

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: BZA 15-023 Date Received: 2/19/15
Application Accepted by: D. Reiss Fee: _____
Commission/Civic: Milo - Grogan
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: 1047 Cleveland Avenue City: Columbus, OH Zip: 43201

Parcel Number (only one required): 010-019405

APPLICANT (If different from Owner):

Applicant Name: 1047 Cleveland LLC 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: 1047 Cleveland LLC 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, Plank Law Firm Phone Number: 614-947-8600 Ext.: _____

Address: 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: 1047 CLEVELAND AVE COLUMBUS, OH
Mailing Address: 575 W FIRST AVE STE 100
COLUMBUS OH 43215

Owner: 1047 CLEVELAND LLC
Parcel Number: 010019405

ZONING INFORMATION

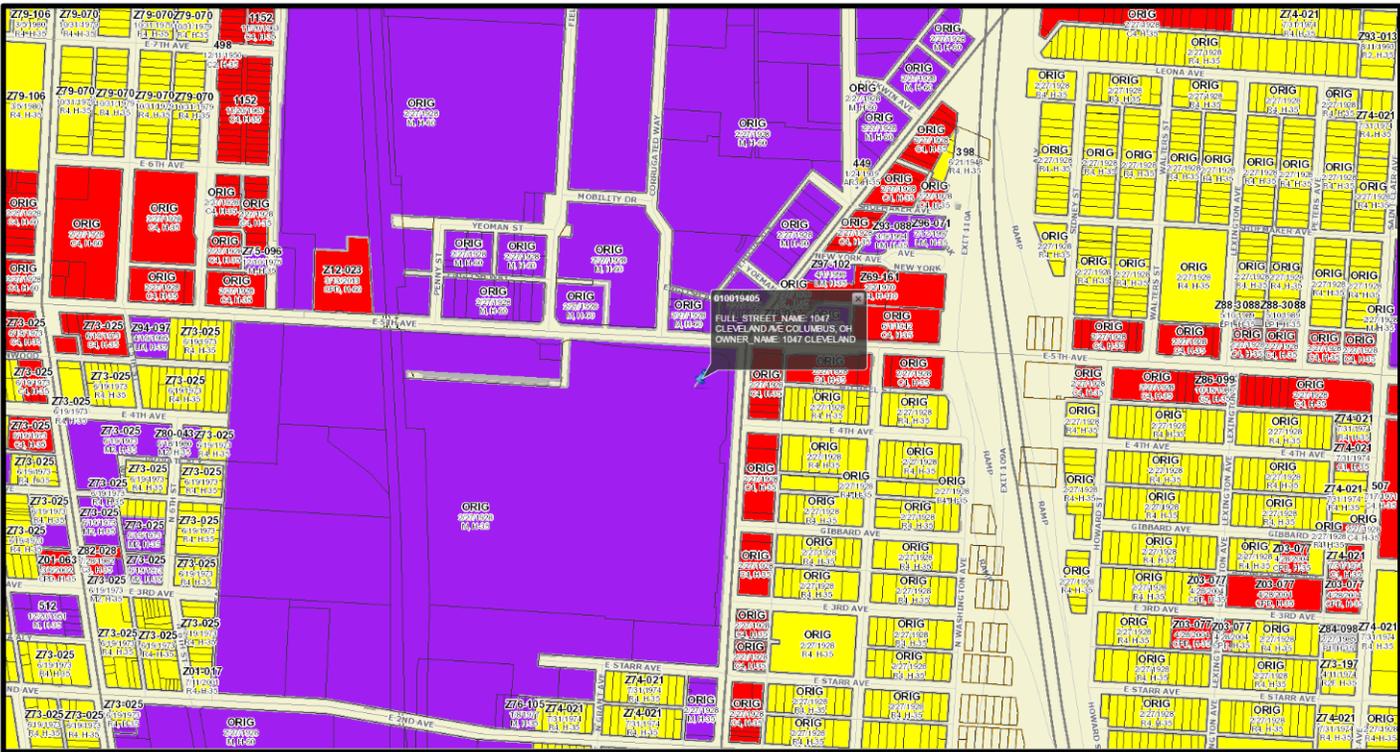
Zoning: ORIG, Manufacturing, M
effective 2/27/1928, Height District H-35
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: MILO-GROGAN UCO
Graphic Commission: N/A
Area Commission: Milb-Grogan Area Commission
Planning Overlay: I-670 Graphics Control

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



THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

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

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 1047 Cleveland Avenue
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 (4) 1047 Cleveland LLC
AND MAILING ADDRESS c/o Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

APPLICANT'S NAME AND PHONE # (4) 1047 Cleveland LLC
(same as listed on front application) c/o Donald Plank, 614-947-8600

AREA COMMISSION OR CIVIC GROUP (5) Milo Grogan Area Commission
AREA COMMISSION ZONING CHAIR c/o Mr. Matthew Vaccaro, Zoning Chair
OR CONTACT PERSON AND ADDRESS 1191 St. Clair Avenue
Columbus, OH 43201

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>		

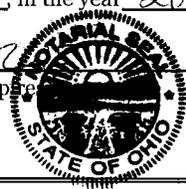
(7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 20th day of JANUARY, in the year 2015

Barbara A. Painter
(8) 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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BZA15-
1047 Cleveland Avenue

SUPPLEMENTAL PROPERTY OWNER LIST

- 1) 1047 Cleveland Avenue LLC
c/o Eric Wagenbrenner
575 W First Avenue, Suite 100
Columbus, OH 43215

- 2) Strait Real Estate LLC 2
c/o Wilbur C Strait, Jr.
2573 Swisher Creek Road
Blacklick, OH 43004

02-17-2015

EXHIBIT A, Public Notice
1047 Cleveland Avenue
BZA15-_____
January 19, 2015

APPLICANT

1047 Cleveland LLC
c/o Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

1047 Cleveland LLC
c/o Donald Plank, Plank Law Firm
145 E. Rich Street, FL 3
Columbus, OH 43215

ATTORNEY FOR APPLICANT

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

COMMUNITY GROUP:

Milo Grogan Area Commission
c/o Mr. Matthew Vaccaro
1191 St. Clair Avenue
Columbus, OH 43201

Strait Real Estate LLC 2
c/o Wilbur C Strait, Jr.
2573 Swisher Creek Road
Blacklick, OH 43004

Milo Grogan Area Commission
c/o Mr. Robert Barksdale
PO Box 248567
Columbus, OH 43205

PROPERTY OWNERS WITHIN 125 FEET

Brothers & Sisters Management Inc.
2740 Patrick Henry Ave.
Columbus, OH 43207

Pennsylvania Lines LLC
100 Franklin Rd. SE
Roanoke, VA 24042-0028

Brenda Barnes
4619 Stratford Ln.
Columbus, OH 43212

Rodney E. Barrett
Julie A. Barrett
659 E. 3rd Ave.
Columbus, OH 43201

Boys and Girls Clubs of Columbus Inc.
115 S. Gift St.
Columbus, OH 43215

City of Columbus Land Bank
50 W. Gay St., FL 4
Columbus, OH 43215

Clark Grave Vault Co.
PO Box 8250
Columbus, OH 43201

Colors Inc.
5423 Sheffield Ave.
Powell, OH 43065

Donald J. Compton
Anna B. Compton
1100 Urlin Ave.
Columbus, OH 43212

Failsafe Ventures LLC
617 E. 3rd Ave.
Columbus, OH 43201

Glenn D. Jones
Linda Y. Jones
7470 Old River Dr.
Blacklick, OH 43004

1047 Cleveland Avenue
BZA15-_____
January 19, 2015
Page 1 of 2

Sheldon J. Jones, Jr.
1480 E. 24th Ave.
Columbus, OH 43211

Malk Properties LLC
3877 McGrath Dr.
Dublin, OH 43016

Richard Mann
617 E. 3rd Ave.
Columbus, OH 43201

Midwest Investment Group
PO Box 1688
Columbus, OH 43216

New York Central Lines
Tax Dept.
500 Water St. (J-910)
Jacksonville, FL 32202

Mohamed Osman
5060 Bentley Ln.
Columbus, OH 43220

Glen A. Robbins
c/o Robbins Realty Company
939 S. High St.
Columbus, OH 43206

Virgil S. Schnell, Jr.
Margie Schnell
839 Liverpool Pl.
Westerville, OH 43081

September Properties LLC
c/o National Tax Search LLC, C N A
303 E. Wacker Dr., Ste. 850
Chicago, IL 60601

SIJ Partnership LLC
3540 E. Fulton St.
Columbus, OH 43227

Strait Real Estate LLC
2573 Swisher Creek Dr.
Blacklick, OH 43004

Strait Real Estate LLC
479 E. 5th Ave.
Columbus, OH 43201

Triple R Associates Ltd
6300 NE 1st Ave.
Fort Lauderdale, FL 33334

September Properties LLC
c/o Carlile Patchen & Murphy
366 E. Broad Street
Columbus, OH 43215

ALSO NOTIFY:

Joel Yakovac
Colliers International
Two Miranova Drive, Suite 900
Columbus, OH 43215

David B. Perry
David Perry Co., Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

Eric Wagenbrenner
1047 Cleveland LLC
575 W. First Avenue, Ste. 100
Columbus, OH 43215

Mark Wagenbrenner
1047 Cleveland LLC
575 W. First Avenue, Ste. 100
Columbus, OH 43215

Travis Eifert, PE
EMHT
5500 New Albany Road
Columbus, Ohio 43054

Bryan Dougherty, PE
Wagenbrenner Co.
575 W. First Avenue, Ste. 100
Columbus, OH 43215

1047 Cleveland Avenue
BZA15-_____
January 19, 2015
Page 2 of 2

EXHIBIT B
Statement of Hardship

1047 Cleveland Avenue, Columbus, OH 43201

BZA15310-00000-_____

The 30 +/- acre site located at the southwest quadrant of E Fifth Avenue and Cleveland Avenue is zoned M, Manufacturing and is the former site of the Timken Company factory. Applicant proposes to redevelop the site with a large manufacturing/distribution facility. The proposed building, depicted on the submitted site plan, is approximately 605,000 SF, and, in addition to the primary use as a manufacturing and distribution facility, includes accessory on-site management offices and accessory retail use. As a manufacturing use, the site is not subject to the Milo-Grogan Urban Commercial Overlay (UCO). Variances, itemized as follows, are requested to modify underlying code standards to permit the development. Applicant has a practical difficulty in using the site for the intended use without variance from the itemized the itemized code sections. The site is adjacent to large areas of property zoned M, Manufacturing to the north, south and west. Site development may occur in phases.

The following variances are requested:

1. 3363.24, Building Lines in an M, Manufacturing District, to reduce the Columbus Thoroughfare Plan required building setback line on Cleveland Avenue from 60 feet to zero (0) to fifteen (15) feet setback to permit part of the building to be located at a reduced setback.
2. 3363.27(b)(1), Height and Area Regulations, to reduce the minimum building setback permitted from 25 feet to zero (0) to fifteen (15) feet building setback for part of the building.
3. 3312.21(A)(D), Landscaping and Screening, to reduce interior parking lot tree planting from 53 trees to 26 trees, and to reduce the required four (4) foot wide landscaped headlight screening area to three (3) feet wide along Cleveland Avenue adjacent to the Cleveland Avenue parking lot.
4. 3312.27, Parking Setback Line, to reduce the Cleveland Avenue parking setback line from 25 feet to 3 feet.
- 5.



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: 010019405

Zoning Number: 1047

Street Name: CLEVELAND AVE

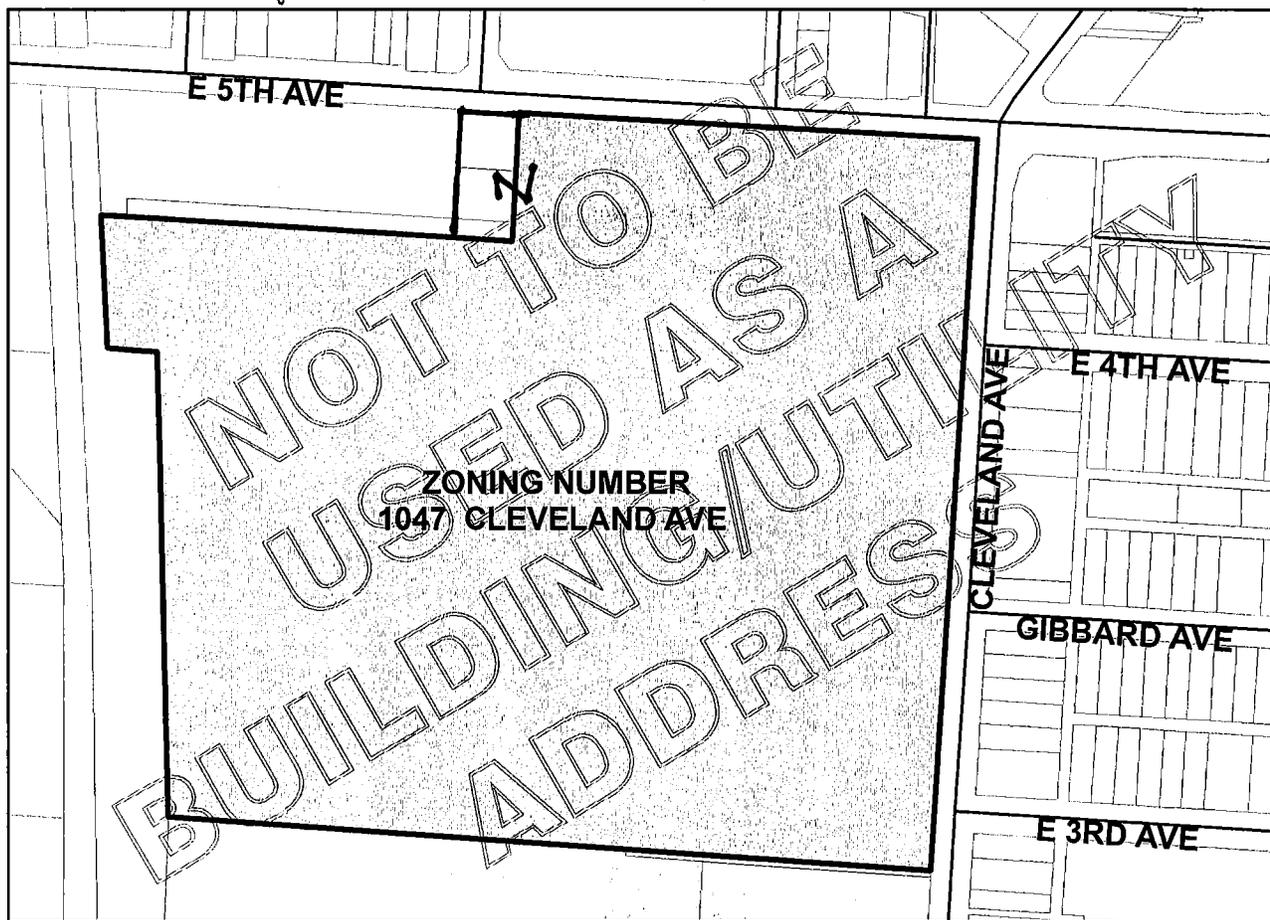
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY COMPANY (DAVE PERRY)

Issued By: *Alfred Carmon*

Date: 7/23/2012



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

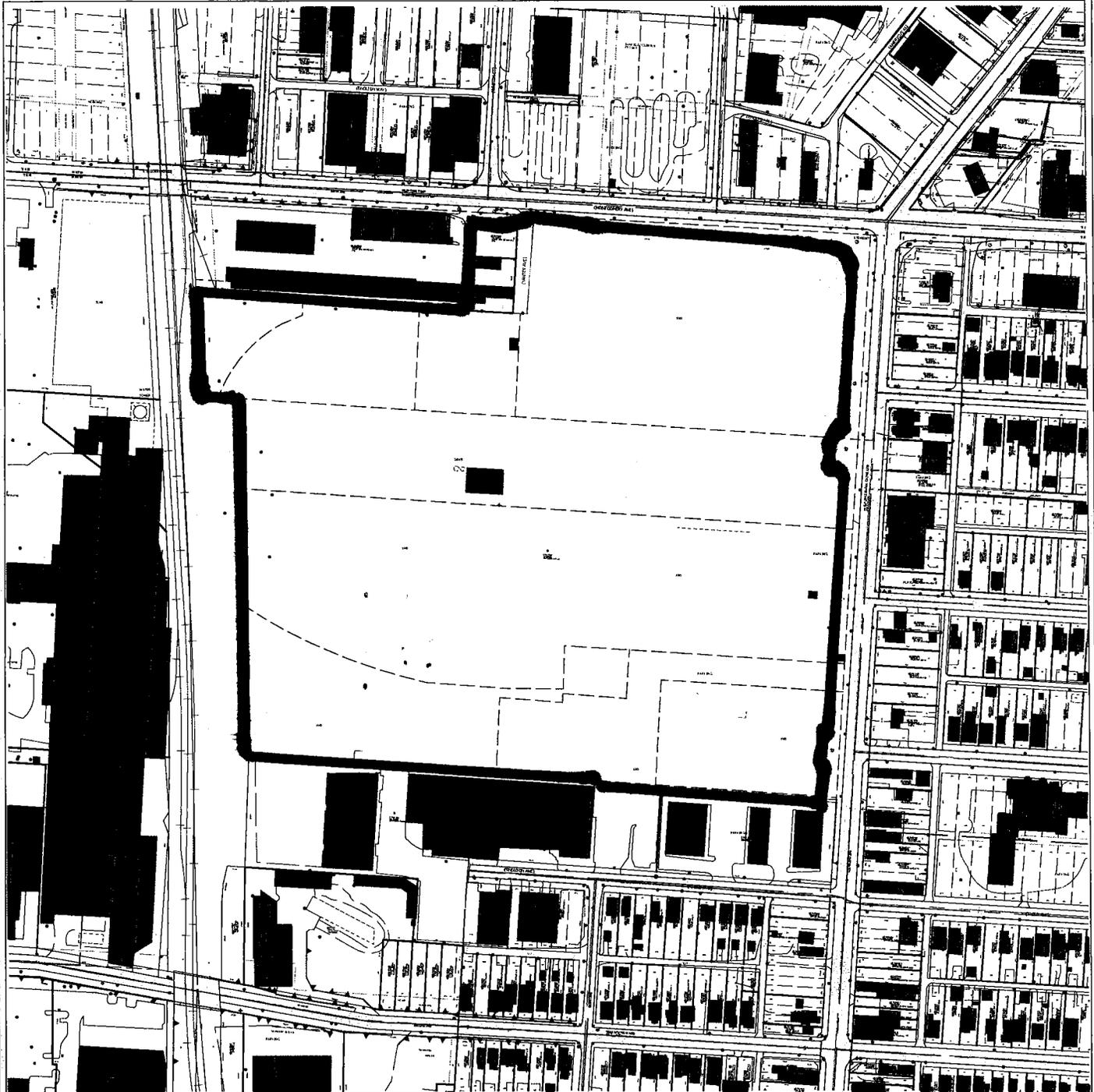
GIS FILE NUMBER: 10483



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 1/23/15



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.

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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 # _____

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 ~~SOLELY 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
1047 Cleveland LLC	
c/o Eric Wagenbrenner	575 W. First Avenue, Suite 100 Columbus, OH 43215
Strait Real Estate LLC 2	
c/o Wilbur C. Strait, Jr.	2573 Swisher Creek Road Blacklick, OH 43004

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 20th day of JANUARY, in the year 2015

Barbara A. Panter
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015
My Commission Expires

Notary Seal Here



BARBARA A. PANTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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