

# Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-022 Date Received: 2/19/15  
 Application Accepted by: D. Reiss Fee: \$1,900.00  
 Commission/Civic: None  
 Existing Zoning: \_\_\_\_\_  
 Comments: 4/28/15

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

- Variance  Special Permit

Indicate what the proposal is and list applicable code sections:

See Exhibit B

**LOCATION**

Certified Address: 3814 Scioto Darby Creek Road City: Columbus Zip: 43026

Parcel Number (only one required): 1.006 acres of PID 560-162427 (see survey)

**APPLICANT** (If different from Owner):

Applicant Name: Dennis A. and Cathleen L. Hecker c/o Donald Plank Phone Number: (614) 947-8600 Ext.: \_\_\_\_\_

Address: Plank Law Firm, 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

**PROPERTY OWNER(S)**  Check here if listing additional property owners on a separate page

Name: Dennis A. and Cathleen L. Hecker c/o Donald Plank Phone Number: (614) 947-8600 Ext.: \_\_\_\_\_

Address: Plank Law Firm, 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

**ATTORNEY/ AGENT** (Check one if applicable):  Attorney  Agent

Name: Donald Plank Phone Number: (614) 947-8600 Ext.: \_\_\_\_\_

Address: Plank Law Firm, 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

**SIGNATURES** (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Donald Plank attorney

PROPERTY OWNER SIGNATURE Donald Plank attorney

**ATTORNEY/ AGENT SIGNATURE** Donald Plank

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 checks payable to the Columbus City Treasurer



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

## One Stop Shop Zoning Report Date: Wed Mar 4 2015

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 2990 WOODSON DR COLUMBUS, OH  
**Mailing Address:** 2990 WOODSON DR  
HILLIARD OH 43026

**Owner:** SCHNUG JOSEPHA & DOROTHY  
**Parcel Number:** 560162427

### ZONING INFORMATION

**Zoning:** ANNEX5636, Residential, R1  
effective 2/14/1973, Height District H-35  
**Board of Zoning Adjustment (BZA):** N/A  
**Commercial Overlay:** N/A  
**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



THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

# Board of Zoning Adjustment Application

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AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank  
of (1) MAILING ADDRESS Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215

deposes 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 3814 Scioto Darby Creek Road  
for which 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) Dennis A. and Cathleen L. Hecker  
c/o Donald Plank, Plank Law Firm  
145 E. Rich Street, FL 3  
Columbus, OH 43215

APPLICANT'S NAME AND PHONE # (same as listed on front application) Dennis A. and Cathleen L. Hecker  
c/o Donald Plank (614) 947-8600

AREA COMMISSION OR CIVIC GROUP OR CONTACT PERSON AND ADDRESS (5) N/A

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 NAME	(6a) PROPERTY ADDRESS	(6b) PROPERTY OWNER MAILING ADDRESS
<u>See Exhibit A</u>		

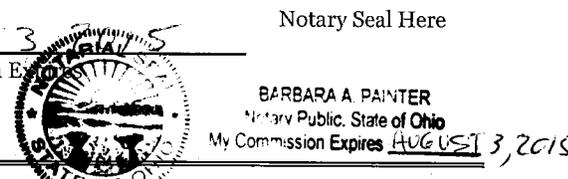
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 16th day of FEBRUARY, in the year 2015

Barbara A. Painter  
(8) SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015  
My Commission Expires



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**EXHIBIT A, Public Notice**  
**3814 Scioto Darby Creek Road**  
**BZA15-\_\_\_\_\_**  
**February 12, 2015**

**APPLICANT**

Dennis A. and Cathleen L. Hecker  
c/o Donald Plank  
Plank Law Firm  
145 E. Rich Street, FL 3  
Columbus, OH 43215

**PROPERTY OWNER**

Joseph A. and Dorothy J. Schnug  
c/o Donald Plank  
Plank Law Firm  
145 East Rich Street, FL 3  
Columbus, OH 43215

**ATTORNEY FOR APPLICANT**

Donald Plank, Plank Law Firm  
145 East Rich Street, FL 3  
Columbus, OH 43215

Dennis A. and Cathleen L. Hecker  
c/o Donald Plank  
Plank Law Firm  
145 E. Rich Street, FL 3  
Columbus, OH 43215

**COMMUNITY GROUP**

N/A

**PROPERTY OWNERS WITHIN 125 FEET**

Chalmer Adkins  
Alfreda Adkins  
2970 Woodson Dr.  
Hilliard, OH 43026

Management Plus Ltd  
3636 N. High St.  
Columbus, OH 43214

Capital Area Humane Society  
3015 Scioto Darby Executive Court  
Hilliard, OH 43026

Joseph A. and Dorothy J. Schnug  
2990 Woodson Drive  
Columbus, OH 43026

Columbus Southern Power  
Tax Dept., 27<sup>th</sup> FL  
PO Box 16428  
Columbus, OH 43216-6428

Allied Mineral Products Inc.  
2700 Scioto Parkway  
Columbus, OH 43221

Barnes Family Ventures Limited  
2640 Crafton Park  
Columbus, OH 43221

James Hammond  
Nancy Hammond  
4618 Carrington Way  
Hilliard, OH 43026

**3814 Scioto Darby Creek Road**  
**BZA15-\_\_\_\_\_**  
**Exhibit A, Public Notice**  
**Page 1 of 2, 02/12/2015**

**BZA15-022**  
**3814 Scioto Darby Creek Rd.**

Gienger Inc.  
4555 Knightsbridge Blvd.  
Columbus, OH 43214

Gienger Inc.  
2881 Scioto Darby Executive Court  
Hilliard, OH 43026

Purcell Investments Ltd  
3872 Scioto Darby Rd.  
Hilliard, OH 43026

Linda S. Bauermeister  
1842 Stemwood Dr.  
Columbus, OH 43228

Lunar Lighting LLC  
3920 Scioto Darby Creek  
Hilliard, OH 43026

**ALSO NOTIFY**

David B. Perry  
David Perry Company, Inc.  
145 E. Rich St., FL 3  
Columbus, OH 43215

Dennis A. and Cathleen L. Hecker  
1708 Guilford Road  
Columbus, OH 43221

# Board of Zoning Adjustment Application

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AND ZONING SERVICES

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## STATEMENT OF HARDSHIP

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. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  - 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  - 3. 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. 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 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:

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See Exhibit B

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Signature of Applicant *Daniel Plunk* Date 2/16/15

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**EXHIBIT B**

**Statement of Hardship**

**3814 Scioto Darby Creek Road**  
**Columbus, OH 43026**

**BZA15310-\_\_\_\_\_**

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Applicant has owned and operated the storage business called Lee's RV and Boat Storage since 1995. The business includes inside and outside storage of boats, RV's and other motor vehicles, an on-premise management office, managers residence and accessory uses. The business has been successful and there have been periodic expansions of the business (BZA04310-00000-00052, BZA 07310-00000-00017, BZA12310-00000-00758), all supported by City staff and approved by the BZA. Applicant proposes an additional 1.006 acre expansion at the northwest corner of the current site. The 1.006 acres is pending rezoning (Z14-054) to the M-2, Manufacturing district, which will be completed prior to the April 28, 2015 BZA hearing of this application. The same variances requested with this application have previously been approved with previous BZA applications as the business has grown. The Trabue-Roberts Area Plan supports the use of this property and other properties in the R-1 annexed area along Woodson Drive for manufacturing district uses. Applicant proposes a 1.006 acre expansion of the business and has a practical difficulty with doing so without comparable relief as has been previously approved. The site plan illustrates the existing storage facility and the 1.006 acre expansion area.

Applicant requests the following variances:

- 1) 3367.29(b), Storage, to reduce the required 100 foot setback for outside storage from a residential or apartment residential district, to zero (0) feet along the north property line of the 1.006 acres and ten (10) feet along the west and south property lines of the 1.006 acres, as depicted on the site plan.
- 2) 3312.43, Required Surface for Parking, to permit a gravel surface rather than asphalt or concrete for circulation areas and aisles within the 1.006 acre outside storage area.

VARIANCE

# LEE'S RV AND BOAT STORAGE

3814 SCIOTO DARBY CREEK ROAD  
COLUMBUS, OHIO 43026

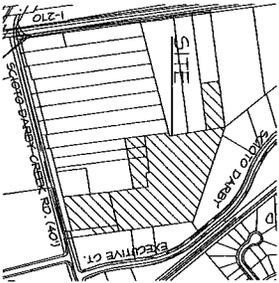
**SITE DATA**

**ADDRESS:** 3814 SCIOTO DARBY CREEK ROAD, COLUMBUS, OHIO 43026  
**TAX DISTRICT PARCEL:** 540-02800, 0.277 ACRES (0.4411 SF)  
 540-02800, 0.1 ACRES (1431 SF)  
 540-27000, 1.008 ACRES (13784 SF)  
 540-40400, 0.100 ACRES (1431 SF)  
**SITE AREA:** 1.476 ACRES (20748 SF)  
**EXISTING ZONING:** M-2, MANUFACTURING, RESIDENTIAL  
**EXISTING USE:** RESIDENTIAL VEHICLE AND BOAT STORAGE, GENERAL VEHICLES  
**FLOOR PLAN:** ZONE X, PARCEL 394240000 (6/11/2009)  
**REQUIRED PARKING:** 24 SPACES (BYU)  
**PROPOSED PARKING:** 24 SPACES (BYU)  
**PROPOSED BUILDING:** 0480-0000-0000, APPROVED STRUCK  
 0780-0000-0000, APPROVED STRUCK

**EXISTING BUILDING INDEX**

BUILDING	USE	SCALE	FLOOR	HEIGHT
A	INTERIOR STORAGE	1703 SF	M-0*	11'-0"
B	OFFICE/RECEPTION	1783 SF	M-0*	11'-0"
C	BOAT/RV VEHICLE	10481 SF	21'-0"	21'-0"
D	BOAT/RV VEHICLE	4201 SF	20'-0"	20'-0"
E	BOAT/RV VEHICLE	4289 SF	20'-0"	20'-0"
F	BOAT/RV VEHICLE	5197 SF	M-0*	11'-0"

OTHER STORAGE: AS NOTED



LOCATION MAP  
1" = 400'



SITE PLAN  
1/2" = 80'

**DCH ARCHITECTS, LLC**  
 14201 TOWNSEND BLVD  
 HILLIER GARDEN, #3000  
 COLUMBUS, OHIO 43206  
 614.728.7592  
 GINDEN@DCHARCHITECTS.COM

**PROJECT:** VARIANCE  
**PROJECT:** LEE'S RV & BOAT STORAGE  
**PROJECT:** 3814 SCIOTO DARBY CREEK ROAD  
**PROJECT:** COLUMBUS, OHIO 43026  
**SHEET TITLE:** SITE PLAN

SHEET NUMBER: AI | 1 of 1

PREPARED BY: [Signature]  
 DATE: FEBRUARY 17, 2015  
 REVISION DATE: [Blank]  
 MARK: [Blank]

GENERAL NOTES: [Blank]

3814 Scioto Darby Creek Rd.

DRAWN BY: DJH

- LEGEND
- I.P.F. 3/4" IRON PIN FOUND
  - I.P.S. 3/4" IRON PIN SET

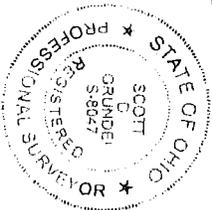
**BASIS OF BEARINGS:**  
 THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

**NOTE:**  
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

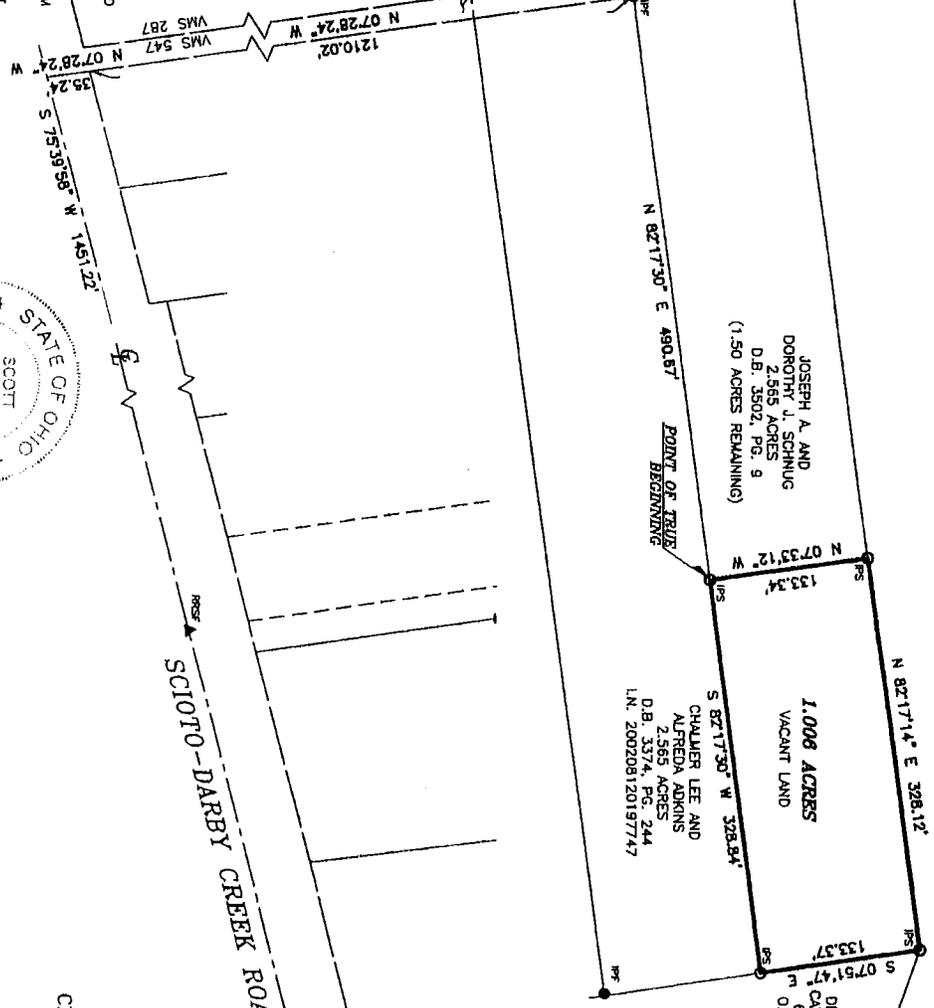
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN FEBRUARY OF 2005, DECEMBER OF 2006, JANUARY OF 2010, MARCH OF 2012, AND JANUARY OF 2014, AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grunde, P.S.  
 REGISTERED SURVEYOR NO. 8047

2/2/2014  
 DATE



WOODSON ROAD (PRIVATE)  
 20' ACCESS EASEMENT  
 P.B. 73, PG. 78



MGMPPLUS, LTD.  
 6.103 ACRES  
 I.N. 199910150260271

SURVEY OF  
 1.006 ACRES  
 LYING IN  
 VIRGINIA MILITARY SURVEY NO. 547  
 CITY OF COLUMBUS, COUNTY OF FRANKLIN,  
 STATE OF OHIO

LS LANDMARK SURVEY  
 GI GEORGE W. GIBSON, SURVEYOR  
 2039 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212  
 PHONE: (614) 485-9000 FAX: (614) 485-9003  
 DATE: 02/06/2014 FILE NO. 72386F



# City of Columbus Zoning Plat

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 560205380, 560276614, 560291362 & PT. 560462427

Zoning Number: 3814

Street Name: SCIOTO DARBY CREEK RD

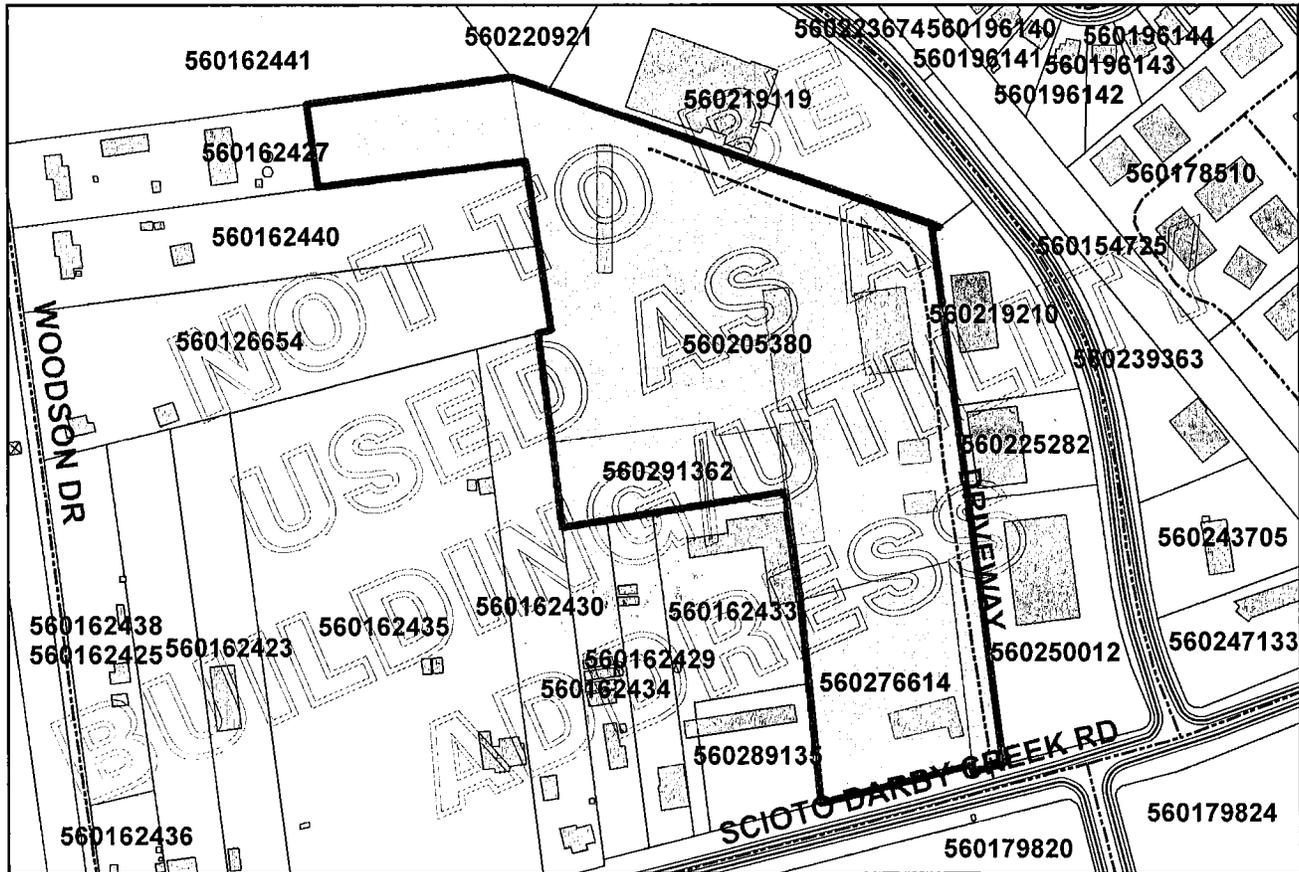
Lot Number : N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, INC. (DAVE PERRY)

Issued By: *Adyana Williams*

Date: 2/13/2015



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 28269

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





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 11/24/14



Disclaimer

Scale = 300



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.

# Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215  
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>Dennis A. and Cathleen L. Hecker</u>	<u>1708 Guilford Road</u> <u>Columbus, OH 43221</u>

SIGNATURE OF AFFIANT *Donald Plank*

Sworn to before me and signed in my presence this 16th day of FEBRUARY, in the year 2015

*Barbara A. Painter*  
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015  
My Commission Expires



Notary Seal Here  
BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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