

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

Application Number: 14310-0-00823

Date Received: 11/14/14

Commission/Civic: Hilltop

Existing Zoning: C-4 Application Accepted by: JO Reiss Fee: \$1,900⁰⁰

Comments: 1/27/15

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Reduce the number of parking spaces from 14 to 0, 3312.49
3312.11 Remove up stacking area.
To not provide an exclusive by-pass lane.
To reduce the required number of on-site stacking spaces from 8 to 5.
LOCATION (WR)

1. Certified Address Number and Street Name 1500 W. Broad St.

City Columbus State Ohio Zip 43222

Parcel Number (only one required) 010-022552

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Mubashar Rana

Address 2894 Wynneleaf St. City/State Hilliard Zip 43026

Phone # 614-767-8131 Fax # 714-798-6305 Email HERBERT1121@gmail.com

PROPERTY OWNER(S):

Name Marilyn Joyner

Address 3165 Saybrook Ct. City/State Dublin, Ohio Zip 43017

Phone # 614-228-6700 Fax # 614-228-1617 Email JLHudson@beauman.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____

X Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [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



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AFFIDAVIT

14310-00823
1500 W. Broad St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME MUBASHAR RANA
of (1) MAILING ADDRESS 2894 WYNNE LEAF ST WILLIAMS OH 43026
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) Marilyn Joyner
807 E Broad St
Columbus, OH 43205
MUBASHAR I RANA
614-767-8131

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

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

(5) GREATER HILLTOP AREA COMMISSION
GRIEG LARGE
PO 28052 COLUMBUS OH 43228 614-653-7653

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>Marilyn Joyner</u>	<u>1500 W Broad St</u>	<u>807 E Broad St Columbus OH 43205</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 13th day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

MARY E RICHARDS
Notary Public, State of Ohio
My Commission Expires
October 03, 2016

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report

\\ Report of parcels touching irregular area - MMPC301 ///

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CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : NOV 13, 2014

010-007508 Owner: LOATMAN TONEETA A
Address: 31 GUILFORD AV
Mail To: US BANCORP SRV PROVIDERS
X: 6053 S FASHION SQ DR
: MURRAY, UT 84107
: MURRAY, UT 84107

010-010820 * Owner: JENNINGS W EARL
Address: 35 - 37 GUILFORD AV
Mail To: EARL W JENNINGS
✓: 5411 GORDON WAY
: DUBLIN OH 43017

010-013226 * Owner: COLUMBUS PEST CONTROL INC
Address: 1510 -516W BROAD ST
Mail To: COLUMBUS PEST CONTROL INC
✓: 1510 W BROAD ST
: COLUMBUS OH 43222

010-014421 * Owner: ZEWDIE ABERRA MAZA MENGESHA
Address: 25 - 27 GUILFORD AV
Mail To: ABERRA ZEWDIE
: ET AL 2
✓: PO BOX 44276
: COLUMBUS OH 43204

010-019565 Owner: WENDYS OLD FASHIONED HAMBURGERS OF N Y INC
Address: 01480 W BROAD ST
Mail To: WENDYS INTERNATIONAL INC
: ATTN:TAX DEPARTMENT
✓: 1 DAVE THOMAS BLVD
: DUBLIN OH 43017

010-019949 Owner: BOOKER KORTEZ A
Address: 42 STEVENS AV
Mail To: KORTEZ A BOOKER
✓: 42 STEVENS AVE
: COLUMBUS OH 43222

010-020213 * Owner: WENDYS OLD FASHIONED HAMBURGERS OF N Y INC
Address: W BROAD ST

report
Mail To: WENDYS INTERNATIONAL INC
✓ : ATTN:TAX DEPARTMENT
: 1 DAVE THOMAS BLVD
: DUBLIN OH 43017

VAL05_MMPC301 Page 19
CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : NOV 13, 2014

010-022552 * Owner: JOYNER MARILYN J
Address: 1500 W BROAD ST
Mail To: MARILYN JOYNER
✓ : 3165 SAYBROOK CT
: DUBLIN OH 43017

010-026079 * Owner: WENDYS OLD FASHIONED HAMBURGERS OF N Y INC
Address: W BROAD ST
Mail To: WENDYS INTERNATIONAL INC
✓ : ATTN:TAX DEPARTMENT
: 1 DAVE THOMAS BLVD
: DUBLIN OH 43017

010-031878 Owner: DAVIS BETTY J
Address: 32 STEVENS AV
Mail To: BETTY J BRIDGES
✓ : 34 STEVENS AVE
: COLUMBUS OH 43222

010-032966 Owner: WRIGHT SAMUEL T WRIGHT CAROL J
Address: 28 STEVENS AV
Mail To: SAMUEL & CAROL WRIGHT
✓ : 3705 PETZINGER RD
: COLUMBUS, OH 43232

010-034357 * Owner: HAMILTON HOLDINGS LLC
Address: 36 - 38 STEVENS AV
Mail To: HAMILTON HOLDINGS LLC
✓ : 192 N GUILFORD AVE
: COLUMBUS OH 43222

010-054892 * Owner: ANGELAC LLC
Address: 1494 W BROAD ST
Mail To: ANGELAC LLC
✓ : 1325 W BROAD ST
: COLUMBUS OH 43222

010-067013 * Owner: STATE OF OHIO
Address: 01601 W BROAD ST
Mail To: MR-DD DIRECTOR
✓ : 30 E BROAD ST OFC
: COLUMBUS OH 43215

VAL05_MMPC301 Page 20
CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : NOV 13, 2014

010-209342 * Owner: CB FRANKLINTON OFFICE 2011 LLC
Address: W BROAD ST
Mail To: CB FRANKLINTON OFFICE
Page 2

Greater Hilltop Area Commission

Grieg Large

P.O. Box 28052 Columbus OH 43228

14310-00823

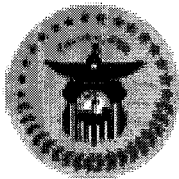
1500 W. Broad St.

report
: 230 CROSS KEYS OFC PARK
: FAIRPORT NY 14450

010-209343 * Owner: CB FRANKLINTON OFFICE 2011 LLC
Address: 1469 -537W BROAD ST
Mail To: CB FRANKLINTON OFFICE
: 2011 LLC
: 230 CROSS KEYS OFC PARK
: FAIRPORT NY 14450

010-209344 * Owner: CB FRANKLINTON OFFICE 2011 LLC
Address: W BROAD ST
Mail To: CB FRANKLINTON OFFICE
: 230 CROSS KEYS OFC PARK
: FAIRPORT NY 14450

VAL05_MMPC301 Page 38



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00823
1500 W. Broad St.

One Stop Shop Zoning Report

Date: Fri Nov 14 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1500 W BROAD ST COLUMBUS, OH 43222

Mailing Address: 3165 SAYBROOK CT

DUBLIN OH 43017

Owner: JOYNER MARILYN J

Parcel Number: 010022552

ZONING INFORMATION

Zoning: 533, Commercial, C4
effective 10/27/1952, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Franklinton 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

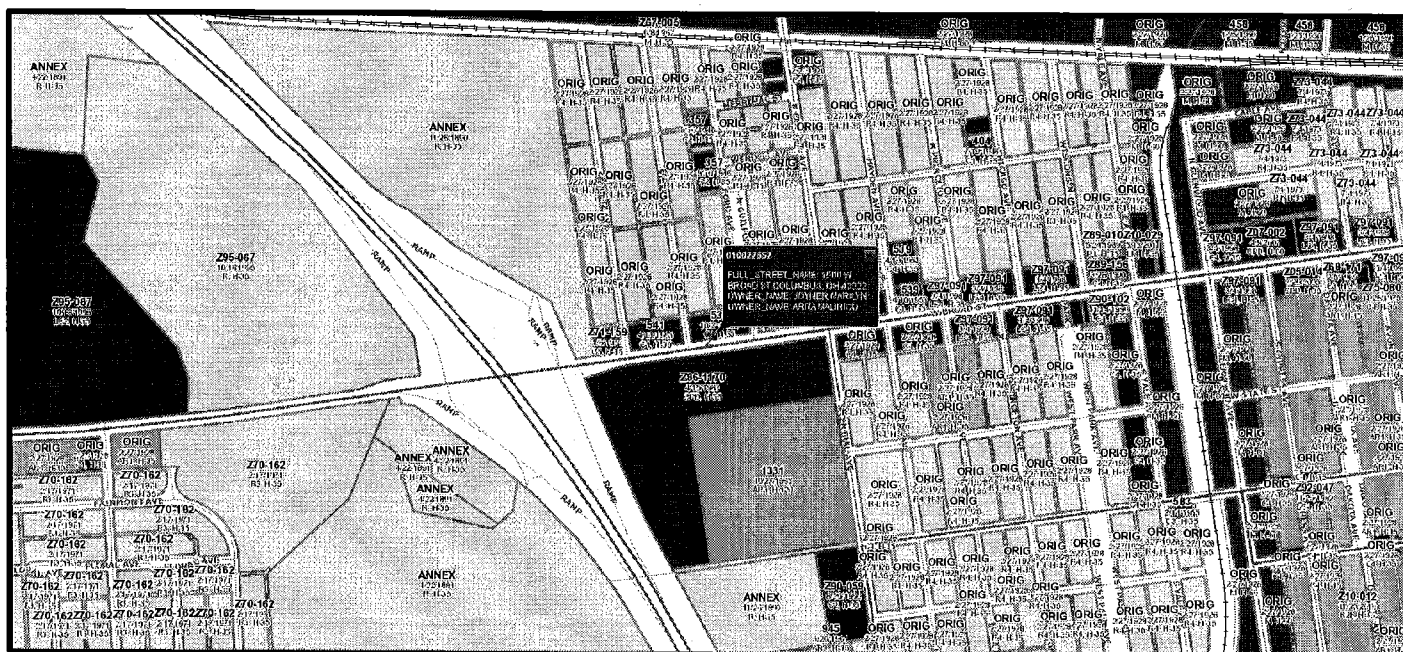
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

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STATEMENT OF HARDSHIP

14310-00823

1500 W. Broad St.

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:

The number of parking spaces required for the 1500 W. Broad St. property under current use of retail and in accordance with the City of Columbus Zoning Code 3312.47 is 14 spaces. The two parking spaces available at the site are inadequate. The owner of the business has leased a small vacant parcel located immediately east of and adjacent to the property in question to provide five(s) parking spaces. It is requested that a variance be granted to reduce the number of parking spaces to zero(0). This variance will allow the property to be developed as drive through business and it will not change the character of the neighboring properties.

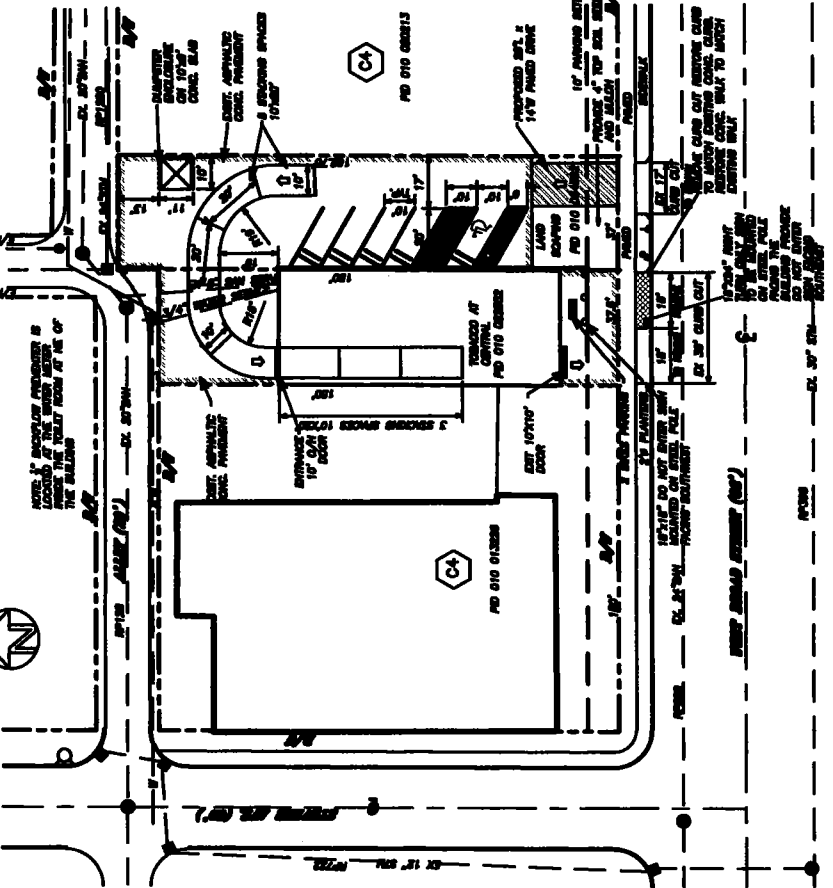
Signature of Applicant

[Handwritten Signature]

Date

11-11-14

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LOCATION OF OFFICE UNITED WAS NOT KNOWN ON THESE PLANS IN CONNECTION WITH AVAILABLE MARINE AND FIELD COMMANDERS. IT WAS BELIEVED THAT THE OFFICE WAS LOCATED IN THE AREA OF THE BARRACKS. THE LOCATION OF THE OFFICE WAS NOT KNOWN ON THESE PLANS IN CONNECTION WITH AVAILABLE MARINE AND FIELD COMMANDERS. IT WAS BELIEVED THAT THE OFFICE WAS LOCATED IN THE AREA OF THE BARRACKS. THE LOCATION OF THE OFFICE WAS NOT KNOWN ON THESE PLANS IN CONNECTION WITH AVAILABLE MARINE AND FIELD COMMANDERS. IT WAS BELIEVED THAT THE OFFICE WAS LOCATED IN THE AREA OF THE BARRACKS.

14310-00823
1500 W. Broad St.



20

THE JOURNAL OF THE

DATE	ENDING QUARTER	ENDING FISCAL YEAR	ENDING FISCAL YEAR	ENDING FISCAL YEAR
12/31/2010	Q4	2010	2010	2010
12/31/2011	Q4	2011	2011	2011
12/31/2012	Q4	2012	2012	2012
12/31/2013	Q4	2013	2013	2013
12/31/2014	Q4	2014	2014	2014
12/31/2015	Q4	2015	2015	2015
12/31/2016	Q4	2016	2016	2016
12/31/2017	Q4	2017	2017	2017
12/31/2018	Q4	2018	2018	2018
12/31/2019	Q4	2019	2019	2019
12/31/2020	Q4	2020	2020	2020
12/31/2021	Q4	2021	2021	2021
12/31/2022	Q4	2022	2022	2022
12/31/2023	Q4	2023	2023	2023
12/31/2024	Q4	2024	2024	2024
12/31/2025	Q4	2025	2025	2025
12/31/2026	Q4	2026	2026	2026
12/31/2027	Q4	2027	2027	2027
12/31/2028	Q4	2028	2028	2028
12/31/2029	Q4	2029	2029	2029
12/31/2030	Q4	2030	2030	2030
12/31/2031	Q4	2031	2031	2031
12/31/2032	Q4	2032	2032	2032
12/31/2033	Q4	2033	2033	2033
12/31/2034	Q4	2034	2034	2034
12/31/2035	Q4	2035	2035	2035
12/31/2036	Q4	2036	2036	2036
12/31/2037	Q4	2037	2037	2037
12/31/2038	Q4	2038	2038	2038
12/31/2039	Q4	2039	2039	2039
12/31/2040	Q4	2040	2040	2040
12/31/2041	Q4	2041	2041	2041
12/31/2042	Q4	2042	2042	2042
12/31/2043	Q4	2043	2043	2043
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12/31/2051	Q4	2051	2051	2051
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12/31/2053	Q4	2053	2053	2053
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12/31/2055	Q4	2055	2055	2055
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12/31/2057	Q4	2057	2057	2057
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12/31/2059	Q4	2059	2059	2059
12/31/2060	Q4	2060	2060	2060
12/31/2061	Q4	2061	2061	2061
12/31/2062	Q4	2062	2062	2062
12/31/2063	Q4	2063	2063	2063
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12/31/2069	Q4	2069	2069	2069
12/31/2070	Q4	2070	2070	2070
12/31/2071	Q4	2071	2071	2071
12/31/2072	Q4	2072	2072	2072
12/31/2073	Q4	2073	2073	2073
12/31/2074	Q4	2074	2074	2074
12/31/2075	Q4	2075	2075	2075

NOTICE

THESE PLANS ARE INSTRUMENTS OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED OR COPIED WITHOUT PRIOR WRITTEN AGREEMENT.

UNAUTHORIZED ATTENTION TO THESE PLANS IS A VIOLATION OF THE LAW.

ALL DIMENSIONS AND MATERIALS SPECIFICATION ARE TO BE VERIFIED BY THE CONTRACTOR.

NO	DESCRIPTION
A	SHOW EXISTING WOODEN SHIM
B	
C	
D	

[illegible]

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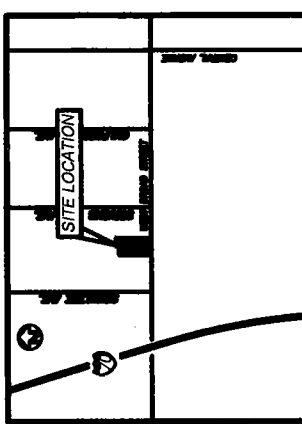
□

DRAWN					
CHKD					
SCALE					
DWG. NO.			322.2-C		

[illegible]

**BRACCO AT
WEST BROOK
COLUMBIUS**

CENTRAL
STREET.
18



PROJECT SITE IS LOCATED AT THE NORTH END OF WEST BROAD STREET ABOUT ONE FEET WEST OF CENTRAL AVENUE INTERSECTION

THE PROJECT IS LOCATED ON TWO ADJACENT PARCELS, THE TWO PARCELS, PARCEL "A" AND PARCEL "B" ARE OWNED BY TWO SEPARATE OWNERS.

PARCEL L.D. NO. 010-022222
PARCEL AREA 0.129 ACRE
EXISTING ZONING C4
ADDRESS: 1500 W. BROAD ST.
COLUMBUS, OHIO 43222

WARGEL 7H
WARGEL L.D. NO. 010-054802
WARGEL AREA 0.138 ACRES
11000 HARTWOOD CT.
DUBLIN OHIO 43017

PROPERTY OWNERS: ANGELAC LLC
1385 W. BROAD ST.
COLUMBUS OHIO 43222

ITEM: FLOOD PLAN MAP 3040025XK EFFECTIVE DATE 6/17/08
 TMA FLOOD DESIGNATION ZONE: A
 AREA COMMENT: FRANKLINTON AREA COMMISSION
 COMMISSION CATEGORY: N/A

SECTION 3321.01 DUMPSTER

SECTION 3321.03 LIGHTING
COLLECTION 3312.39 STAMPING AND
SECTION 3312.39 STAMPING AND

SHEET NO. 0-1. SITE PLAN

1-3 STUDENT

1000 172	1000 172
1000 172	1000 172

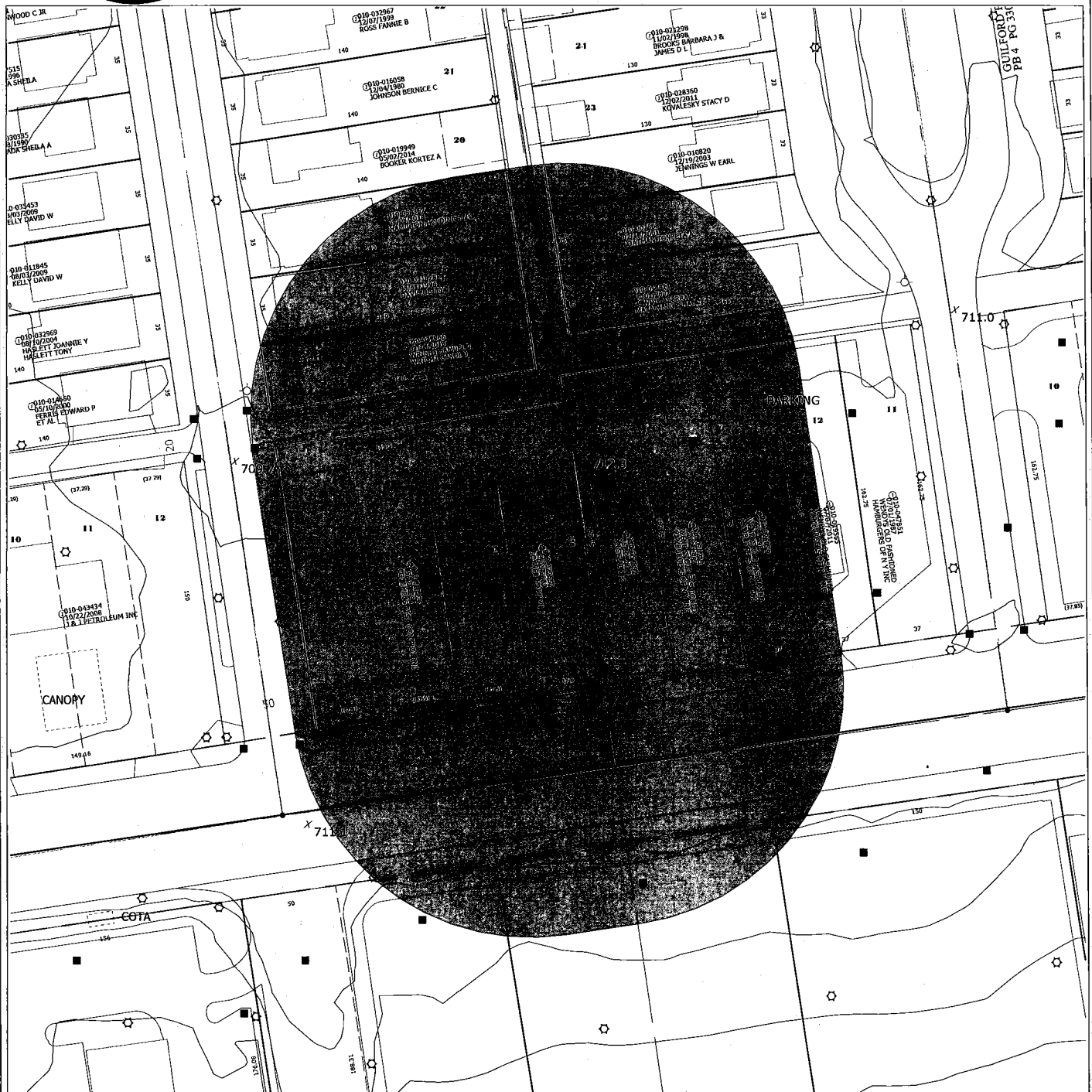
100-100



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: CV

DATE: 11/13/14



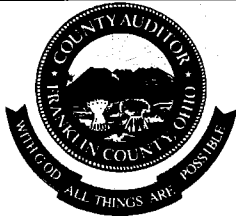
Disclaimer

Scale = 77'



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not to be used as 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 information. Please notify the Franklin County GIS Division of any discrepancies.

14310-00823
1500 W. Broad St.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 11/13/14



Disclaimer

Scale = 30



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 not information sources should be consulted for verification of the information. Franklin County and the mapping companies assume no legal responsibilities for the information. Please notify the Franklin County GIS Division of any discrepancies.

14310-00823
1500 W. Broad St.



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-022552

House Number: 1500

Lot Number: 16

Work Done: REMODEL

Project Name: COMMERCIAL BUILDING

Street Name: W BROAD ST

Subdivision: STEVENS

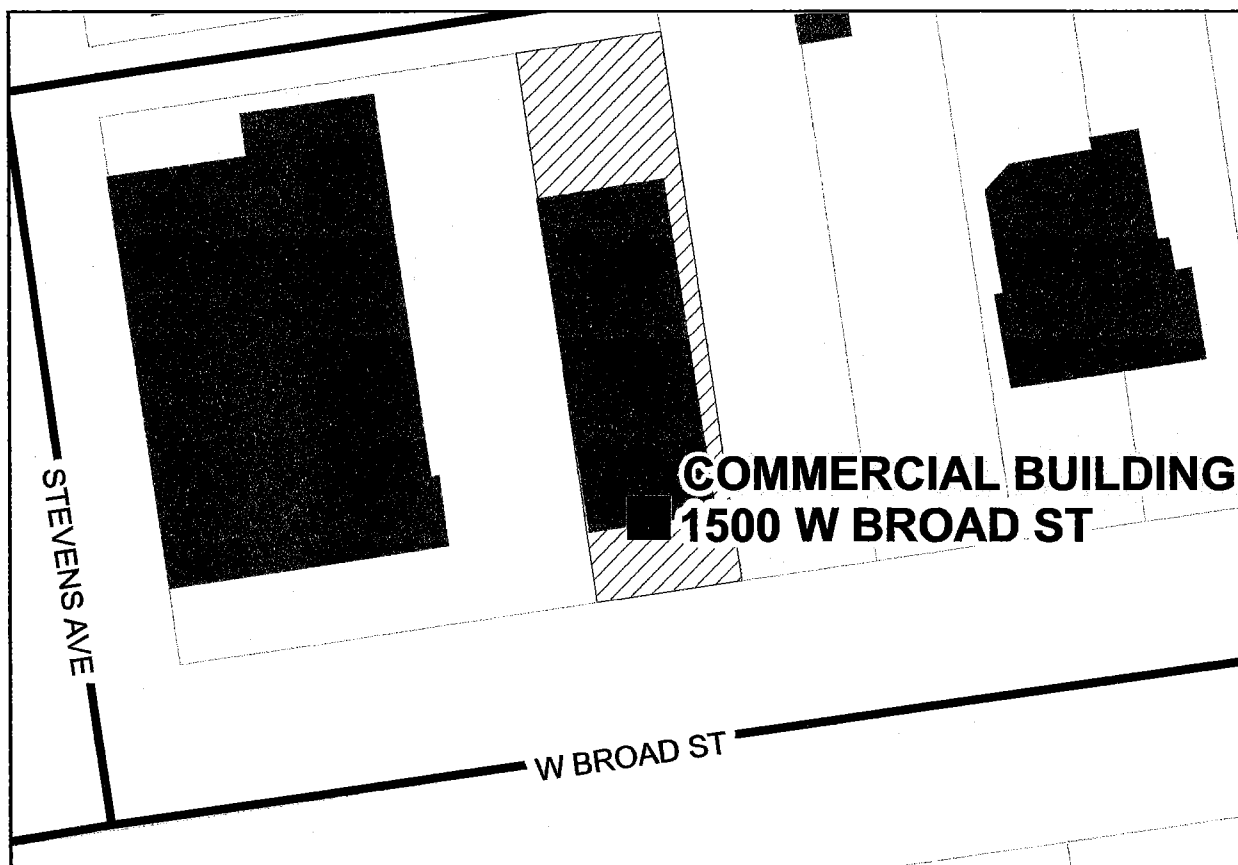
Complex: N/A

Owner: MARILYN J JOYNER

Requested By: MUBASHAR RAMA

Printed By: Cassandra Sampaio

Date: 11/13/2014



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 462701



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. Do not indicate 'NONE' in the space provided.

APPLICATION #

14310-00823

STATE OF OHIO
COUNTY OF FRANKLIN

1500 W. Broad St.

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Malashar Rana
2894 Wynnleaf St., Hilliard, Ohio 43026
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

Marilyn Joyer

3165 Saybrook Ct. Dublin OH 43012

SIGNATURE OF AFFIANT

[Signature]

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

SIGNATURE OF NOTARY PUBLIC

David J. Reiss

DAVID J. REISS

NOTARY PUBLIC - STATE OF OHIO

My Commission Expires:

MY COMMISSION EXPIRES MAY 30, 2015

Notary Seal Here

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