



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: 14310-00662

Date Received: 9/9/14

Commission/Civic: Hilltop

Existing Zoning: LM

Application Accepted by: W. 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.

3363.24 CONSTRUCT AN 8'-0" HIGH FENCE IN FRONT OF BUILDING LINES ON ALL SIDES.

3312.49 REMOVE THE REQUIREMENT FOR BICYCLE PARKING

3312.21 PROVIDE INTERIOR LANDSCAPING IN CUSTOMER PARKING AREAS ONLY

LOCATION

1. Certified Address Number and Street Name 4157 Fisher Rd.

City COLUMBUS

State OHIO

Zip 43228

Parcel Number (only one required) 570238440

APPLICANT: (IF DIFFERENT FROM OWNER)

Name James Hrubik

Address 10020 Aurora-Hudson Road

City/State Streetsboro, OH Zip 44241

Phone # 330-528-3500 Fax # _____

Email jimh@geisco.net

PROPERTY OWNER(S):

Name RUSH TRUCK CENTERS OF OHIO, INC.

Address 555 I.H. 35 South, Ste 242-E

City/State New Braunfels, TX Zip 78130

Phone # 830-626-5306 Fax # _____

Email mcquillen.j@rushenterprises.com

☐ 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 _____

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AFFIDAVIT

14310-00662

4157 Fisher Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James Hrubik
of (1) MAILING ADDRESS 10020 Aurora-Hudson Road, Streetsboro, OH 44241
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) RUSH TRUCK CENTERS OF OHIO INC.
555 I.H. 35 SOUTH
SUITE 242-E
NEW BRAUNFELS, TX 78130

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

JAMES HRUBIK
(330) 528-3500

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

(5) GREATER HILLTOP AREA
GREG LARGE
P.O. BOX 29052 COLUMBUS, OH 43228

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
<u>VONTZ REALTY COMPANY</u>	<u>3791 PARK WEST DRIVE</u>	<u>3601 DRYDEN RD., MORAINES OH 45439</u>
<u>SWIFT TRANSPORTATION COMPANY, INC.</u>	<u>4040 PARK WEST DRIVE</u>	<u>P.O. BOX 29243 PHOENIX, AZ 85038</u>
<u>KNIGHT TRANSPORTATION INC.</u>	<u>WESTWARD AVENUE</u>	<u>20002 N 19TH AVE, PHOENIX, AZ, 85027</u>
<u>MAHLON MAXTON CHEVROLET INC.</u>	<u>801 PHILLIPI ROAD</u>	<u>P.O. BOX 3483, DUBLIN, OH 43016</u>
<u>ULP INVESTMENTS LTD</u>	<u>4140 FISHER ROAD</u>	<u>4140 FISHER ROAD, COLUMBUS, OH 43228</u>

☒ (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 9 day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Dorothy June Goodwin
Feb 14, 2015

Notary Seal Here

DOROTHY JUNE GOODWIN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Summit County
My commission expires Feb. 14, 2015

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MARATHON ASHLAND PETROLEUM LLC 4125 FISHER ROAD

539 S. MAIN ST, FINDLAY, OH 45840

Applicant**Owner****Area Commission**

GLSD Architects, LLC
ATTN: James Hrubik
10020 Aurora-Hudson Road
Streetsboro, OH 44241

Rush Truck Centers of Ohio Inc
555 I.H. 35 South
Suite 242-E
New Braunfels, TX 78130

Greater Hilltop Area
ATTN: Greg Large
P.O. Box 28052
Columbus, OH 43228

GLSD Architects, LLC
ATTN: James Hrubik
10020 Aurora-Hudson Road
Streetsboro, OH 44241

Rush Truck Centers of Ohio Inc
555 I.H. 35 South
Suite 242-E
New Braunfels, TX 78130

Greater Hilltop Area
ATTN: Greg Large
P.O. Box 28052
Columbus, OH 43228

Surrounding Property Owners

Vontz Realty Company
3601 Dryden Road
Moraine, OH 45439

Swift Transportation Co., Inc.
P.O. Box 29243
Phoenix, AZ 85038

Knight Transportation, Inc.
20002 N. 19th Ave.
Phoenix, AZ 85027

Vontz Realty Company
3601 Dryden Road
Moraine, OH 45439

Swift Transportation Co., Inc.
P.O. Box 29243
Phoenix, AZ 85038

Knight Transportation, Inc.
20002 N. 19th Ave.
Phoenix, AZ 85027

Mahlon Maxton Chevrolet, Inc.
P.O. Box 3483
Dublin, OH 43016

UCP Investments Ltd.
4140 Fisher Road
Columbus, OH 43228

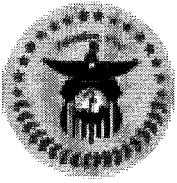
Marathon Ashland Petroleum
539 S. Main Street
Findlay, OH 45840

Mahlon Maxton Chevrolet, Inc.
P.O. Box 3483
Dublin, OH 43016

UCP Investments Ltd.
4140 Fisher Road
Columbus, OH 43228

Marathon Ashland Petroleum
539 S. Main Street
Findlay, OH 45840

14310-00662
4157 Fisher Rd.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00662

4157 Fisher Rd.

One Stop Shop Zoning Report Date: Wed Sep 17 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 4157 FISHER RD UNIT C COLUMBUS, OH 43228

Mailing Address: PO BOX 34630

SAN ANTONIO TX 78265

Owner: RUSH TRUCK CENTERS OF OHIO INC

Parcel Number: 570238440

ZONING INFORMATION

Zoning: Z95-108, Manufacturing, LM

effective 3/13/1996, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Greater Hilltop 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

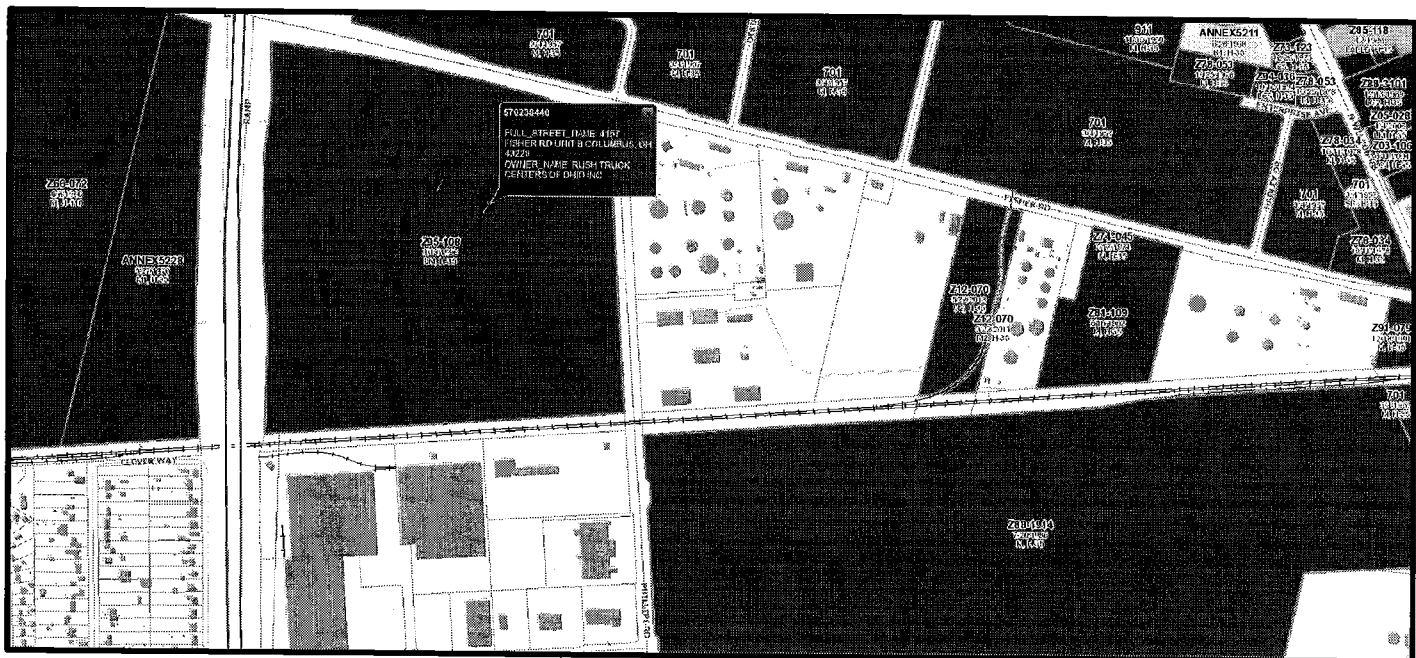
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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STATEMENT OF HARDSHIP

14310-00662

4157 Fisher Rd.

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:

3363.24 - Rush Truck Centers and Rush Truck Leasing store valuable commodities and are entrusted with customers' valuable possessions. The fencing variance is required to permit them reasonable performance of security.

3312.49 - Bicycle parking poses an undue financial and maintenance burden, and will serve no practical utility. The business performed at this site is sales and maintenance of diesel tractors and bus fleets.

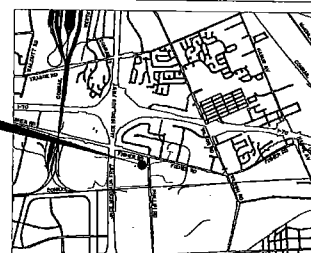
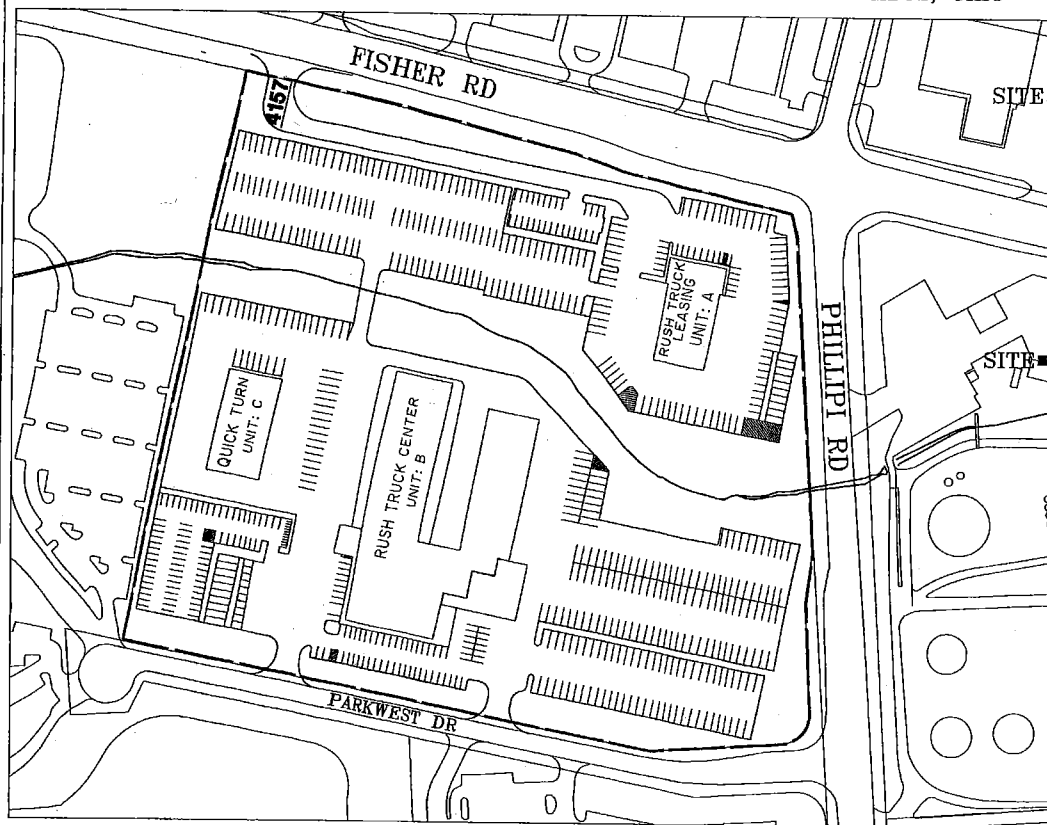
3312.21 - The primary business of the truck parking areas is the service of customer vehicles. Landscape islands and shade trees expose the vehicles to an unnecessary level of hazard, from collisions to bird droppings.

Signature of Applicant _____

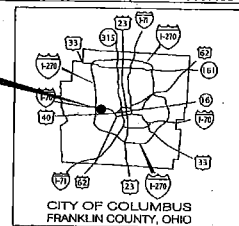
Date 9-9-14

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ASSIGNMENT OF COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



OTHER MAP REFERENCES	
CITY LAND USE MAP:	34-A
GIS FACET NUMBER:	79807150



CERTIFIED HOUSE NUMBERS

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

Issued by: *Jennifer C. Gallagher* Date: 9/15/2014
JENNIFER C. GALLAGHER, P.E. DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
50 W. GAY STREET
COLUMBUS, OH 43215

ADDRESS FILE NUMBER - 14-006

DEVELOPED BY: RUSH TRUCK CENTERS OF OHIO, INC.
ENGINEERING CONSULTANT: GLSD ARCHITECTS, LLC.

RUSH TRUCKING
at 4157 FISHER RD

ORIGINAL PARCEL NUMBER: N/A

DRAWN BY: CCS CHECKED BY: PYS



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/9/14



Disclaimer

Scale = 300



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

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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 #

14310-00662
4157 Fisher Rd.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James Hrubik
of (COMPLETE ADDRESS) 10020 Aurora-Hudson Rd, Streetsboro, OH 44241
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

Rush Truck Centers of Ohio 555 I.H. 35 South, New Braunfels, TX, 78130

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9 day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Feb 14, 2015

Notary Seal Here

DOROTHY JUNE GOODWIN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Summit County
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