WOODWARD FAMILY LTD
7340 TUSSING RD
Columbus, Ohio 43068

TUSSING ROAD HOMES
LIMITED PARTNERSHIP
6880 TUSSING RD
Columbus, Ohio 43068

AMERICAN KENDA
INDUSTRIAL RUBBER CO
7160 AMERICANA PKWY
Columbus, Ohio 43068

MINI STORAGE DEPOT AT
TUSSING ROAD LLC
7200 TUSSING RD
Columbus, Ohio 43068

STAPLES

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Statement of Hardship

2800 JOHN STEVEN WAY
COLUMBUS, OHIO 43068

We operate a 464 unit apartment property in Columbus. Adjacent to our property is another apartment community, Pheasant Run Apartments that has approximately 66 units. The boundary between the two apartment properties is approximately 580 feet long and heavily wooded with no lighting. There is currently a 6' fence on the property line but the fence is in disrepair from a countless number of people climbing over it. Since our company purchased the property in April 2014 we have experienced ongoing safety problems in this area. Our main problem is related to heavy foot traffic, loitering and drug dealing. But more specific problems include children shooting BB guns, harassment and even a shooting that resulted in hospitalization. Since this area is tucked into the back of both properties with no adjacent roads and no streetlights, patrolling it is not only difficult but can be dangerous after dark. We feel that it is just a matter of time until someone is robbed or seriously hurt in this area.

For the good of the residents in both communities we would like to install an 8' high fence with privacy slats that will be very difficult to climb. The fence will be a dark green color and will blend into the native landscaping. The management team from the adjacent property is in favor of the fence.

We plan to spend more than \$250,000 on various property improvements in the next year but we have no intention to install an 8' fence on any other part of the property.

14310-00645
2800 John Steven Way

John A. Glavin, Jr.



14310-00645
2800 John Steven Way



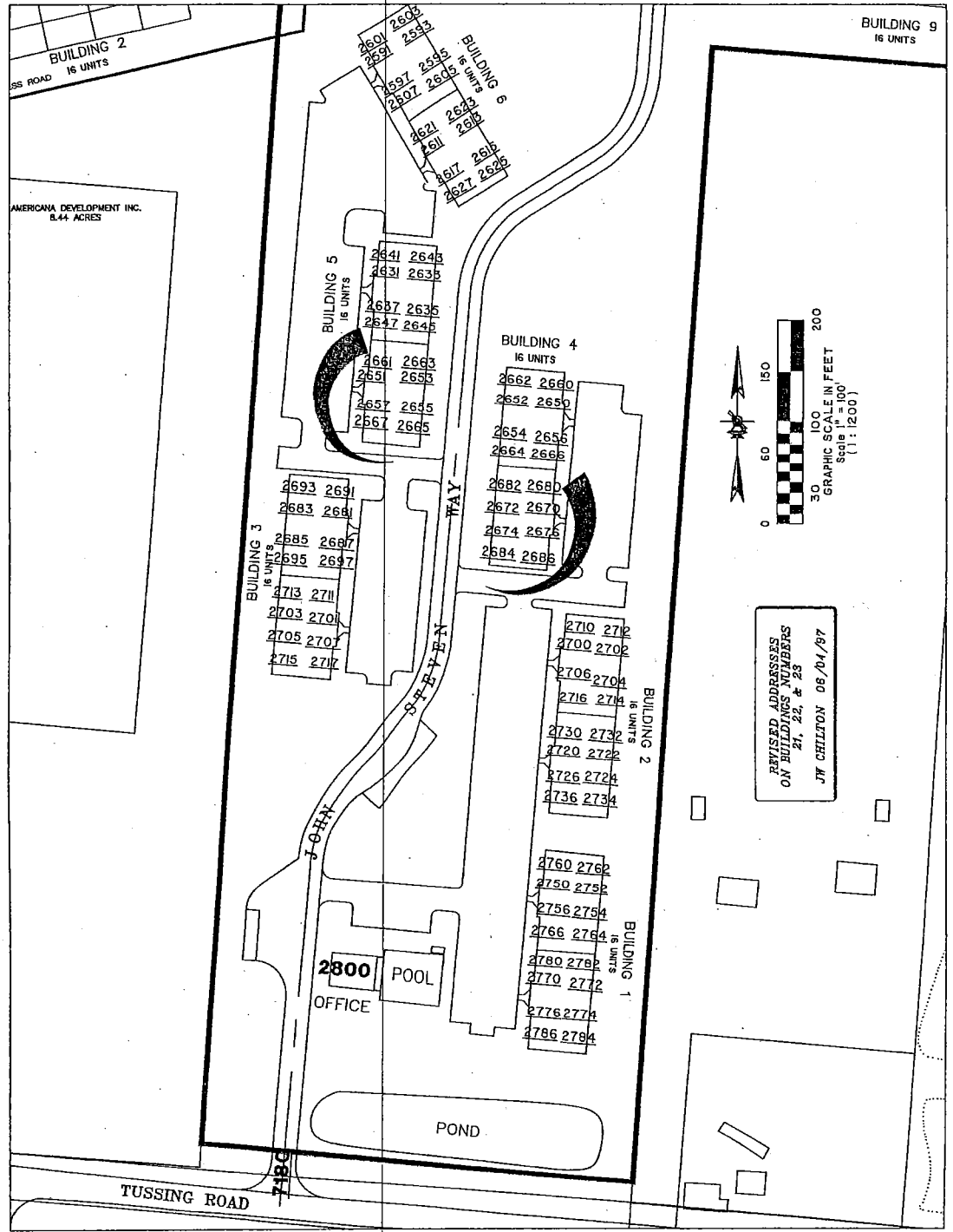
Map Information
This map is a reproduction of the original map of the area shown. It is not a survey map and should not be used for legal purposes. The map is a reproduction of the original map of the area shown. It is not a survey map and should not be used for legal purposes. The map is a reproduction of the original map of the area shown. It is not a survey map and should not be used for legal purposes.



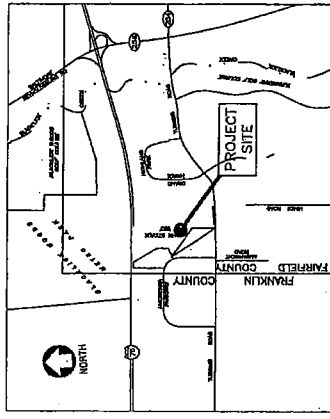
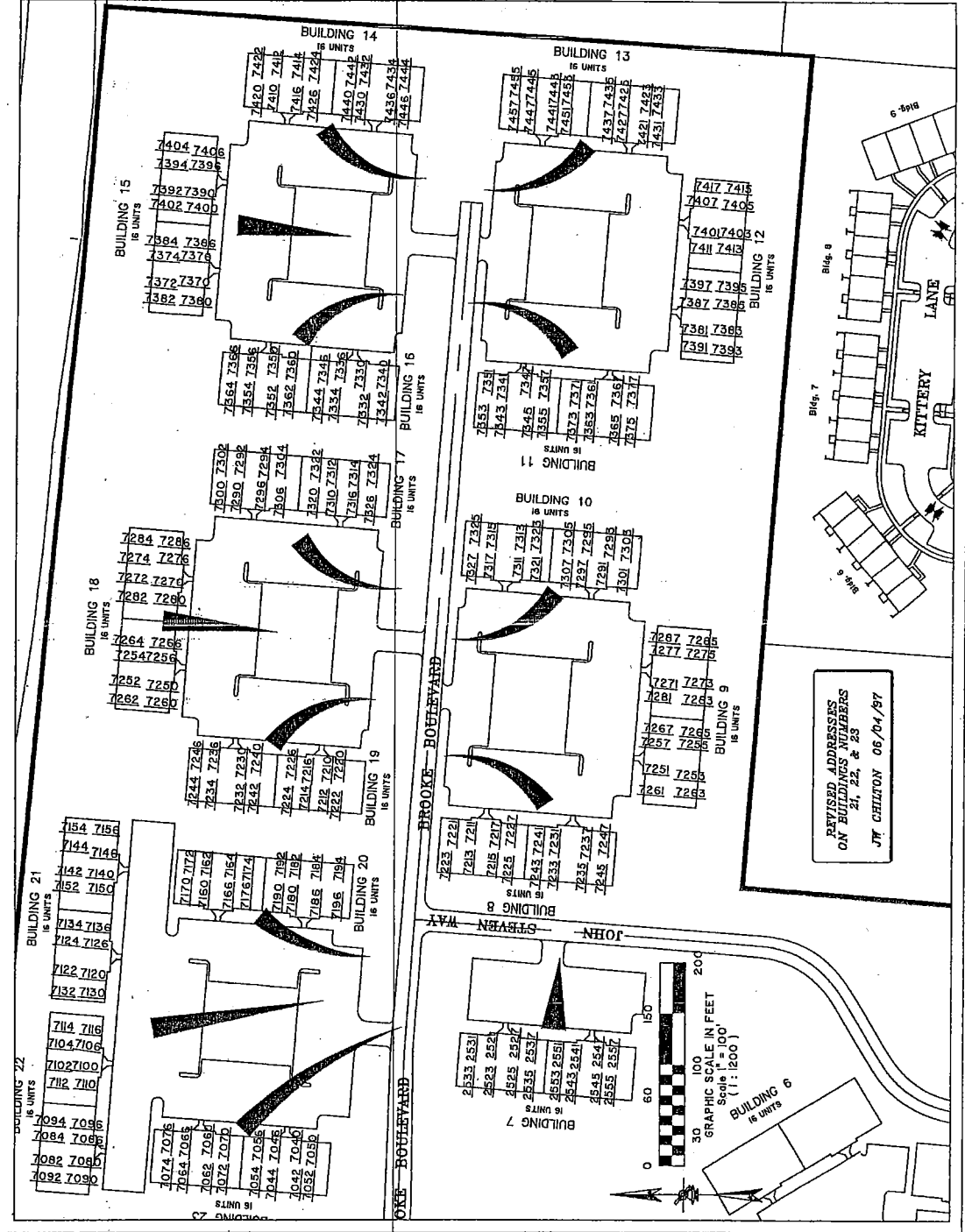
SHEET 1 OF 2

FIRST & SECOND FLOOR ADDRESSES

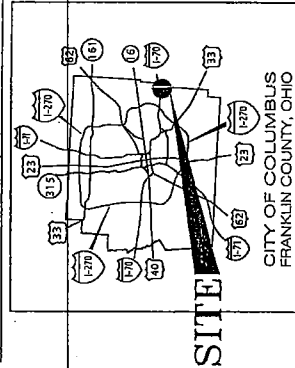
REVISED APARTMENT ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



REVISED APARTMENT ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



OTHER MAP REFERENCES	
CITY LAND USE MAP:	46-B
GIS FACET NUMBER:	FAIRFIELD COUNTY



CERTIFIED HOUSE NUMBERS

HOUSE NUMBERS SHOWN ON ATTACHED PLATE ARE CERTIFIED FOR SECURING OF BUILDING & UTILITY PERMITS

Issued by: Date: 3-14-99

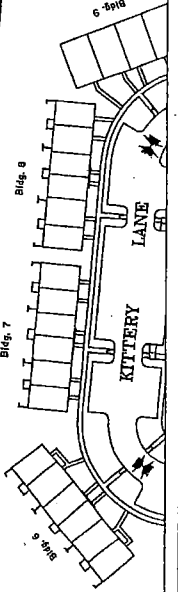
ROBERT C. SMITH, CITY ENGINEER
ENGINEERING & CONSTRUCTION DIVISION
109 N. FRONT ST.
COLUMBUS, OH. 43215

ADDRESS FILE NUMBER - 99-211

DEVELOPED BY: JOHN SHUMATE
ENGINEERING CONSULTANT: SHUMATE DEVELOPMENT

BRENTWOOD LAKES
AKA TUSSING RD APTS PH2

CITY FILE# _____ P.B. _____ DATE _____
FLOOD ZONE# _____ CPN# _____



REVISED ADDRESSES
ON BUILDINGS NUMBERS
21, 22, & 23
JW CHILTON 06/04/97

14310-00645
2800 John Steven Way

Power of Attorney

I, Brentwood Lake Apartments LLC name the following person as my agent:

Ace Fence & Deck LLC

4459 Carroll Southern Rd Carroll, Ohio 43112

740-756-4896

I grant my agent and any successor agent general authority to act for me with respect to

the following subjects as defined in the Uniform Power of Attorney Act (sections

1337.21 to 1337.64 of the Revised Code):

(...X...) Fence Install, Building Permits, Variance Applications, BZA Meetings/ Hearings

LIMITATION ON AGENT'S AUTHORITY

SPECIAL INSTRUCTIONS

You may give special instructions on the following lines:

Ace Fence & Deck LLC has our permission to act on our behalf to submit plans for the fence install variance, apply for any and all necessary building / zoning permits, fence install and attend any and meetings or hearings related to this portion of the fence install at 2800 John Steven Way Columbus, Ohio 43068

EFFECTIVE DATE: 9-5-14

Your Signature : [Signature] Date: 9/5/14
Your Name Printed: Lindsay Tedder (Business)
Your Address: 809 Cedar Run (Personal) 2800 John Steven Way Rey OH 43068
Your Telephone Number: 614-575-5000

State of Ohio

County of FAIRFIELD

This document was acknowledged before me on 9/5 2014, by Lindsay Tedder

[Signature]

Signature of Notary



DAVID A. PASTIVA
Notary Public, State of Ohio
My Comm. Expires April 25, 2017

My Commission expires: April 25, 2017



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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.
provided.

APPLICATION

14310-00645

2800 John Steven Way

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Brentwood Lake Apartments LLC
2800 John Steven Way Columbus, OH 43068
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

Brentwood Lake Apts LLC

2800 John Steven Way Columbus OH
43068

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 5th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

April 25, 2017



Here **DAVID A. PASTIVA**
Notary Public, State of Ohio
My Comm. Expires April 25, 2017

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