



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: # 14310-00000-00431

Date Received: 17 NOV. 2014

Commission/Group: NORTHWEST CIVIC ASSOC.

Existing Zoning: _____ Application Accepted by: JF Fee: \$1900

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Building setback, headlight screening, parking lot setback, Parking spaces reduction,
vehicle circulation screening

drive thru stacking requirement See attached for code and request

LOCATION

1. Certified Address Number and Street Name 2116 West Henderson Road

City Columbus State Ohio Zip 43220

Parcel Number (only one required) 010-147406

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Maverick Builders, Inc. / Marcia Campbell

Address 1667 Gateway Circle City/State Grove city, Ohio Zip 43123

Phone # 614-871-3660 Fax # 614-871-3666 Email Marcia@maverickbldr.com

PROPERTY OWNER(S):

Name PKC Properties, LTD

Address 2116 W. Henderson Road City/State Columbus, Ohio Zip 43220

Phone # 614-306-7503 Fax # 614-457-7291 Email p.rengel@ritascolumbus.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Marcia Campbell

Address 1667 Gateway Circle City/State Grove city, Ohio Zip 43123

Phone # 614-871-3660 Fax # 614-871-3666 Email: Marcia@maverickbldr.com

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

APPLICANT SIGNATURE Marcia Campbell

PROPERTY OWNER SIGNATURE p.rengel

ATTORNEY / AGENT SIGNATURE Marcia Campbell

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-0000-00831
2116 WEST HENDERSON
ROAD

One Stop Shop Zoning Report Date: Thu Dec 4 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2116 W HENDERSON RD COLUMBUS, OH

Mailing Address: 7460 BROCK RD

PLAIN CITY OH 43064

Owner: PKC PROPERTIES LTD

Parcel Number: 010147406

ZONING INFORMATION

Zoning: Z66-077, Commercial, C4

effective 8/4/1966, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: HENDERSON ROAD CCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

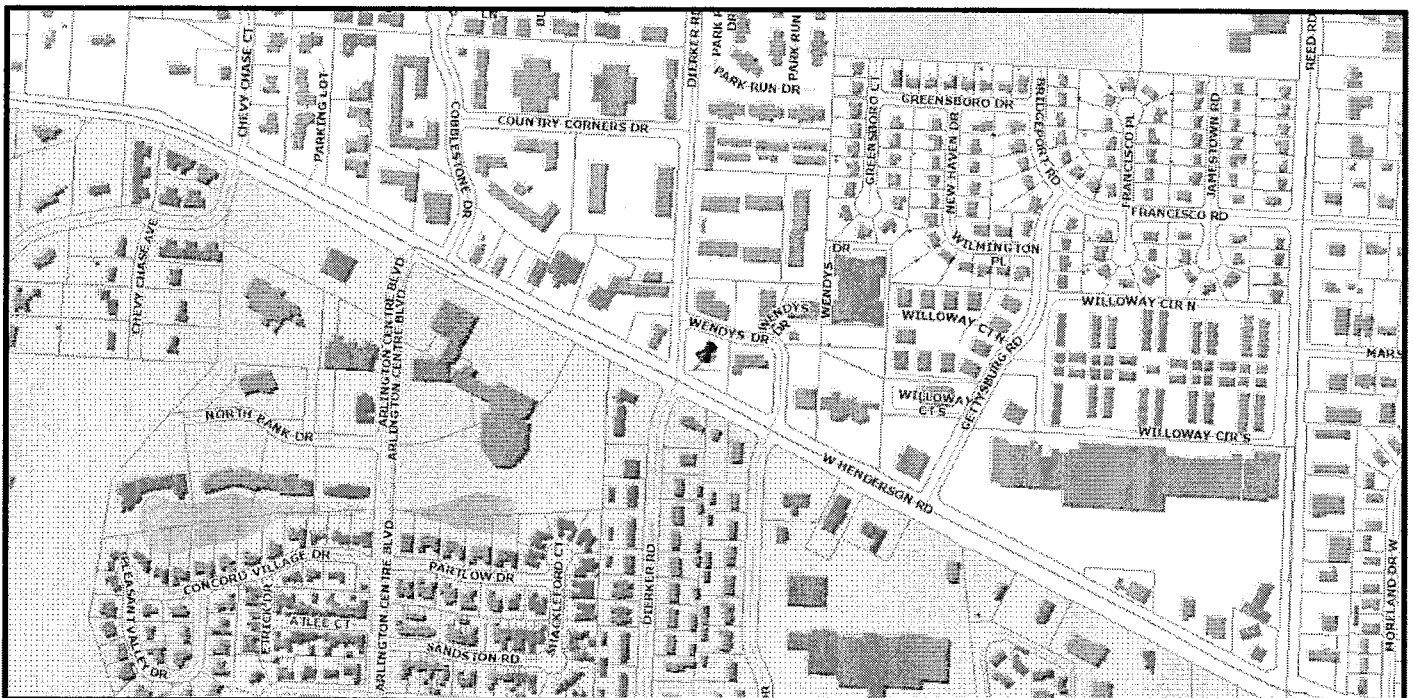
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

14310-0000-00831
2116 WEST HENDERSON
ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Marcia Campbell
of (1) MAILING ADDRESS 1667 Gateway Circle, Grove City, Ohio 43123
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) PKC Properties, LTD
2116 W. Henderson Road
Columbus, Ohio 43220

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

Marcia Campbell
Maverick Builders, Inc.
614-871-3660

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

(5) Henderson Road CCO

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

Attached

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

SIGNATURE OF AFFIANT

(8) Marcia Campbell

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

SIGNATURE OF NOTARY PUBLIC

(8) Jacqueline M. Pfender

My Commission Expires:

Notary Seal Here



JACQUELINE M. PFENDER
Notary Public, State of Ohio
My Comm. Expires 09-12-17

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STATEMENT OF HARDSHIP

14310-0000-00831
2116 WEST HENDERSON
ROAD

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:

Rita's ice located on the corner of West Henderson Road, Dierker Road and Wendy's Drive would like to enlarge and upgrade their existing facility. In order to comply with the Henderson Road CCO commission we must ask for a variance. We are located in a C4 zoning.

All equipment will be roof top mounted and screened from view.

3372.705 Will meet all design standards to include vertical piers every 35' on frontage. Glass/Storefront will be a minimum 40% 2' to 10' height with clear glass. EIFS, synthetic stone or brick will be used

3372.707 (a) One tree per 50 lineal feet along Henderson and Dieker to be installed

Signature of Applicant Maria Campbell

Date 11-17-14

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BZA Adjustment request for variance for property located at:

2116 W. Henderson Road, Columbus, Ohio 43220

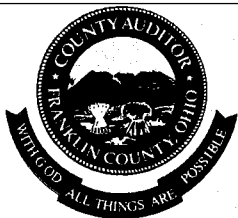
14310-0000-00831
2116 WEST HENDERSON
ROAD

- 1) Code 3372.704 (a) requires building setback from a primary road at a maximum 25' +/-
 - a) Building is located 91' from Henderson Road
- 2) Code 3372.704 (b) requires building setback at a minimum of 10' and a maximum at 25' that is not on a primary street
 - a) Building is located at 51'8" from Dierker Road and 40' from Wendy's Drive
- 3) Code 3372.704 (d) requires a minimum 25' parking setback
 - a) Parking setback on Henderson Road is shown at 5' to allow for additional parking. Additional parking at 5' to be located on Dierker Road.
- 4) Code 3372.707 (e) Code requires vehicle circulation to be screened with a wall or fence
 - a) For security reasons for the drive thru
 - b) The current drive thru has no screening or wall
- 5) Code 3312.11 Driveway stacking area is required to have (8) vehicles
 - a) Rita's Ice is requesting (6) for the stacking area of the drive thru
- 6) Code 3312.21 Requires headlight screening for parking lot that is abutting a public street to be screened from headlights on the perimeter adjacent to public street
 - a) Current parking conditions have no screening towards Henderson Road, for safety of the patrons and to allow additional parking
- 7) Code 3342.28 (b) Parking reduction

$3,900 \text{ sf} / 75 = 52 \times 75\% = 39 \text{ required}$

$750 \text{ sf Outdoor seating} / 150 = 5 \times 75\% = 4 \text{ required}$

Total Required Parking spaces = 43 Spaces 32 spaces are provided

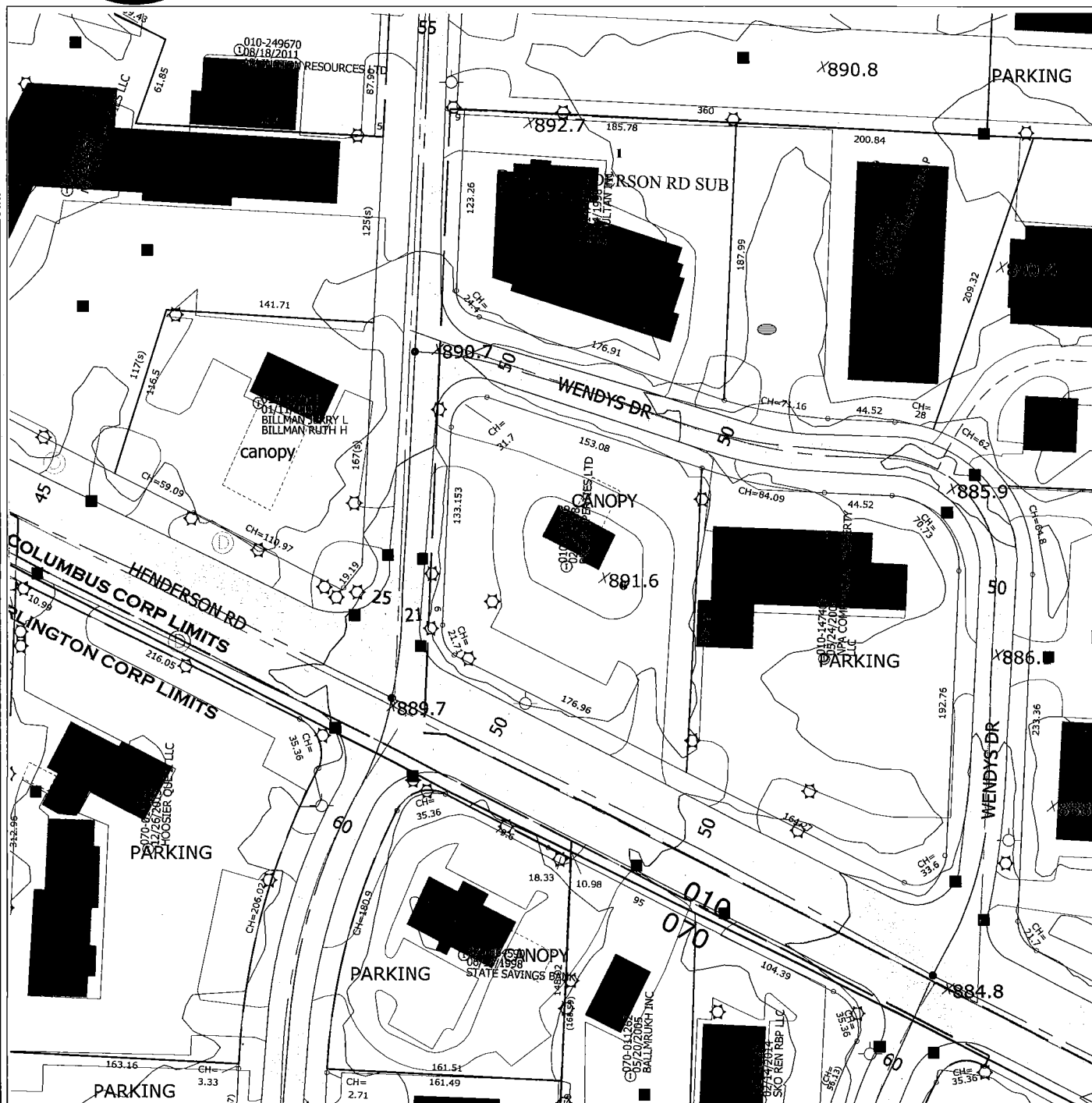


CLARENCE E M FRANKLIN COUNT

14310-0000-00831
2116 WEST HENDERSON
ROAD

MAP ID: S

DATE: 11/4/14



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department





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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 #

14310-0000-00831

**2116 WEST HENDERSON
ROAD**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Marcia Campbell

of (COMPLETE ADDRESS) 1667 Gateway Circle, Grove City, Ohio 43123

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

PKC Properties, LTD

2116 W. Henderson Road, Columbus, Ohio 43220

SIGNATURE OF AFFIANT

Marcia Campbell

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

SIGNATURE OF NOTARY PUBLIC

Jacqueline M. Pfender

My Commission Expires:



JACQUELINE M. PFENDER

Notary Public, State of Ohio

My Comm. Expires 09-12-17

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