



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: BZA15-008
Date Received: 13 JAN. 2015
Commission/Civic: NORTH CENTRAL
Existing Zoning: Application Accepted by: [Signature] Fee: \$1900

TYPE(S) OF ACTION REQUESTED
(Check all that apply)

- [X] Variance [] Special Permit

Indicate what the proposal is and list applicable code sections.

The Owner is seeking relief from Sections: 3312.27, Parking Setback - from the (existing adjacent Building line +/- 28') to 3', 3363.24 Building Line Setback (for transparent fence only) from the (existing adjacent Building line at 5th Ave +/- 28') to 3' and from 25' to 10' at Taylor Ave (Vision angles will be preserved); and 3312.39 Parking Lot Striping (refer to attached).

LOCATION

1. Certified Address Number and Street Name 887 Taylor Avenue
City Columbus State Ohio Zip 43219
Parcel Number (only one required) 010-042198-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Qeis M. Atieh
Address 1640 E 5th Ave City/State Columbus / Ohio Zip 43219
Phone # (614) 253 - 7000 Fax # (614) 253-3010 Email kmauet@yahoo.com

PROPERTY OWNER(S):

Name O & M LLC
Address 308 Windcroft Dr City/State Westerville Zip Ohio 43082
Phone # (614) 253-7000 Fax # (614) 253-3010 Email kmauet@yahoo.com
[] Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) [] Attorney [X] Agent

Name Tim Bass
Address 36 King Avenue City/State Columbus, Ohio Zip 43201
Phone # 614.736.3088 Fax # 614.736.2709 Email: Tim@basstudioarchitects.com

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



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-008
887 TAYLOR AVENUE

One Stop Shop Zoning Report Date: Fri Jan 30 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 887 TAYLOR AVE COLUMBUS, OH

Mailing Address: 6981 BEECHER RD SW
PATASKALA OH 43062

Owner: CRUZ ALVARO LOPEZ CRUZ SC

Parcel Number: 010042198

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M
effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: North Central Area Commission

Planning Overlay: I-670 Graphics Control

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

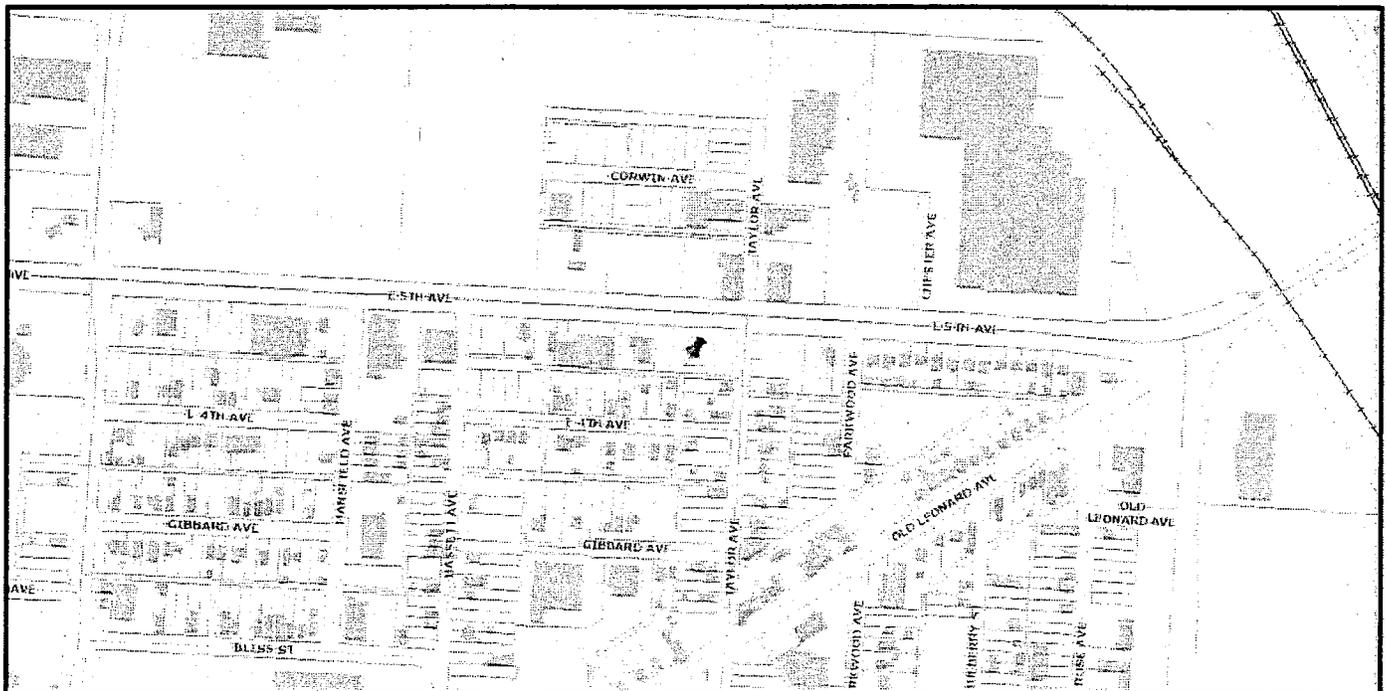
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





Mayor Michael B. Coleman

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BZA15-008

887 TAYLOR AVENUE

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deis M Atieh
of (1) MAILING ADDRESS 1640 E 5th Ave., Columbus, OH 43219
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) Q M LLC
1640 E 5th Ave, Columbus, OH 43219.

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

Timothy A Bass, AIA, LEEDAP
Bass Studio Architects 36 King Ave Columbus, OH

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

(5) North Central Area Commission
Att: Carlton Fraley
2107 Bancroft St., Columbus, OH 43219

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

See Attached

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

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 12 day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
02/06/2018

My Commission Expires _____



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887 TAYLOR AVENUE

Attachment

**Board of Zoning Adjustment Application Expanded Application
Sections**

Parcel ID: 010-042198-00

Address: 887 Taylor Avenue, Columbus, Ohio 43219

Owner: O & M LLC

General:

The Owner purchased the property directly across the street from his core business, Urban Express. The intended use is a bus maintenance and repair facility to support the core business. The property is zoned M, the Use is an approved M use: (Bus garage or repair shop).

BRIEF DESCRIPTION OF SECTIONS FROM WHICH RELIEF IS REQUESTED:

3312.27 – Parking Setback:

The Owner requests a Variance from the 28' Parking Setback to a 3' Parking Setback.

The parking setback is established by the Building setback line; the Building Setback is established by the existing, adjacent buildings on the block and is approximately 28' from the property line.

- *The parking surfaces in the corridor are consistently paved right up to the right of way.*
- *The 28' setback reduces the paved surface to the point of inhibiting maneuverability of the buses employed by the business.*

3312.39 Parking Lot Striping

The Owner requests a Variance for relief from the Striping and Marking demand.

- *The proposed parking surface is for staging of busses to be serviced. The vehicles serviced in the facility will vary in type, number and dimension such that striping and marking would not make sense in light of the proposed.*
- *Furthermore, the proposed staging lot will be fenced, secured and used by employees only.*

3363.24 Building Line (For Fence Only)

The Owner requests a Variance from Building Lines as follows:

On Fifth Avenue – from 28' to 3' For chain link fence only – planned structure will comply with the required Building Line.

On Taylor Avenue - from 25' to 10' For chain link fence only – planned structure will comply with the required Building Line.

Note: Vision angles at drives and corners will be maintained

THE OWNER RESPECTFULLY REQUESTS THE BOARD TO FIND THE FOLLOWING FACTS SUFFICIENT TO GRANTING RELIEF AS DESCRIBED ABOVE:

1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.

The property is an M zoning with a depth of only 120 feet. Implementing the 28' Parking Setback (that neighboring properties do not) limits the use of nearly 25% of the depth of this lot. The 28' setback reduces the functional paved surface to 92'. Many of the busses employed by the company exceed 45 feet and would thus be challenging to maneuver in a lot containing any other vehicles.

2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.

The particular hardship for which relief is requested resides with the property. The shallow depth of the subject lot (refer to attached zoning map exhibit) is unique to this and the few adjoining lots. The hardship is mitigated on adjacent properties by the use of the setback zone for parking.

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.

As described above, this parcel is one of a few of the shallowest lot depths in the M zone in this vicinity. The requested relief is required to mitigate the functional limits of the shallow depth and compounding Parking Setback Line.

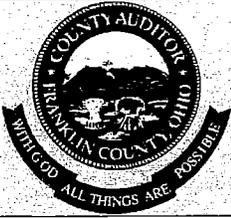
The requested relief from the Parking Setback will convey to this Owner a right enjoyed by the majority of other property Owners in the vicinity (please refer to Exhibit A01); the majority of properties in the vicinity and the corridor park between the Building Line and Property Line. Granting of this variance will not confer special privilege to this Applicant; it will preserve a property right currently possessed by other Owners in the 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.

Granting of these variances will not adversely affect the adjacent properties or be detrimental to the public health safety welfare.

The requested relief from the parking setbacks and fences is consistent with the neighboring properties in the vicinity and the Fifth Avenue Corridor. The character of the use, the fences and the parking are consistent with development in the area.

**BZA15-008
887 TAYLOR AVENUE**



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 12/8/14



Disclaimer

Scale = 40

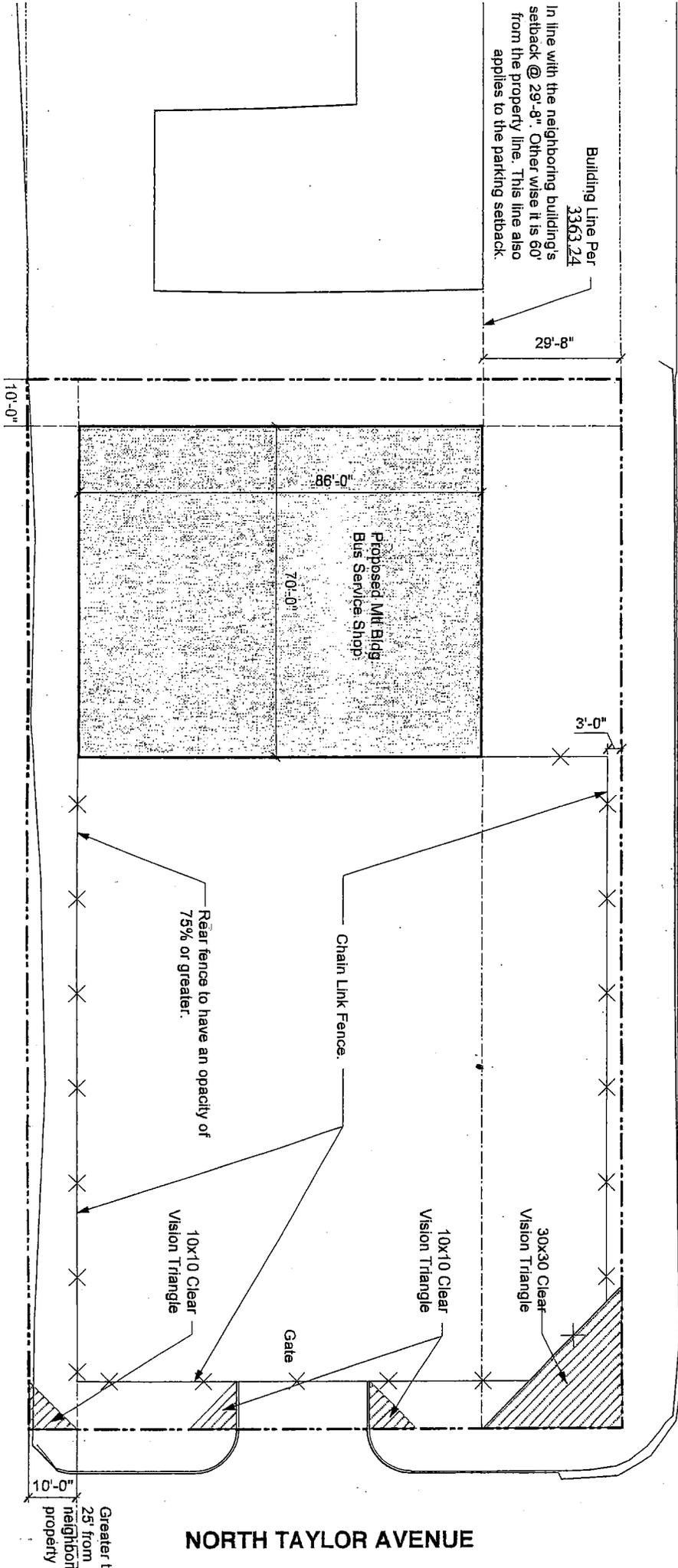


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

BZA 15-008
887 TAYLOR AVENUE

BZA15-008
887 TAYLOR AVENUE

EAST FIFTH AVENUE



Building Line Per
3363.24
In line with the neighboring building's
setback @ 29'-8". Other wise it is 60'
from the property line. This line also
applies to the parking setback.

29'-8"

86'-0"

70'-0"

Proposed Mt. Baldy
Bus Service Shop

3'-0"

Chain Link Fence.

Rear fence to have an opacity of
75% or greater.

30x30 Clear
Vision Triangle

10x10 Clear
Vision Triangle

10x10 Clear
Vision Triangle

Gate

10'-0"

10'-0"

Greater than
25' from
neighbor
property

NORTH TAYLOR AVENUE



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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 # BZA15-008
887 TAYLOR AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Qeis M Atieh
of (COMPLETE ADDRESS) 1640 E 5th Ave, Columbus, OH 43219
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>Qeis M Atieh</u>	<u>1640 E 5th Ave Columbus, OH 43219</u>
<u>Q M LLC</u>	<u>1640 E 5th Ave Columbus, OH 43219</u>

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12 day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

02/06/2018



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